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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

February 2, 2026

2025-SMA-79(ST)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Hawaiki Cable Landing Station (CLS) Expansion Project
Hawaiki Submarine Cable USA LLC
92-384 Farrington Highway – Honouliuli
Tax Map Keys 9-2-049: Portion of 001, 002, and 005
9-2-051: Portion of 001, 010, and 011

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation and Draft Resolution for an SMA Major Permit for the Hawaiki CLS Expansion, consisting of the horizontal directional drilling installation of three new trans-Pacific subsea fiber-optic cables under the shoreline at Kahe Point Beach Park, continuing under the former O'ahu Railway & Land Company right-of-way and tracks, and Farrington Highway to the existing CLS facility located on the non-shoreline property in Honouliuli (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, including standard conditions relating to conformance with plans, coastal hazards, completion of archaeological monitoring plan, protection of historical resources, and invasive and protected species, and time limits. Additionally, the Project requires a Shoreline Setback Variance (SSV) as the subsea fiber-optic cables will cross under the 60-foot shoreline setback. Once the City Council has acted on the SMA Major Permit application, the DPP must render a decision of the SSV application within 45 calendar days.

DEPT. COM. 66(26)

Pursuant to Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Report and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C, D, E-1 through E-10, and F through L

APPROVED BY:

Michael D. Formby, Managing Director
Managing Director's Office

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY HAWAIKI SUBMARINE CABLE USA LLC FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2025-SMA-79(ST)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Hawaiki Cable Landing Station (CLS) Expansion
APPLICANT:	Hawaiki Submarine Cable USA LLC
LANDOWNER:	City and County of Honolulu, Department of Parks and Recreation, State Department of Transportation, United States of America, Hawaiki Submarine Cable USA LLC
AGENT:	Environmental Resources Management, Inc. (Genevieve Rozhon)
LOCATION:	92-384 Farrington Highway - Honouliuli (Exhibit A)
TAX MAP KEYS (TMKs):	9-2-049: Portions of 001, 002, and 005 (Cable Easements); 9-2-051: Portion of 001 (CLS Expansion site); 9-2-051: Portion 010; and 9-2-051: 011 (Parcel 11, Existing CLS; Exhibit B)
ZONING:	P-2 General Preservation District, AG-2 General Agricultural District (AG-2 District) and Country District (Exhibit C)
STATE LAND USE:	Agricultural District (Exhibit D)
DEVELOPMENT PLAN:	'Ewa Development Plan (EDP)

B. Proposal: The Applicant seeks an SMA Major Permit to allow the expansion of the existing CLS located at 92-384 Farrington Highway (Parcel 11). The expansion involves the installation of three new submarine fiber-optic telecommunication cables which are laid on the seafloor and are connected or "land" at the existing CLS facility via horizontal directional drilling (HDD) (see Exhibits E-1 through E-10). The actual carriers of the three trans-Pacific fiber-optic cables are not yet specified (i.e., carrier-neutral). Specifically, the Project consists of the following:

- Creation of three eight- to ten-inch-diameter subterranean boreholes;
- Removal of vegetation (grubbing) of the CLS expansion site (TMK 9-2-051: 001), to create a 16,000-square (-sq.) -foot (-ft.) temporary staging area. The staging area will be lightly graded and compacted to allow access for HDD equipment, including an HDD rig, excavator, dump trucks, cranes, and delivery trucks;
- Excavation of a temporary sediment trap;
- Conventional open-trench installation of approximately 295 linear ft. of conduit from the Project site to the existing CLS. Trenches will be 20 inches wide by four ft. deep, depending on existing underground utilities encountered; and
- Modification of the existing CLS driveway which is shared with the adjacent residential property (TMK 9-2-051: 010).

The cable landings will be installed via HDD, rather than traditional open-trench installation. The HDD process allows the landing of the new fiber-optic cables to traverse under the shoreline at Kahe Point Beach Park, under the former O'ahu Railway and Land Company's (OR&L) train track and right-of-way, under Farrington Highway, and end at the CLS expansion site. The boreholes will begin at the Project Site at a depth of three ft. below ground level. The boring will continue northwest to a depth between 80 to 100 ft. below the highway, the OR&L tracks, Kahe Point Beach Park, and continue under the shoreline and the ocean floor (submerged lands) at a maximum depth of 130 to 150 ft. below the surface. The HDD boreholes will exit at punch-out points, approximately 2,500 to 3,000 ft. offshore at an ocean depth of 50 to 65 ft. Eight-inch-diameter conduit pipes will be inserted concurrently with the HDD drilling, which is made possible by injecting bentonite, a naturally occurring mud, which provides hydraulic power for the cutter rotation and acts as a lubricant and medium for the removal of drilling spoils. Upon completion of the HDD process, bore pipes will be capped, the drilling equipment removed, and pre-fabricated concrete beach manholes (BMH) will be installed at the end of each conduit and covered with a steel manhole cover (see Exhibit E-7).

The submarine fiber-optic cables will be pulled from a cable-laying ship, to the temporary staging area. Excavated soils will be tested and reused, or replaced and moved off-site as required. The subterranean conduits will remain vacant until future fiber-optic cables are pulled through to the existing CLS building on Parcel 11.

The Project does not propose above-ground CLS building additions. There is no additional staffing proposed, beyond the one daily staff. The Project cost is over $500,000, and will take approximately one year to complete once all required permits are obtained.

The majority of the CLS expansion project and its HDD process will occur under submerged lands, within the State Land Use (SLU) Conservation District. These areas are managed by the State Department of Land and Natural Resources (DLNR) and the portion of the Project within that area will be evaluated under a State Conservation District Use Approval (CDUA). The SMA boundary begins at the certified shoreline and extends mauka to SMA boundaries delineated by maps established by the City Council pursuant to Hawai'i Revised Statutes (HRS) §205A-23. The portion of the Project subject to the SMA approval is the terrestrial (landside) portion of the CLS expansion Project.

II. EXISTING CONDITIONS

The existing CLS is located on a 27,000-sq.-ft. site (Exhibit B), which contains a 3,850-sq.-ft., single-story concrete masonry unit building built in 2018 under SMA Major Permit No. 2017/SMA-15 and Shoreline Setback Variance (SSV) No. 2017/SV-1, approved by the City Council on September 6, 2017 (Resolution No. 17-228, CD1). The existing CLS includes a parking area, a generator building housing two emergency diesel generators, and a subterranean BMH (see Exhibits E-2 through E-10). The CLS is staffed by one employee on a daily basis, and two employees when repairs are necessary. A single 9,313-mile-long trans-Pacific fiber-optic cable was brought to Hawai'i by the Applicant. Tyco Electronics Subsea Communications LLC was the cable manufacturer. At the time, there were only six Trans-Pacific fiber-optic cable systems connecting Hawai'i with the U.S. mainland, Asia, and the South Pacific. This 2017 fiber-optic cable system provided 60 terabits per second of bandwidth and was anticipated to provide service for 25 years.

Currently, according to the application, only three existing trans-Pacific submarine fiber-optic cables provide domestic connectivity with the U.S. mainland, and seven existing fiber-optic cables provide international and/or interstate connectivity. Two of the domestic fiber-optic cables are earmarked for replacement and two of the international fiber-optic cables are reaching their operational limits. The Project represents the Applicant's contribution to the Hawai'i Connect Kākou initiative, which is a State of Hawai'i program to ensure communities within the State have reliable and affordable access to high-speed internet service.

The following table summarizes the existing conditions for the site and surrounding area:

Lot Area	21 acres (Project Site: 2.5 acres.)
Lot Shape	Irregular shape (Project Site rectangular)
Topography	Relatively flat ranging in elevation from approximately 40 ft. to 80 ft. above mean sea level (see Exhibit E-2).
Current Development	The Project Site is currently developed with a 3,850-sq.-ft. CLS structure.
Surrounding Uses	To the north – Hawaiian Electric Company Kahe Power Generation Facility; To the east – Waimānalo Gulch Municipal Landfill and Makakilo Hillside; To the south – the Kai Lani Ko 'Olina Resort dwellings, Ko 'Olina Golf Course; and To the west – Pacific Ocean beyond (see Exhibit A).
Flood Zone	*Flood Zone D* – An area in which flood hazards are undetermined, but possible (see Exhibit F; Federal Emergency Management Agency Flood Insurance Rate Map Panel No.15003C0301G, revised January 19, 2011).
Shoreline Survey	The shoreline was certified by the State on August 25, 2025, along the rocky coastline of the unmanaged portion of the City's Kahe Point Beach Park. The HDD boreholes will be located approximately 100 ft. below the shoreline and shoreline setback area (see Exhibits E-7 to E-9).
Shoreline Erosion Rate	There is no erosion rate established for the rocky coastline at Kahe Point, so the shoreline setback for the site is 60 ft.
Nearest Body of Water	*Pacific Ocean* – Marine Intertidal rocky shore Wetland (see Exhibit G).
Soil Classifications	*Lualualei extremely cobbly clay three to 35* percent slopes – Runoff is medium to rapid, erosion hazard is moderate to severe (see Exhibit H; United States Department of Agriculture [USDA] - Natural Resources Conservation Service).
Vegetation	The Project Site portion of the lot is dominated by non-native and invasive species, including Koa haole, buffelgrass, and common kiawe trees.
Sea Level Rise (SLR) – Exposure Area	The Hawai'i SLR Viewer shows the Project Site is not projected to be impacted by passive flooding, annual high wave action, or coastal erosion as a result of 3.2 ft. of SLR by 2100 (see Exhibit I).

Hurricane Storm Surge	The Project Site is not projected to be subject to flooding during Category 4 hurricane events (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The Project Site is located within the extreme tsunami evacuation zone (see Exhibit K; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Documentation	The proposed Project involves public lands and was subject to the environmental disclosure requirements of HRS Chapter 343. The DLNR was the accepting agency and issued a Finding of No Significant Impact (FONSI) on June 24, 2025. The Final Environmental Assessment (EA) – FONSI was published in the July 8, 2025, issue of *The Environmental Notice*.
Agency Comments	During the HRS 343 review processes, the EA was routed to various State and City agencies. All letters and comments received were included in the Final EA and Project file and have been incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation	On October 23, 2024, the Project was presented to the Makakilo/Kapolei/Honokai Hale NB No. 34. Questions raised by the board members included the preparation of an EA, intrusion into the ocean, the consumer benefits of the Project, traffic, cultural, and off-shore impacts. The Applicant was invited to return for additional presentations and information when further along the ongoing EA process (see Section G). On November 7, 2024, the Project was also presented to the Land and Water Committee of the Nānākuli - Mā'ili NB No. 36, which was a closed session (i.e., no agenda or minutes available). At the NB No. 34 meeting on August 27, 2025, the NB No. 34, voted unanimously (8-0) to support the Project.

Public Hearing	The Department of Planning and Permitting (DPP) conducted a Public Hearing at 10:00 a.m. on December 5, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Three members of the public attended or logged into the public hearing and provided oral testimony (see Section G).

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. Recreational Resources - ROH § 25-3.1(a)

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved."
See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The Project's HDD tunneling and conduit pipe installation are all subterranean, passing between 80 and 100 ft. below the surface of the portion of Kahe Point Beach Park which is unimproved, with a rocky shoreline and no sand beach (see Exhibits E-7 through E-9). The Project tunneling and conduit installation continues off shore, beyond the SMA boundary (see Exhibits E-4 through E-6). The HDD tunneling and conduits will surface at the exit point approximately 3,000 ft. off shore, which will be carefully monitored during construction and are not anticipated to have negative impacts on the recreational resources of this coastline. The passive uses of the area, including walking, diving, or fishing along the shoreline, as well as the active operation of the historic OR&L Railway will not be affected by the installation or operation of the additional fiber-optic telecommunication cables. Furthermore, the CLS on the mauka side of Farrington Highway will not interfere with recreation areas or wildlife preserves. No conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. Historic and Cultural Resources – ROH § 25-3.1(b)

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."
See also HRS § 205A-2(b)(2) and (c)(2).

1. Archaeological and Historic Resources: The Final EA included an Archaeological Inventory Survey (AIS) conducted on May 20, 2024, in

compliance with HRS Chapter 6E-42, and Hawai'i Administrative Rules (HAR) §13-276. Prior to the AIS, the Applicant had also conducted a literature review. Although no cultural resources were encountered during the AIS, the literature review revealed 16 cultural resource investigations which were performed in the vicinity. The Project and future development of the area of potential effect could be considered a "federal undertaking" as defined in 36 Code of Federal Regulations 800.16(y), which is triggered by the Project's requirement for the U.S. Federal Highways Administration approval and a Corps Permit from the U.S. Army Corps of Engineers (USCOE). The AIS was also conducted to §106 standards for compliance with the National Historic Preservation Act of 1966. Prior to issuance of any trenching, construction permit, or building permit (BP) for the Project, the Applicant should be required to submit to the DPP written documentation from the State Historic Preservation Division (SHPD) indicating the acceptance of the AIS that meets the standards of HAR Chapter 13-276.

As is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that 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 must stop work and contact the SHPD. This is also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: A cultural impact assessment (CIA) was conducted for the original CLS project (Garcia and Assoc., 2017). The results presented in a technical report (Byerly and O'Day, 2017), found no traditional cultural practices or cultural resources within the terrestrial Project Site. The Project does not change existing public or lateral shoreline access for possible Hawaiian cultural activities, nor would it preclude establishing any future practice of Hawaiian cultural activities. The NB No. 36 expressed opposition to the off-shore portion of the Project, including the exit point (approximately 2,500 ft. off-shore), and recommended further community consultation with the NB and the Kuleana Coral Restoration (KCR), a Native-Hawaiian and community-led non-profit organization. During the Draft EA, the KCR commented that there was an incorrect characterization of coral habitats, disputed the study areas location, and claimed there was inadequate Essential Fish Habitat consultation with the National Oceanic and Atmospheric Administration's

(NOAA) National Marine Fisheries Service (NMFS). The Applicant has since completed a NOAA NMFS consultation through their USCOE verification letter dated February 4, 2025, confirming Project activities authorization under Nationwide Permit (NWP) 57 (POH-2024-00155).

At the DPP public hearing on December 5, 2025, the NB 36 Chairperson requested the Applicant further consult with its members, to which the Applicant agreed. These issues relate to the portions of the overall Project in the SLU Conservation District, are outside of the SMA, and will be addressed in the CDUA. Given those impacts will be mitigated through the CDUA and no substantial impacts to cultural resources are anticipated below the shoreline or at the landing site mauka of Farrington Highway, no additional conditions are recommended.

C. **Scenic and Open Space Resources – ROH § 25-3.1(c)**

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

The Project will not impact scenic and open space resources since no above ground structures will be constructed for the CLS expansion. The existing CLS is a 3,850-sq.-ft., single-story building, and is not visually obtrusive (see Exhibit E-10). The EDP Open Space Map identifies the shoreline park and the Historic Railway Corridor. The Project will not detract with any sightlines along any of these viewpoints. No scenic or open space related conditions of approval are recommended.

D. **Coastal Ecosystems – ROH § 25-3.1(d)**

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

The Project involves subterranean fiber-optic cables installation which will not result in any permanent changes to coastal ecosystems in the vicinity of the shoreline, the landing site, or the surrounding area. The HDD boreholes, conduit, and cable installation will occur 80 to100 ft. below the coastal areas, and

will not have ecosystem impacts when the future fiber-optic cables will be pulled through to the new manholes and into the existing CLS. The use of Best Management Practices (BMPs) during the HDD process will prevent the potential contamination of the nearshore and nearby wetland ecosystems. Nonetheless, there is potential for temporary impacts to protected species during construction and use of the 16,000 sq. ft. temporary staging area, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project landing site is 250 ft. mauka (east) of the shoreline, where near-shore waters are designated as coastal rocky marine intertidal wetlands (see Exhibit G). The Kahe Beach Park shoreline will not be negatively impacted by the Project since the HDD will be more than 80 ft. below the surface of this coastal wetland. An Inadvertent Release Contingency Plan (IRCP) establishes procedures, including specialized detection and repair protocols, for detection of any problems during HDD. This will prevent 404 Water Quality violations of the Clean Water Act and violations of the State Title 11, Chapter 54 requirements for the off-shore portion of the overall Project.

      The terrestrial portion of the Project within the SMA is not anticipated to result in adverse impacts to these water bodies, because all construction is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No additional conditions related to the protection of wetlands and streams are recommended.

   b. Flora: A biological reconnaissance level survey was conducted in May 2024. The existing vegetation surrounding the Project site consists of introduced buffelgrass with introduced brush including Koa haole, and non-native Kiawe trees. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

   c. Fauna: A biological survey review of the USFWS IPaC database revealed there are several threatened and endangered fauna species that may visit the site for foraging. During the biological field survey conducted in May of 2024, a dozen non-native bird species were observed on or flying over the Project Site. Only two

species, protected under the Migratory Bird Treaty, the Cattle Egret and common waxbill were observed nesting on the site. A few non-native terrestrial amphibian and insects were detected. It is also possible that the site could serve as habitat for State endangered mammal species, including the Hawaiian short-eared Owl or Pueo, and the Federally endangered Hawaiian Hoary Bat may roost in Kiawe and other trees or tall vegetation in the Project Site. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

State and federally-listed sensitive avian species which may also occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and the State-listed White Tern. Wedge-tailed Shearwaters are also known to occur and nest in all O'ahu shoreline areas. These species, the protection of which is administered by the DLNR Division of Forestry and Wildlife (DOFAW), may be impacted by the Project during HDD and construction activities (i.e., noise, dust, etc.).

In addition, artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures should be conditions of approval.

The IPaC database identifies the off-shore waters of Kahe Point as a critical habitat for the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species. The coastline of Kahe Point Beach Park is identified as Terrestrial Critical Habitat according to NOAA Fisheries, for Hawaiian Monk Seals. However, the HDD process for the boreholes and conduit installation will occur 80 ft. below the surface and will not disrupt any habitat conditions once completed. During the HDD and cable pulling operations, careful

cable laying precautions, vessel operations and antistrike protocols and IRCP for drilling fluids will be implemented. Nonetheless, to prevent impacting marine life along this coastline, the Applicant should be required to comply with standard stop work conditions of approval and use of BMPs if these species are present in or adjacent to the Project site. This is recommended as a condition of approval.

d. Critical Habitat: The terrestrial Project site does not currently contain any areas designated as critical habitat. Therefore, no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project does not propose the importation of any structural fill or fill soils. Nonetheless, invasive species could be encountered or transported to the site during site preparation or construction activities. Implementation of the OISC protocols should be a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project, including the portion that is 80 to 100 ft. below the rocky shoreline portion of Kahe Beach Park and the landing site, contains no beach or coastal dunes. The Project will not detract or interfere with ongoing natural shoreline processes or promote erosion. The portion of the overall Project within the SLU Conservation District will be evaluated under a CDUA and any related impacts to the submerged lands will be mitigated through that process.

3. Solid and Liquid Waste Treatment and Disposition: The Project requires a National Pollutant Discharge Elimination System (NPDES) permit for discharges of construction storm waters and dewatering, from the State Department of Health. During construction, the HDD process is estimated to use about 118 cubic yards or approximately 23,833 gallons of drilling fluids and generate about 189 cubic yards of related soils (i.e., HDD slurry), that have the potential for adverse water quality impacts. HDD slurry that returns to the entry pit at the Project Site, is collected by a mud recycling unit. Excess slurry that cannot be recycled further, will be transported off-site by a vacuum truck and disposed at an approved location. If excessive cracks or fissures develop along the borehole

substrate, there is the possibility that drilling slurry finds its way to the surface. HDD operators will employ monitoring and management measures based on the anticipated boring volumes, to detect inadvertent releases. The IRCP specifies monitoring procedures, corrective actions, including flushing bore holes with water, adjusting drilling and fluid rates, pressures or composition, fluid containment and clean-up, or the suspension or abandonment of partial bore holes, if necessary. Petroleum and chemical product spill contingency and hazardous material management plans identify appropriate fueling and maintenance areas for equipment, and includes daily inspection schedules, spill response procedures, and spill response supplies. No additional conditions of approval related to these NPDES mitigation measures are necessary.

In addition, as mentioned above, compliance with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, minimize the possibility of liquid waste impacts. Potable water and fire suppression water for the Project will come from the existing municipal systems which already serve the Project site.

Construction waste will be disposed of by the contractor at an approved facility. The Project does not increase staffing of the CLS, which is generally limited to one to two persons. Solid waste disposal will continue to be picked up by the existing municipal trash removal service. No impacts related to solid waste disposition are anticipated. Therefore, no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. **Economic Uses – ROH § 25-3.1(e)**

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction, including use of equipment, materials, and supplies. The Project is anticipated to improve reliability and extend the availability of broad-band with three new cable systems, which supports the Hawai'i Kākou initiative by increasing Hawai'i's broadband connectivity and providing increased competition. This will have a positive impact to the State's

economy. The cables must cross through the shoreline area to the landing site, so it is necessary to locate these facilities near the coast, but the landing site is on the mauka side of the highway in an area that is not anticipated to be impacted by SLR, is not in a flood hazard area, is not within a dune system or wetland, and is not identified as an area susceptible to storm surge during a hurricane. This is discussed further in Section F, below.

F. Coastal Hazards – ROH § 25-3.1(f)

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: The Project landing site is located within Flood Zone D, where flood hazards are undetermined, but possible (see Exhibit F). Development within Flood Zone D is not subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. No near-term flood-related impacts are anticipated, and no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, by 2075, the Project Site is not projected to be impacted by 3.2 ft. of SLR (see Exhibit I). The subsurface conduit and future transpacific fiber-optic telecommunication cables will not be impacted by SLR. No conditions of approval specific to SLR surge are recommended.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project Site is not anticipated to be inundated by storm surge of three ft. above the ground in a Category 4 and larger hurricane event (see Exhibit J). Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. State and County emergency procedures would also be in place in the event of a hurricane. No conditions of approval specific to storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the extreme tsunami evacuation zone (see Exhibit K). The CLS facility is minimally manned by personnel. During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

G.	**Managed Development and Public Participation – ROH § 25-3.1(g)**
	The development review process should stimulate public awareness, education, and participation in coastal management. *See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).*

The public was made aware of the Project and was given the opportunity to review the proposed Project during DLNR Office of Conservation and Coastal Land's (OCCL) processing of the EA and CDUA, and the DPP's processing of the SMA Major Permit application.

Prior to submittal of the SMA Permit application on September 4, 2025, the Agent presented the Project before the Makakilo/Kapolei/Honokai Hale NB No. 34 on October 23, 2024. The Agent notified adjoining property owners of the NB presentation by mail on October 17, 2024. NB No. 34 did not take a position on the Project.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA Permit review processes, the DPP routed notices of the proposal to various State and City agencies. All letters and comments received during the EA and the permit processing have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a public hearing on the SMA Major Permit application at 10:00 a.m. on Friday, December 5, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notice of the public hearing was published in November 14, 2025, edition of the Honolulu Star-Advertiser and the DPP sent Notices of Application and Public Hearing to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. The hearing was attended by the Applicant's Agent and DPP staff, and 60 members of the public. The Agent presented the Project. Three members of the public testified; two were Chairpersons of Waiʻalae - Kāhala NB No. 3 and Nānākuli - Māʻili NB 36. The Chair of NB No. 3 testified in support of the application. The Chair of NB No. 36, testified and submitted written testimony in opposition to the Project. The Chair of NB No. 36 testified that members were not made fully aware of the application and had asked for additional NB presentation(s). In their written testimony, the Chair of NB No. 36 asked questions regarding site selection, details on the Applicant (i.e., company details), and various environmental concerns regarding the off-shore (in SLU Conservation District) coral and marine ecosystems impacts of HDD and cable laying process, including physical damage, pollution, and microbiological changes. The Applicant stated that they have been working with community-based coral protection organizations and the State DLNR, and are willing to continue working with the NB on further meetings. The DPP staff planner asked the NB No. 36 Chairperson if they attended the DLNR's hearing for the off-shore

CDUA. She replied they were not aware of the DLNR public hearing. This is further discussed in Section B.2 above.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H.

Beach and Coastal Dune Protection – ROH § 25-3.1(h)
Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion. See also HRS § 205A-2(b)(9) and (c)(9).

Although the HDD boreholes and conduit installation will cross under a portion of Kahe Point Beach Park, as mentioned previously, the shoreline in this area is not characterized as beaches or dunes by the U.S. Geological Survey or USDA. Furthermore, at the depth of 80 to 100 ft. below the surface, the Project will not detract or interfere with any ongoing natural shoreline processes or promote erosion. The portion of the overall Project within the SLU Conservation District will be evaluated under a CDUA and any related impacts to the submerged lands will be mitigated through that process. No additional conditions of approval related to beach and dune protection are recommended.

I.

Marine and Coastal Resources – ROH § 25-3.1(i)
Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies. *See also HRS § 205A-2(b)(10) and (c)(10).*

The terrestrial portion of the Project is located on a non-shoreline parcel, and does not involve the use or management of marine resources. The HDD boreholes will continue on under the marine and coastal resources of the near-shore waters of Kahe Point, which are beyond the SMA and are in the jurisdiction of the DLNR OCCL. The Kahe Point shoreline is identified as Marine Intertidal Wetland Deepwater (see Exhibit G). On February 4, 2025, the USCOE issued a

verification letter to the Applicant that the use and activities affect navigable waters of the U.S. are authorized under a NWP 57, issued on March 15, 2021.

The portion of the Project within the SMA is not anticipated to result in substantial adverse impacts to marine waters or wetlands. HDD activities will occur more than 80 ft. below the rocky shoreline. The temporary staging construction and HDD operations at the CLS Expansion site could result in erosion and sediment loss, with the site soils which feature medium to rapid runoff and a moderate to severe erosion hazard (see Exhibit H). However, the Project's temporary HDD operations and the traditional open-trench installation from the cable manhole to the existing CLS building will require compliance with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the grubbing, grading, trenching, and BP review process. Marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the long-term, and no additional conditions of approval are recommended.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)
Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. See also HRS § 205A-26(2)(A).

No substantial or cumulative negative environmental impacts associated with the implementation of the Project, along with other past, present, and reasonably foreseeable projects in the vicinity are anticipated, so long as the recommended conditions of approval are implemented. The Project site along with the surrounding properties in all directions are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The below-grade installation of new fiber-optic cables to the adjacent CLS facility, which already has electricity, water, wastewater, fire suppression water, and trash pick-up service available, is not anticipated to generate substantial added demands.

Only one other SMA Permit was recently (within six years) granted within 500 ft. of the site, on November 9, 2023 (see Exhibit L). This minor SMA permit involved Hawaiian Electric Company (HECO) Kahe Power Station telecommunication system improvements, which added an antenna and various electronics upgrades to their small communications building located on the mountain ridge. Further SMA permit applications are anticipated from HECO for periodic improvements to their existing Power Station originally built in the 1960s.

There may be environmental impacts to the shoreline of Kahe Beach Park that results from annual high wave action under a scenario of 3.2 ft. of SLR by 2100, but the Project's cable conduits and eventual trans-Pacific submarine fiber-optic cables will be at least 80-ft. below the shoreline and unaffected. As with any development within the SMA, future development must undergo the same review for impacts to coastal resources as described in this report.

The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval for each project are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, the Project will not contribute to a significant cumulative impact to SMA resources. No related conditions of approval is recommended.

K.

Consistency with Plans and Regulations – ROH § 25-3.1(k)
Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, Land Use Ordinance (LUO): The 2.5-acre Project landing site is located within the AG-2 District. The Project involves no construction of above-ground structures. The existing CLS station was considered a Utility Installation Type A, which was permitted in all zoning districts, and therefore, did not require a Conditional Use Permit (CUP). Since no above ground structures, or expansion of the existing CLS building is proposed, the current LUO (post adoption of Ordinance 25-2) considers the CLS as a "Utility Small" which is a permitted use and no CUP is required. The conduit and eventual electrical connection to the CLS will require trenching and BPs from the DPP. Any improvement must be designed to comply with the development standards of the LUO. Compliance with the LUO regulations will be conducted during the BP review process. No conditions of approval relating to the LUO are required.

2. EDP: The Project is generally consistent with the EDP. The expansion of telecommunication capacity is consistent with applicable EDP policies for protection and preservation of open space, and historic and cultural resources (i.e. SMA resources). The HDD installation achieves the Applicant's desired capability of its facility to meet the ever growing demand for fiber-optic telecommunication and electronic commerce,

without detracting from open space, historic or cultural resources, or impacts to natural resources, so long as standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. The Applicant is also required to provide SHPD concurrence of a no effect determination which is consistent with the EDP. No additional conditions of approval related to EDP consistency are recommended.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Specifically, Section II, Balanced Economy, The Natural Environment and Resource Stewardship:

Objective A: *To promote diversified economic opportunities that enable all the people of O'ahu to attain meaningful employment and a decent standard of living.*

Objective G: *To bring about orderly economic growth on O'ahu, promote diversified economic opportunities that enable all the people of O'ahu to attain meaningful employment and a decent standard of living.*

- Policy 1: Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.

Objective A: *To protect and preserve the natural environment.*

- Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and the wetlands from incompatible development.

- Policy 4: Require development project to give due consideration to natural features and hazards such as slope, inland and coast erosion, flood hazards, water-recharge areas and existing vegetation, as well as to plan for coastal hazards that threaten life and property.

- Policy 8: Protect plants birds, and other animals that are unique to the State of Hawai'i O'ahu, and protect their habitats.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed expansion of the Hawaiki CLS is consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

4. ROH Chapter 26, Shoreline Setback Ordinance: The Project will have the HDD boreholes cross under the shoreline setback area, and therefore is subject to compliance with ROH Chapter 26, and must obtain an SSV.

Pursuant to ROH § 26-1.10(a), the Director of the DPP acts upon all SSVs according to the criteria set forth in ROH Chapter 26. Pursuant to § 21-31-24 of the DPP Administrative Rules, when simultaneously processing an SSV and an SMA Major Permit, after the City Council has approved, approved with conditions, or denied the SMA Major Permit via Resolution, the Director shall continue to process the SSV. Pursuant to § 21-31-25 of the Rules, the Director must render a decision on the SSV within 45 days of the adoption of the City Council Resolution.

The Applicant submitted a SSV application along with its SMA application. The DPP simultaneously accepted the SSV application as File No. 2025-SV-1, which will be processed if the SMA is approved, or approved with conditions.

V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, 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, D, E-1 through E-10, and F 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 minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

    1. Prior to issuance of any trenching, construction permit, or BP for the Project, the Applicant shall submit to the DPP written documentation from

the SHPD indicating the acceptance of the AIS that meets the standards of HAR Chapter 13-276; and

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 Applicants 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 requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

C. 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, 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 lighting fixtures 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 ft. 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. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The USFWS and DLNR-DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition C.7.c must be implemented.

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

D. 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. No importation of soil or structural 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 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. See https://www.oahuisc.org/print-materials/. All on-site 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 Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any 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.

E. Prior to the issuance of a construction permit or BP, the Applicant shall obtain an approved SSV.

F. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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 Applicants demonstrate 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, 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. 60 days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or BP;

   the extension will be deemed to be denied.

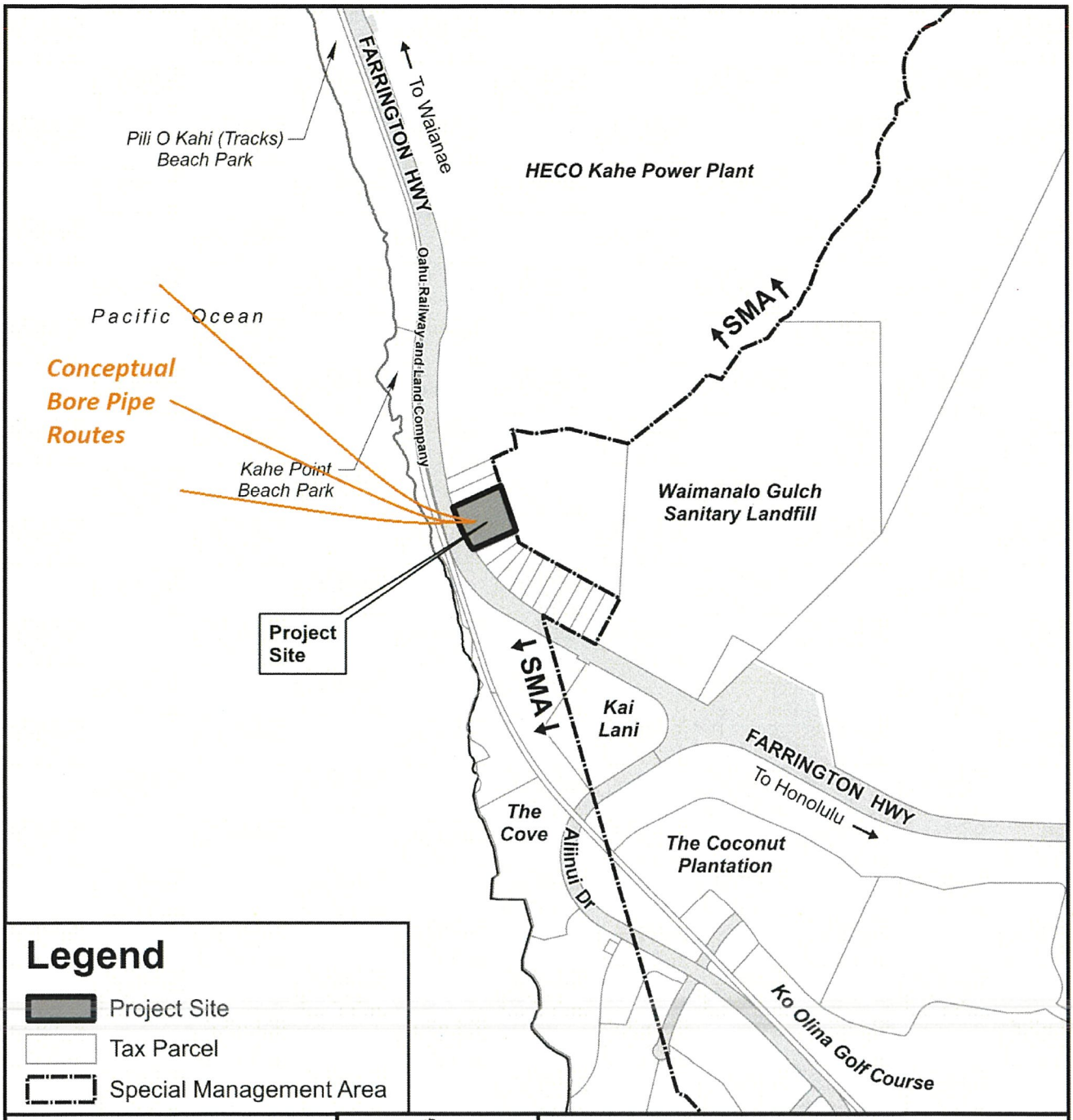
G. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are 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.

Dated at Honolulu, Hawai'i, this 2nd day of February 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: A, B, C, D, E-1 through E-10, and F through L



LOCATION MAP WITH SMA EWA

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

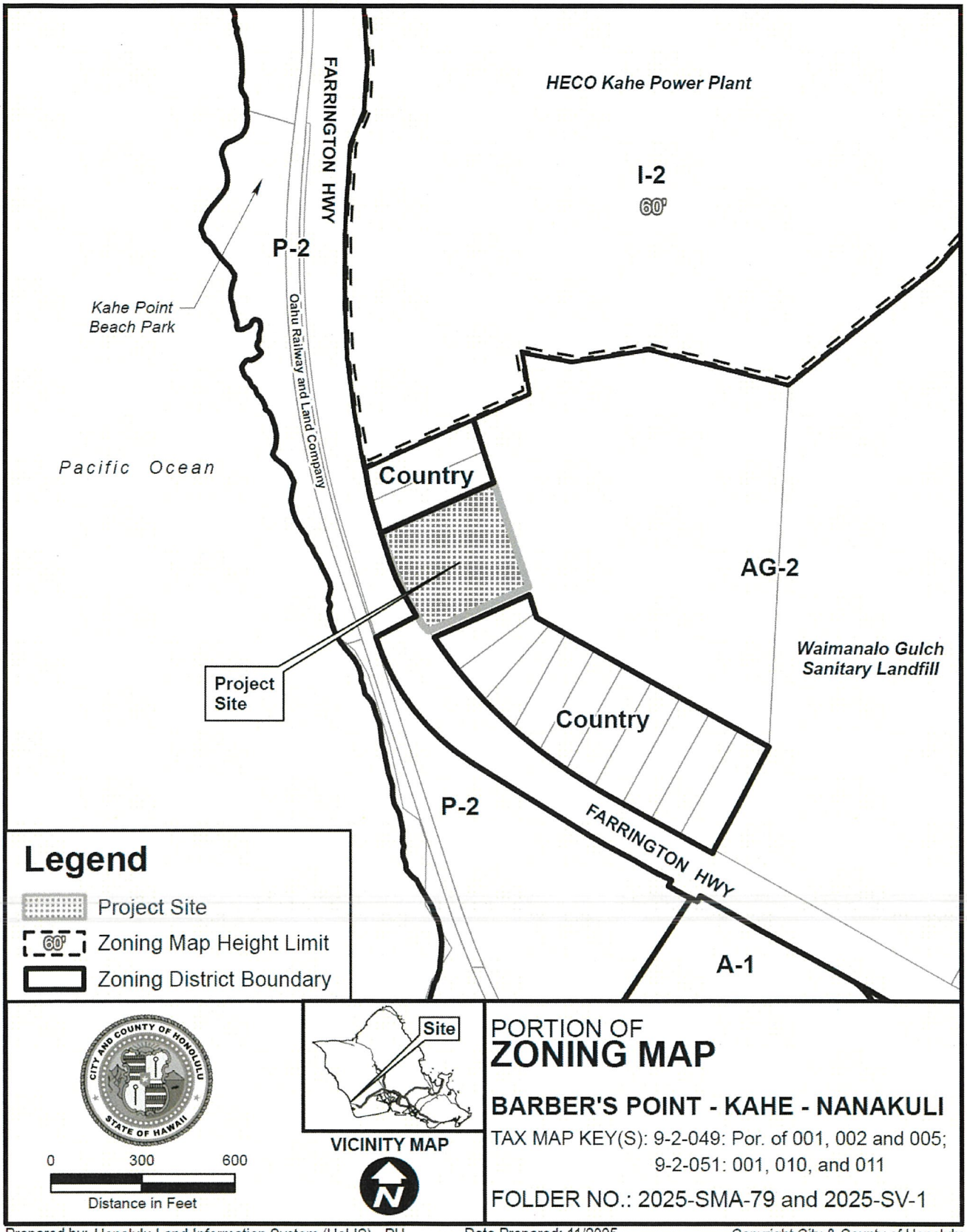
Date Prepared: 11/2025

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EXHIBIT A

EXHIBIT B

FILE NO.: 2025-SMA-79



PORTION OF
ZONING MAP

BARBER'S POINT - KAHE - NANAKULI

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

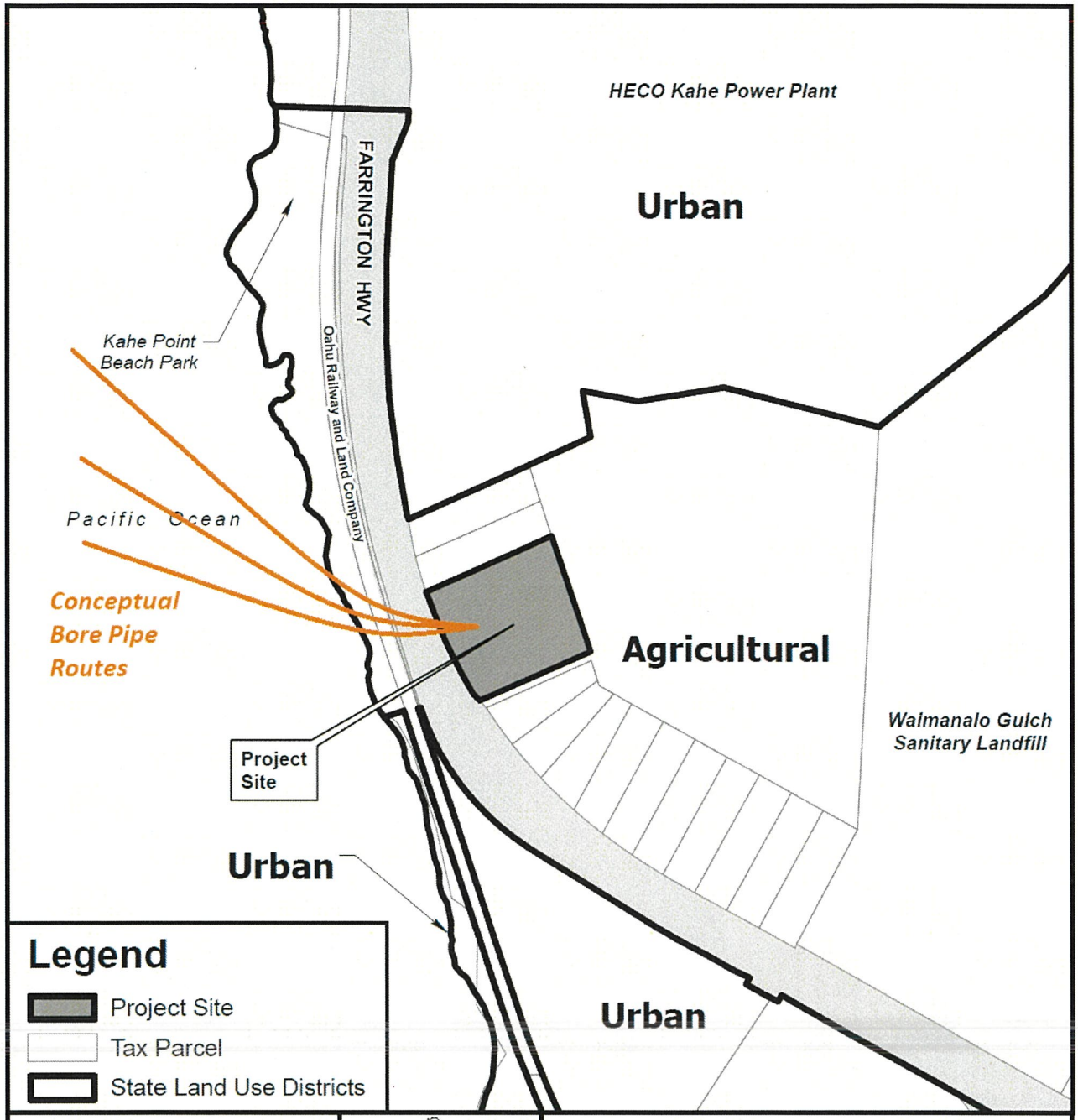
FOLDER NO.: 2025-SMA-79 and 2025-SV-1

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City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT C



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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT D

EXHIBIT E-1

FILE NOS.: 2025/SMA-79

2025/SV-1

HONOLULU COUNTY, O'AHU ISLAND, HAWAI'I
GENERAL LOCATION MAP

SITE LOCATION MAP

SITE VICINITY MAP

ABBREVIATIONS

DIA. – DIAMETER
EX – EXISTING
TYP – TYPICAL
MIN ELEV – MINIMUM ELEVATION
O.C. – ON CENTER
TBR – TO BE REMOVED
MSL – MEAN SEA LEVEL
FL – FLOW LINE
LOD – LIMITS OF DISTURBANCE
FND – FOUND
IP – IRON PIN
B/L – BUILDING LINE SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F. – FINISHED FLOOR
FDE. – FENCE
FL – FLOW LINE
GEN – GENERATOR
G/R – GAS REGULATOR
HC – HANDICAPPED
M – MEASURED DIMENSION
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W – RIGHT-OF-WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W/ – WITH
UNDERGROUND SERVICE

LIST OF DRAWINGS

DRAWING NO.	TITLE	REVISION
1	COVER	0
2	LIST OF DRAWINGS, LOCATION MAPS, AND ABBREVIATIONS	0
3	NOTES	0
4	EXISTING CONDITIONS PLAN – OVERVIEW	0
5	EXISTING CONDITIONS PLAN – ONSHORE CABLE LANDING SITE	0
6	ESCP – ONSHORE CABLE LANDING SITE	0
7	PROPOSED CONDITIONS PLAN – OVERVIEW	0
8	PROPOSED CONDITIONS PLAN – ONSHORE CABLE LANDING SITE	0
9	HDD PLAN & PROFILE – BORE 1	0
10	HDD PLAN & PROFILE – BORE 2	0
11	HDD PLAN & PROFILE – BORE 3	0
12	DETAILS – ESCP	0
13	DETAILS – ESCP	0
14	DETAILS – PROPOSED CONSTRUCTION	0

DRAWING NUMBER WHERE DETAIL IS PRESENTED
DETAIL DESIGNATION
DRAWING NUMBER WHERE DETAIL IS IDENTIFIED

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

SIGNATURE

EXPIRATION DATE OF THE LICENSE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

LIST OF DRAWINGS, LOCATION MAPS, AND ABBREVIATIONS

HAWAII SUBMARINE CABLE USA LLC

KAPOLEI HI 96707

SCALE	AS NOTED	DRAWN BY	AF/MA	PROJECT NUMBER	0736833	SHEET NO.	2
DATE	04/25	CHK'D BY	FDD				

Environmental Resources Management

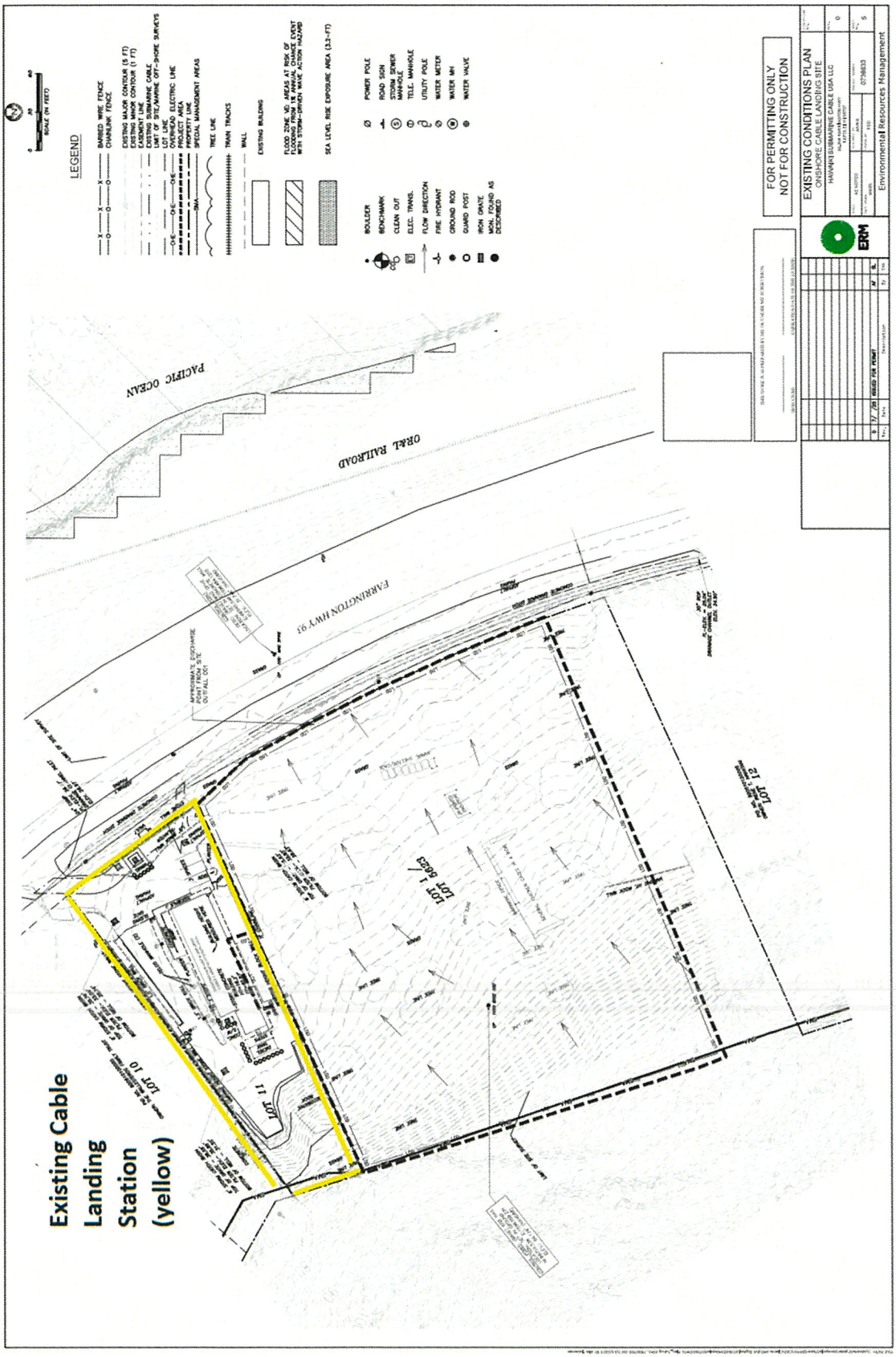


EXHIBIT E-2

FILE NOS.: 2025/SMA-79

2025/SV-1

EXHIBIT E-3

FILE NOS.: 2025/SMA-79

2025/SV-1

EXHIBIT E-4

FILE NOS.: 2025/SMA-79

2025/SV-1

HDD 1 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2839'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2866'	EXIT TANG. =	36'
ENTRY CURVE =	461'			EXIT CURVE =	296'
HORIZ.-TANG =	1916'			HORIZ.-TANG =	1916'
RADIUS =	1,200'			RADIUS =	1,200'

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	BL

ERM

HDD PLAN & PROFILE - BORE 1

HAWAIKI SUBMARINE CABLE USA LLC

Environmental Resources Management

0736533

EXHIBIT E-5

FILE NOS.: 2025/SMA-79

2025/SV-1

HDD 2 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2745'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2772'	EXIT TANG. =	40'
ENTRY CURVE =	461'			EXIT CURVE =	290'
HORIZ.-TANG =	1824'			HORIZ.-TANG =	1824'
RADIUS =	1,200'			RADIUS =	1,200'

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

SIGNATURE EXPIRATION DATE OF THIS LICENSE

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

HDD PLAN & PROFILE - BORE 2

HAWAIKI SUBMARINE CABLE USA LLC

SCALE: AS NOTED	DESIGNED BY: AF	PROJECT NUMBER: 0736633	SHEET NO.: 10
DATE: 4/14/25	DRAWN BY: PDS		

Environmental Resources Management

EXHIBIT E-6 FILE NOS.: 2025/SMA-79 2025/SV-1

HDD 3 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2689'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2716'	EXIT TANG. =	19'
ENTRY CURVE =	461'			EXIT CURVE =	311'
HORIZ.-TANG =	1768'			HORIZ.-TANG =	1768'
RADIUS =	1,200'			RADIUS =	1,200'

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

SIGNATURE — EXPIRATION DATE OF THIS LICENSE

Rev.	Date	Description	By	Chk.
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

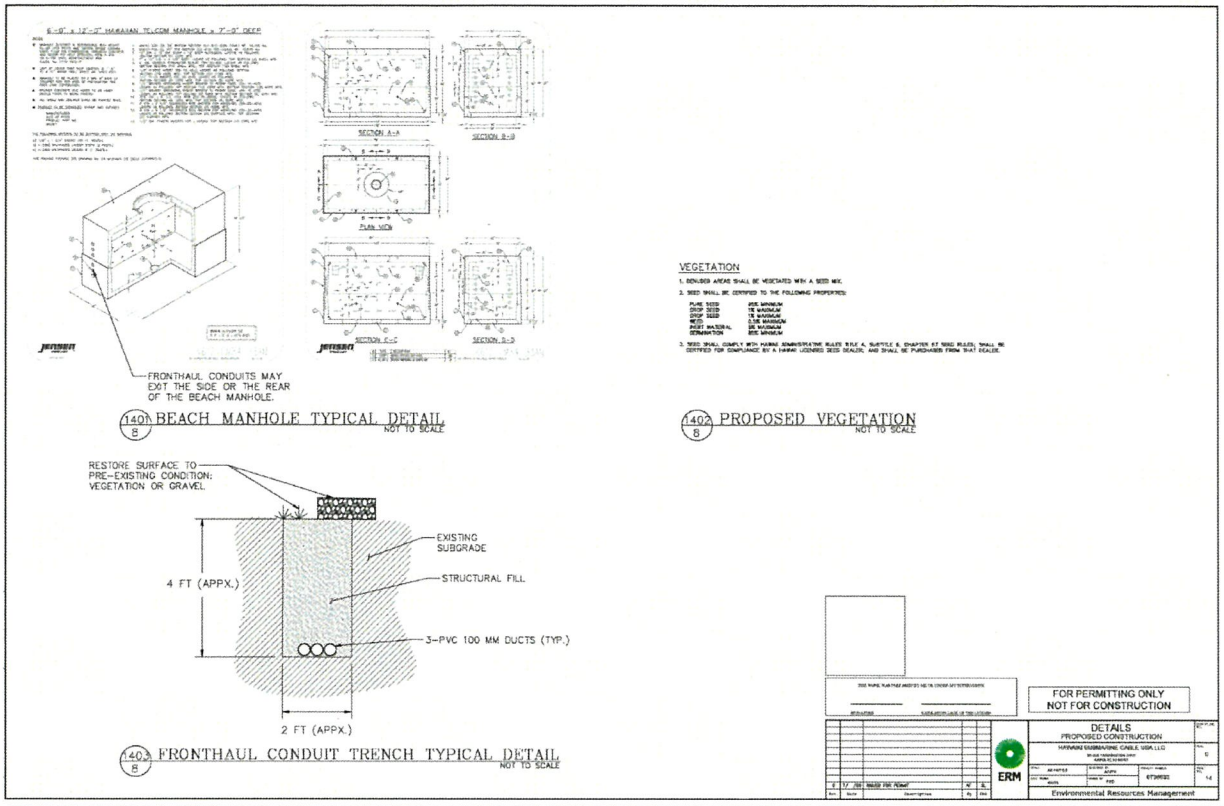
HDD PLAN & PROFILE - BORE 3

HAWAIKI SUBMARINE CABLE USA LLC
90-956 FARRINGTON HWY
KAPOLEI, HI 96707

SCALE	AS NOTED
DATE DRAWN	4/14/25
SURVEYED BY	AF
DRAWN BY	PDD
PROJECT NUMBER	0736633

REVISION NO. 0
SHEET NO. 11

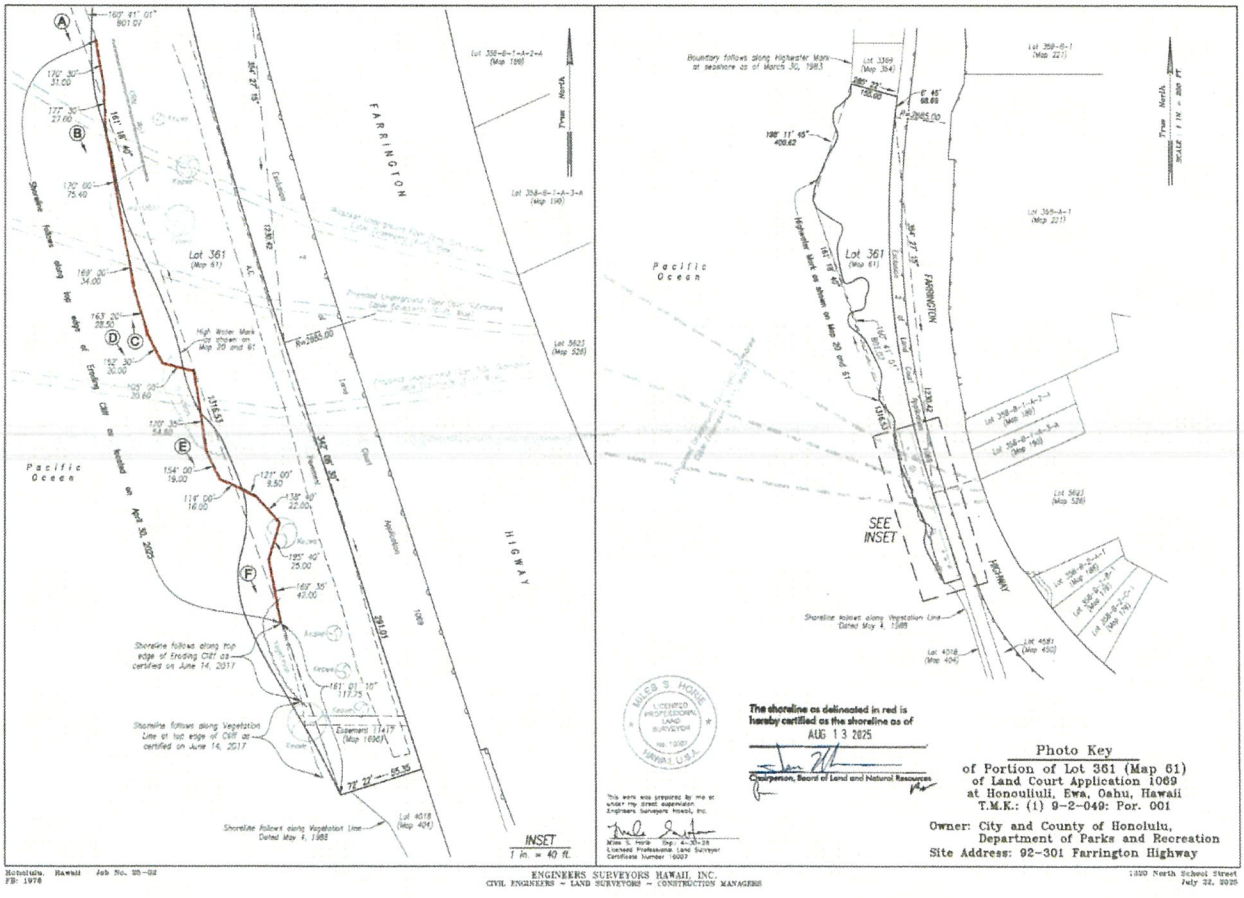
Environmental Resources Management



(140) B BEACH MANHOLE TYPICAL DETAIL NOT TO SCALE

(140) B PROPOSED VEGETATION NOT TO SCALE

(140) B FRONTHAUL CONDUIT TRENCH TYPICAL DETAIL NOT TO SCALE



Honolulu, Hawaii Job No. 25-02
FB: 1978

ENGINEERS SURVEYORS HAWAII, INC.
CIVIL ENGINEERS - LAND SURVEYORS - CONSTRUCTION MANAGERS

1330 North School Street
July 22, 2025

EXHIBIT E-7 FILE NOS.: 2025/SMA-79

2025/SV-1

Lot 361
Kahe Beach Park
92-301 Farrington Highway
T.M.K.: (1) 9-2-49:1
April 30, 2025 11am

Photo C



Photo D



EXHIBIT E-8 **FILE NOS.: 2025/SMA-79**
2025/SV-1

Lot 361
Kahe Beach Park
92-301 Farrington Highway
T.M.K.: (1) 9-2-49:1
April 30, 2025 11am

Photo A

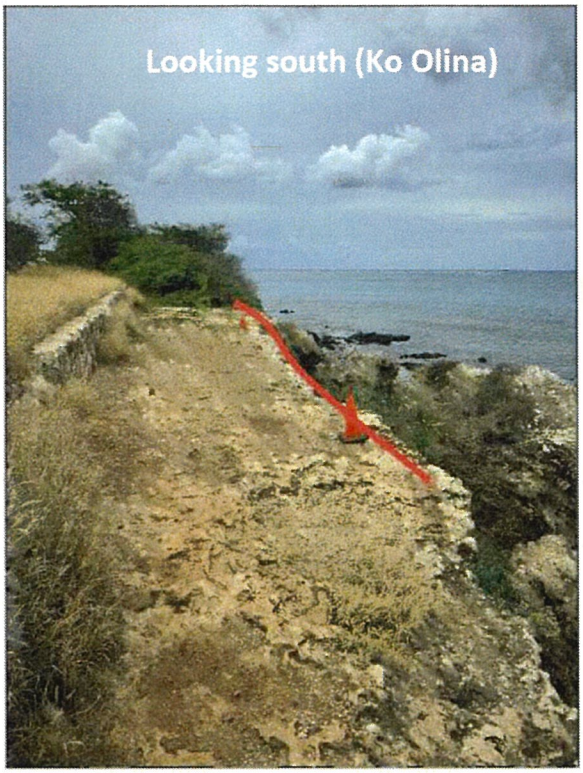


Photo B



EXHIBIT E-9 **FILE NOS.: 2025/SMA-79**
2025/SV-1



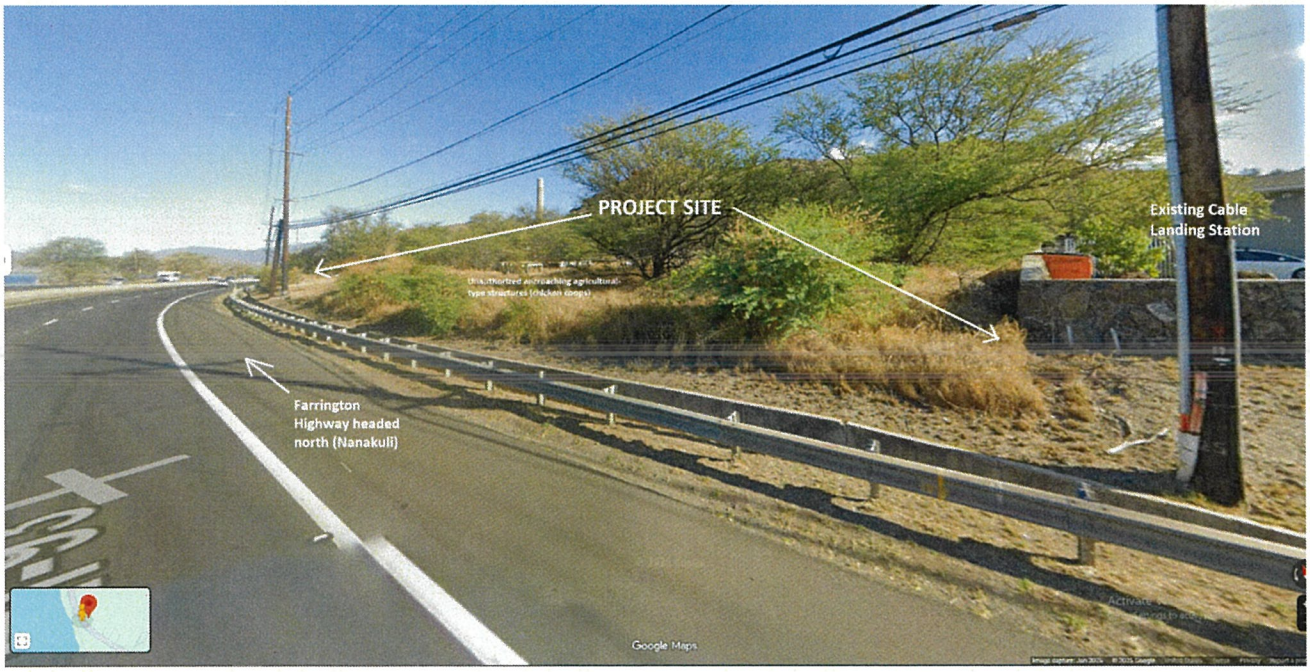


EXHIBIT E-10

FILE NO.: 2025/SMA-79

2025/SV-1

Flood Hazard Zones:

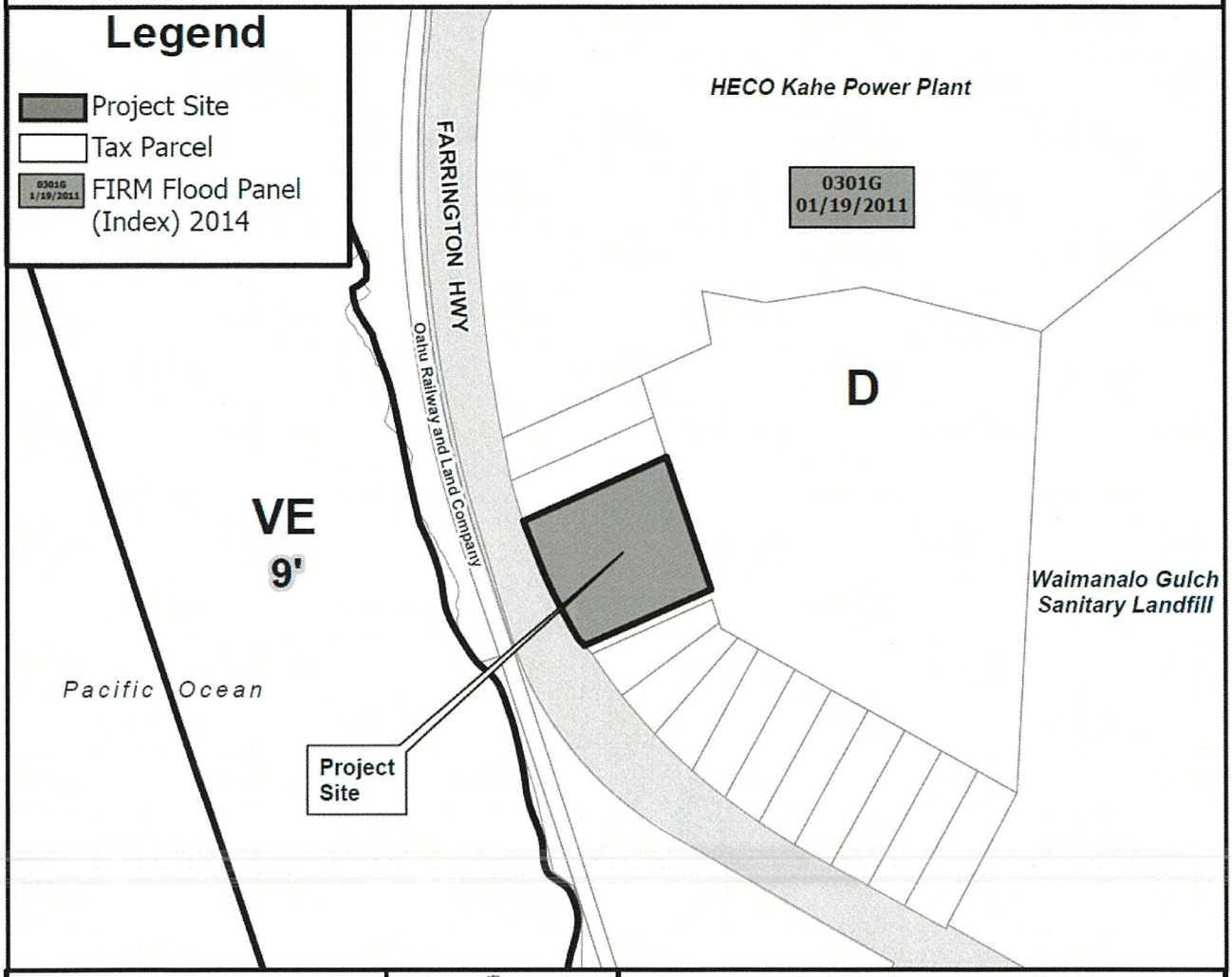
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

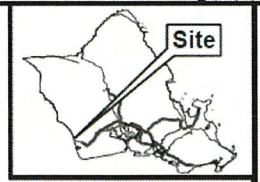
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone D = Areas in which flood hazards are undetermined, but possible.





VICINITY MAP

0 300 600

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0301G

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

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EXHIBIT F

WETLAND MAP (U.S. Fish and Wildlife Service)

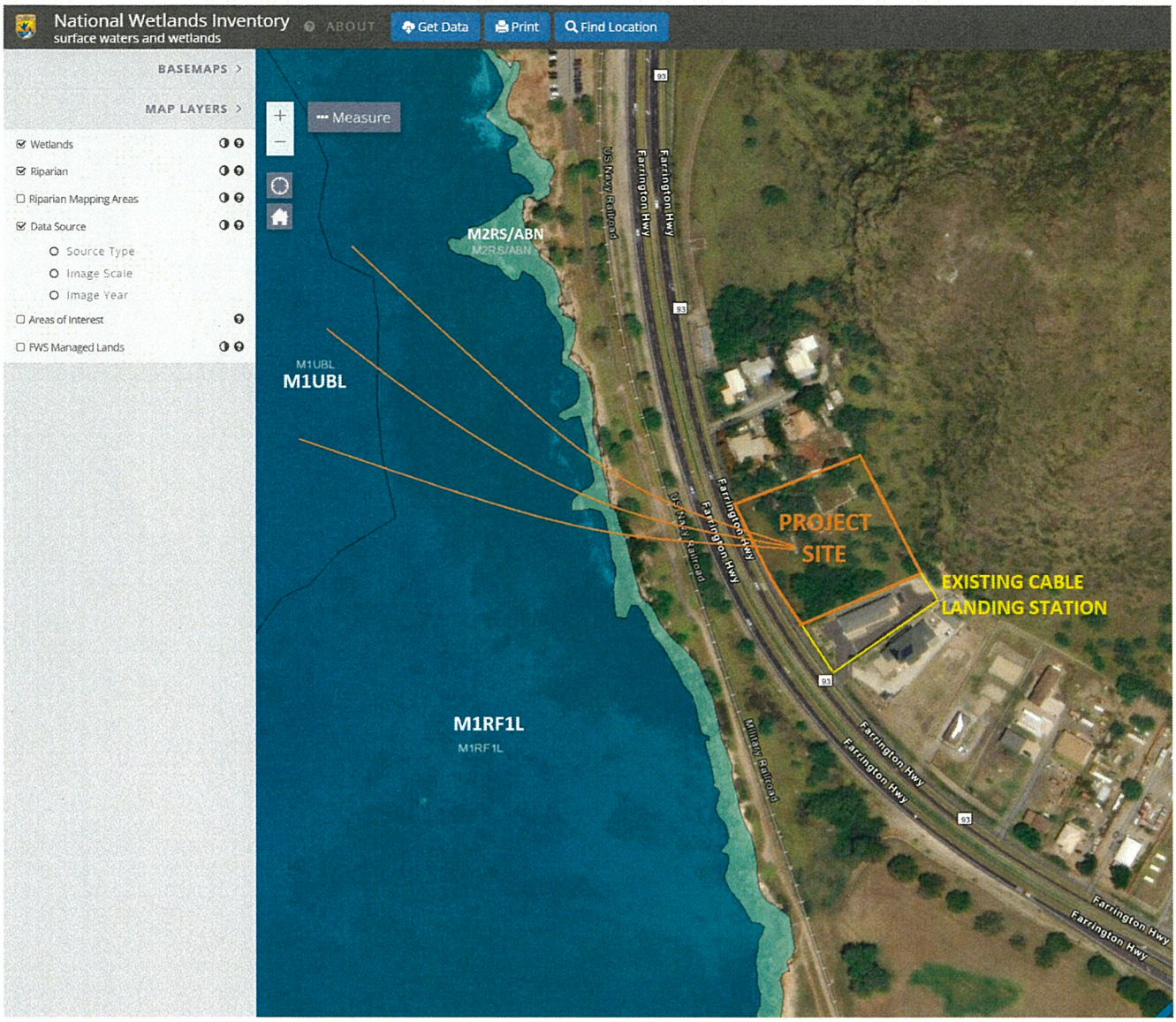
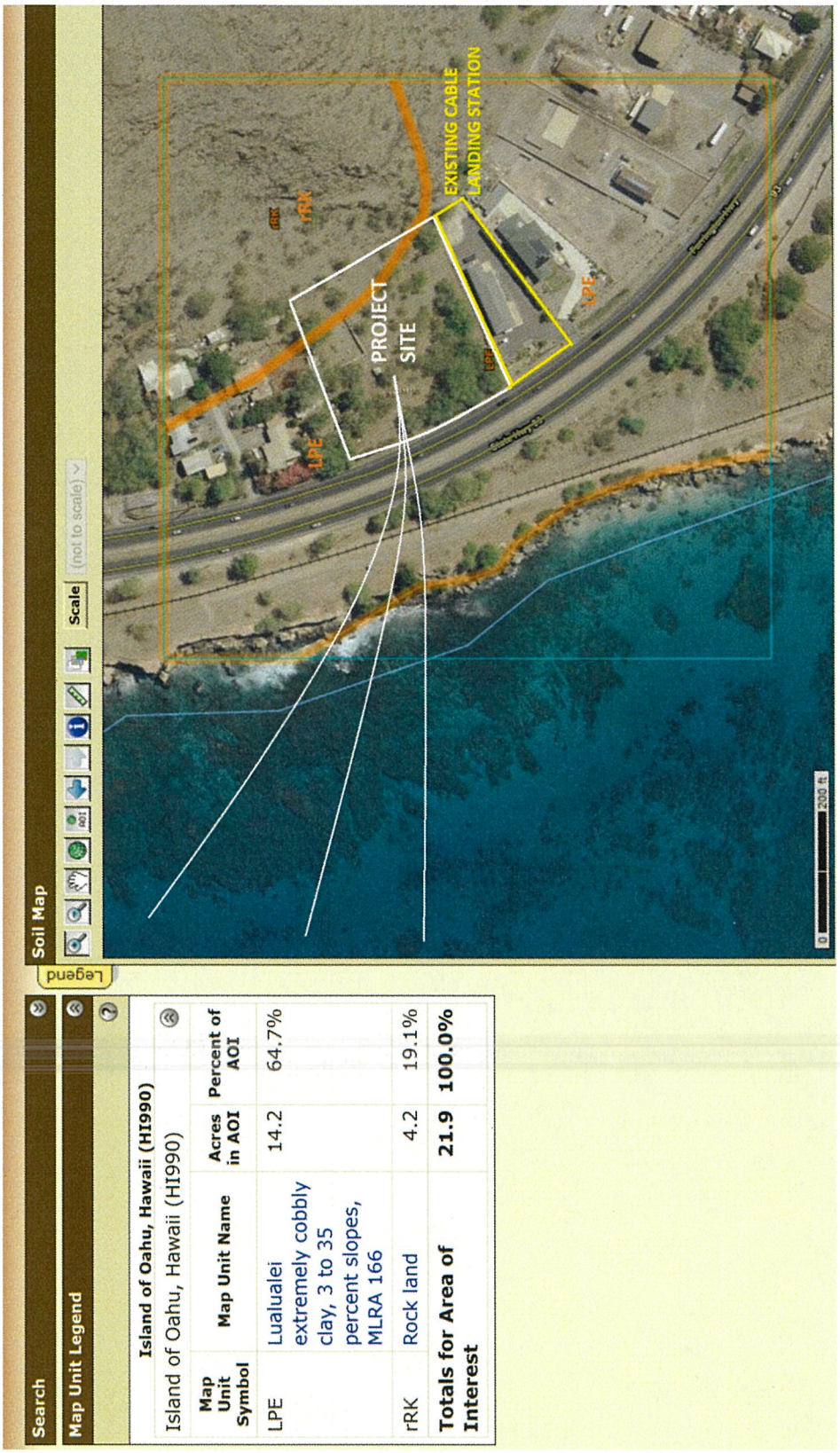


EXHIBIT G **FILE NO.: 2025/SMA-79**
2025/SV-1

SOILS MAP (U.S. Department of Agriculture)



Island of Oahu, Hawaii (HI990)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LPE	Lualualei extremely cobbly clay, 3 to 35 percent slopes, MLRA 166	14.2	64.7%
rRK	Rock land	4.2	19.1%
Totals for Area of Interest		**21.9**	**100.0%**

EXHIBIT H FILE NO.: 2025/SMA-79
2025/SV-1

SEA LEVEL RISE MAP (3.2 ft. of SLR – Related High Wave Flooding by 2100)

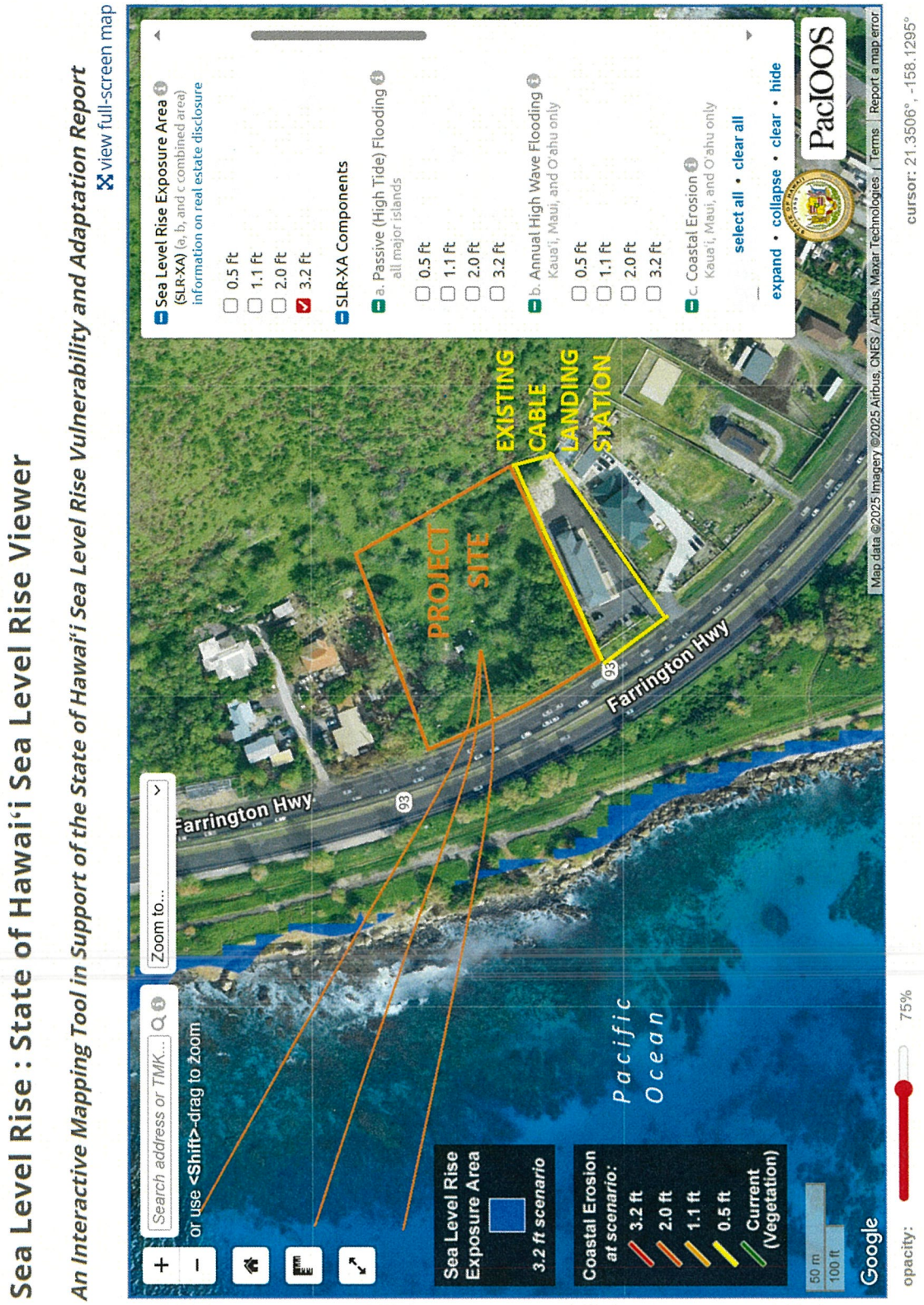


EXHIBIT I **FILE NO.: 2025/SMA-79**
2025/SV-1

EXHIBIT J

FILE NO.: 2025/SMA-79

National Hurricane Center
Storm Surge Risk Maps (v4)

Category 1 | Category 2 | Category 3 | Category 4 | Category 5

This is not a real-time product. For active tropical cyclones, please see hurricanes.gov and consult local products issued by the National Weather Service

This national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas. These maps make it clear that storm surge is not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas. Storm Surge Risk Maps are provided for the US Gulf and East Coasts, Hawaii, Southern California, US territories - Puerto Rico, US Virgin Islands, Guam and American Samoa. Additional mapped areas include Hispaniola and parts of the Yucatan Peninsula.

Atlantic

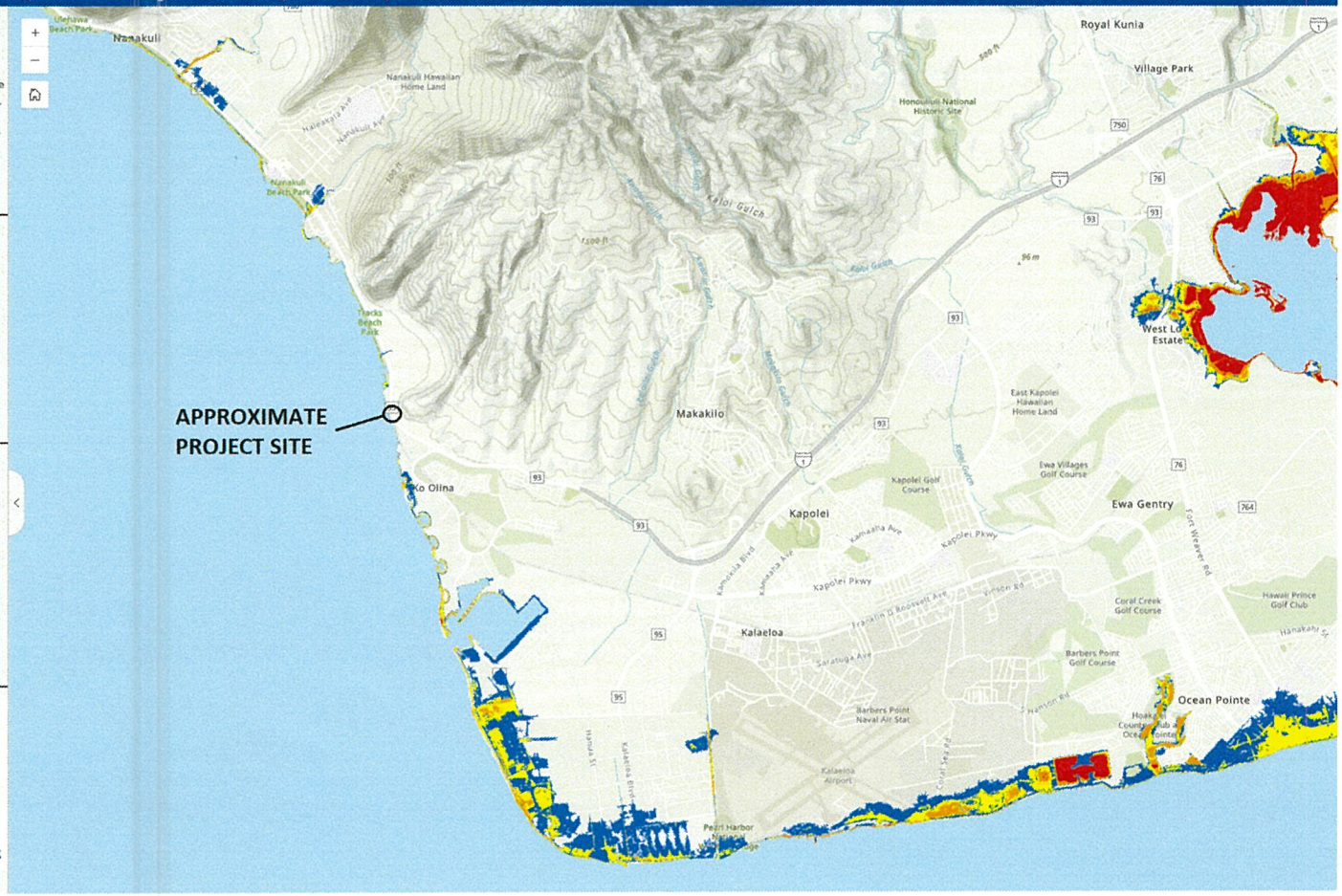
- US East and Gulf Coast
- Puerto Rico and USVI
- Hispaniola
- Yucatan

Pacific

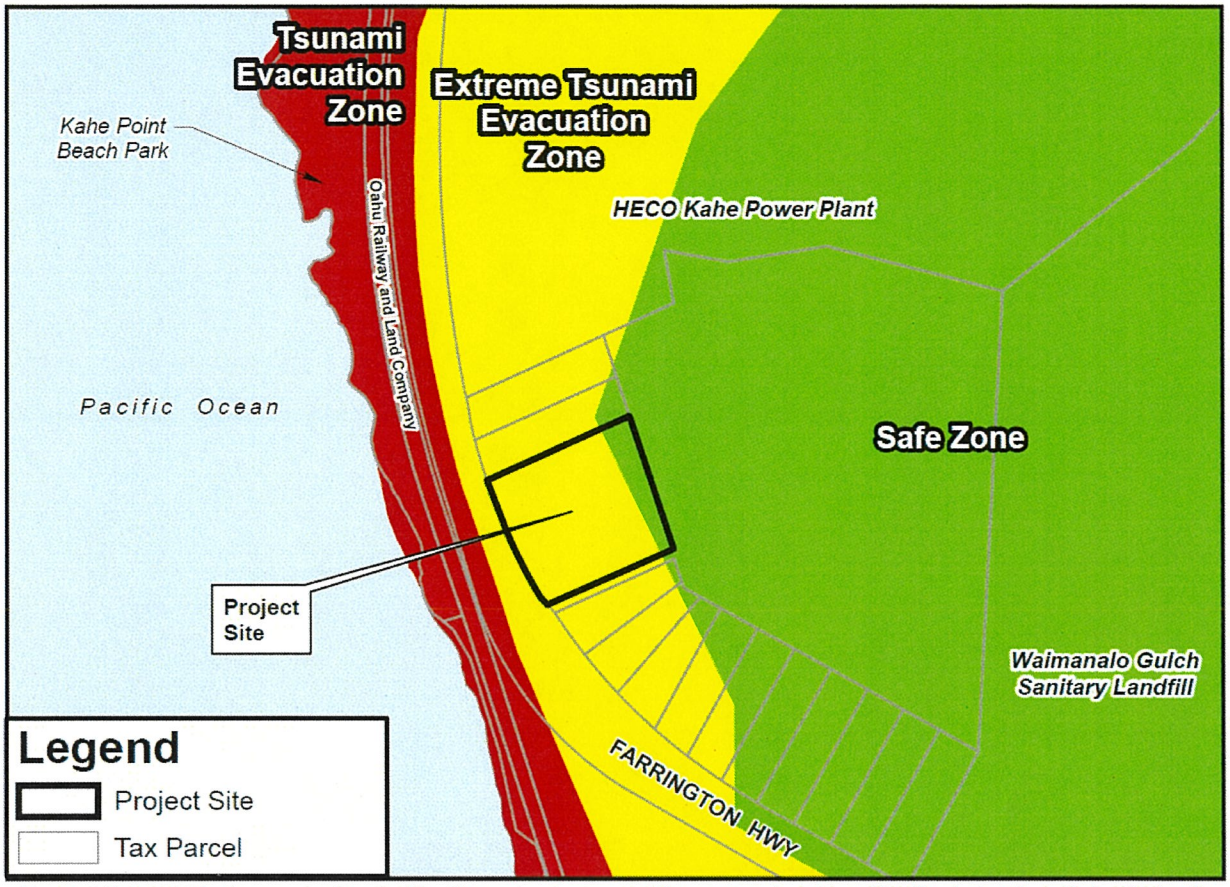
- Hawaii (category 1-4)
- Southern California (category 1-2)
- Guam
- American Samoa

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground
- Leveed area
  Consult local officials for flood risk

Toggle Map Opacity



TSUNAMI EVACUATION MAP



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

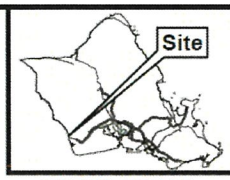
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 300 600
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
KAHE PT TO EWA BEACH
MAP 17 INSET 1

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT K

FILE NO.: 2025/SMA-79
2025/SV-1

CUMULATIVE PROJECTS RADIUS MAP

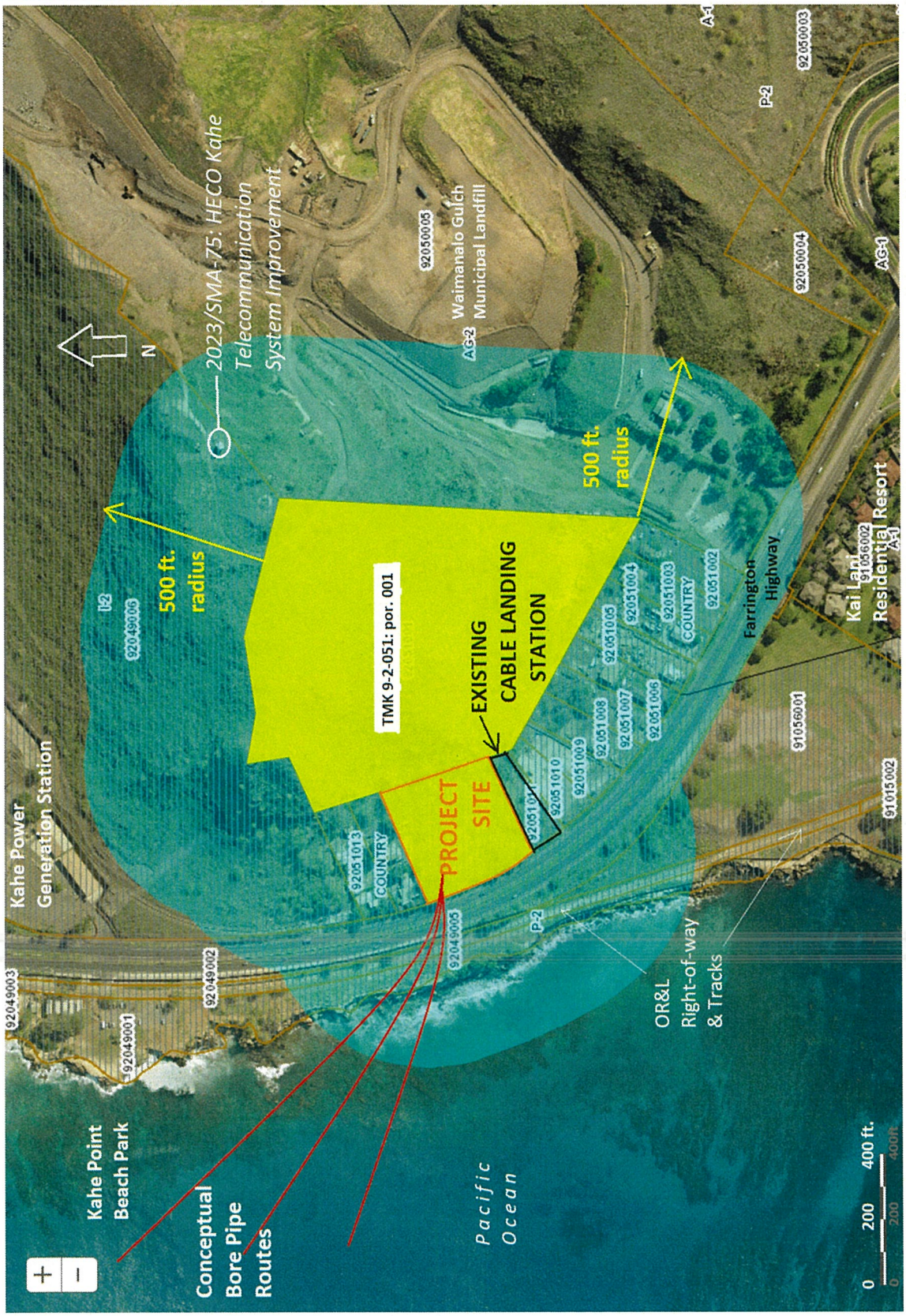


EXHIBIT L

FILE NO.: 2025/SMA-79
2025/SV-1

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE HAWAIKI CABLE LANDING STATION EXPANSION PROJECT IN HONOULIULI, O'AHU.

WHEREAS, on October 13, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2025-SMA-79) from Hawaiki Submarine Cable USA LLC ("Applicant") for a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance to allow for the expansion of the existing cable landing station ("CLS") via horizontal directional drilling ("HDD") installation of three new trans-Pacific subsea fiber-optic telecommunication cables under the shoreline at Kahe Point Beach Park, continuing under the former O'ahu Railway & Land Company right-of-way and train tracks, and Farrington Highway to the existing CLS facility, located on a portion of a 21-acre non-shoreline lot zoned AG-2 General Agricultural District, located at 92-384 Farrington Highway, and identified as Tax Map Key 9-2-049: Portion of 001, 002, and 005; 9-2-051: Portion of 001, 010, and 011 (the "Project"); and

WHEREAS, on December 5, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members, and three members of the public attended or logged into the public hearing and provided oral testimony; and

WHEREAS, on February 2, 2026, within 60 calendar days after the close of the public hearing (the Applicant having requested a 15-day extension of the 45-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26, 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 _____, by Departmental Communication No. _____ and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

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

RESOLUTION

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, D, E-1 through E-10, and F 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 minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to issuance of any trenching, construction permit, or building permit ("BP") for the Project, the Applicant shall submit to the DPP written documentation from the State Historic Preservation Division ("SHPD") indicating the acceptance of the archaeological inventory survey that meets the standards of the Hawai'i Administrative Rules Chapter 13-276;

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

C. 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, 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 lighting fixtures 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. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

    b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

    c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

        (i) The U.S. Fish and Wildlife Service ("USFWS") and Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be

observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition C.7.c must be implemented.

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

D. 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. No importation of soil or structural 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. See https://www.oahuisc.org/print-materials/. All on-site 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 Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any 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 BP plans.

RESOLUTION

E. Prior to the issuance of a construction permit or BP, the Applicant shall obtain an approved Shoreline Setback Variance.

F. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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 Applicants demonstrate 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, 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. 60 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.

G. 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 permit approvals, which are subject to separate review and approval. The Applicants are 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.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Genevieve Rozhon, Environmental Resources Management, Inc., 500 Ala Moana Boulevard, Suite 7400, Honolulu, Hawai'i 96813; Laura Thielen, Director of the Department of Parks and Recreation; Dawn N. S. Chang, Chairperson, Department of Land and Natural Resources, Joel and Yolanda Ballesteros, 92-390 Farrington Highway, Kapolei, Hawaii 96707; 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 Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

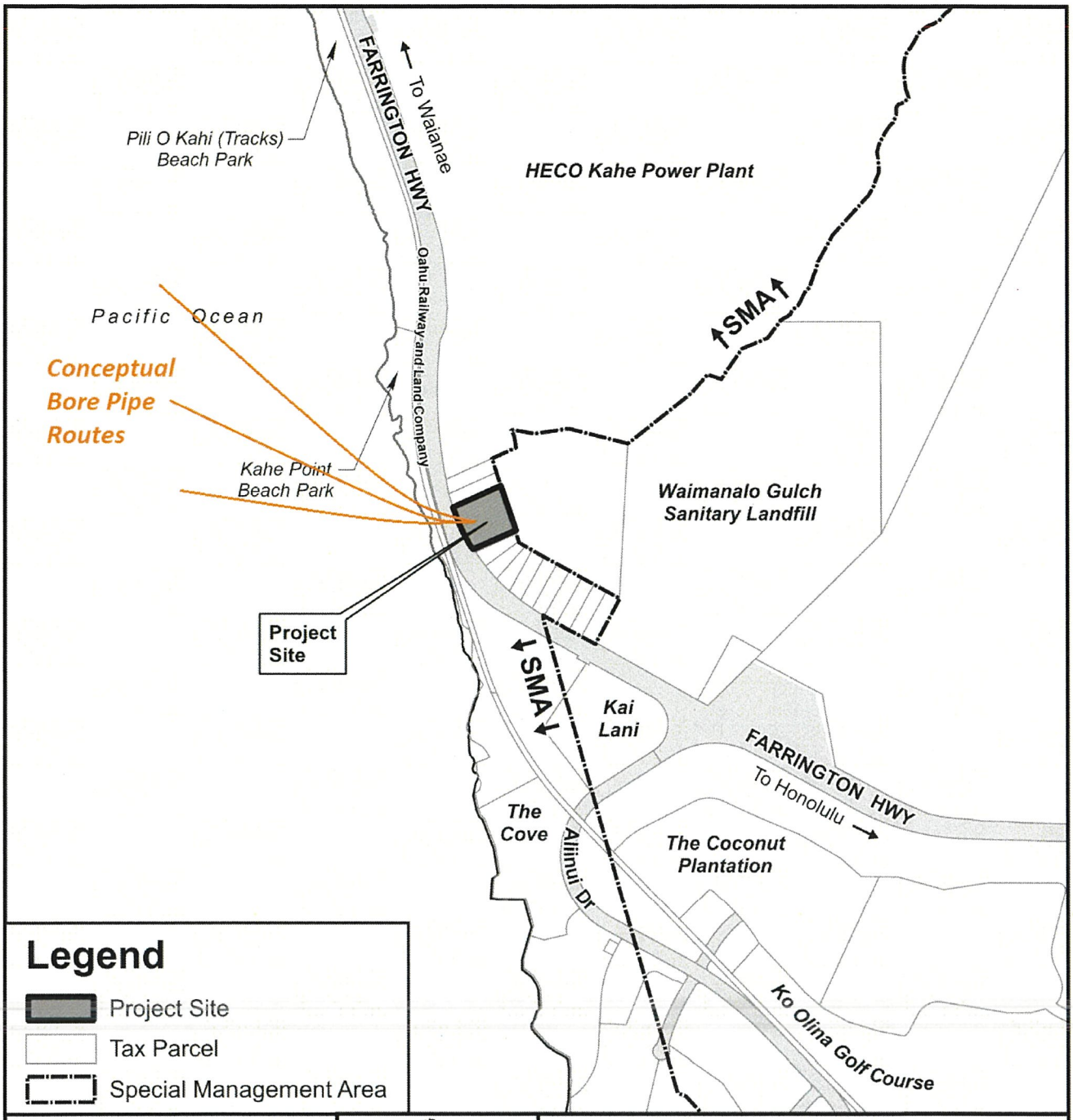
DATE OF INTRODUCTION: _____

_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



LOCATION MAP WITH SMA EWA

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

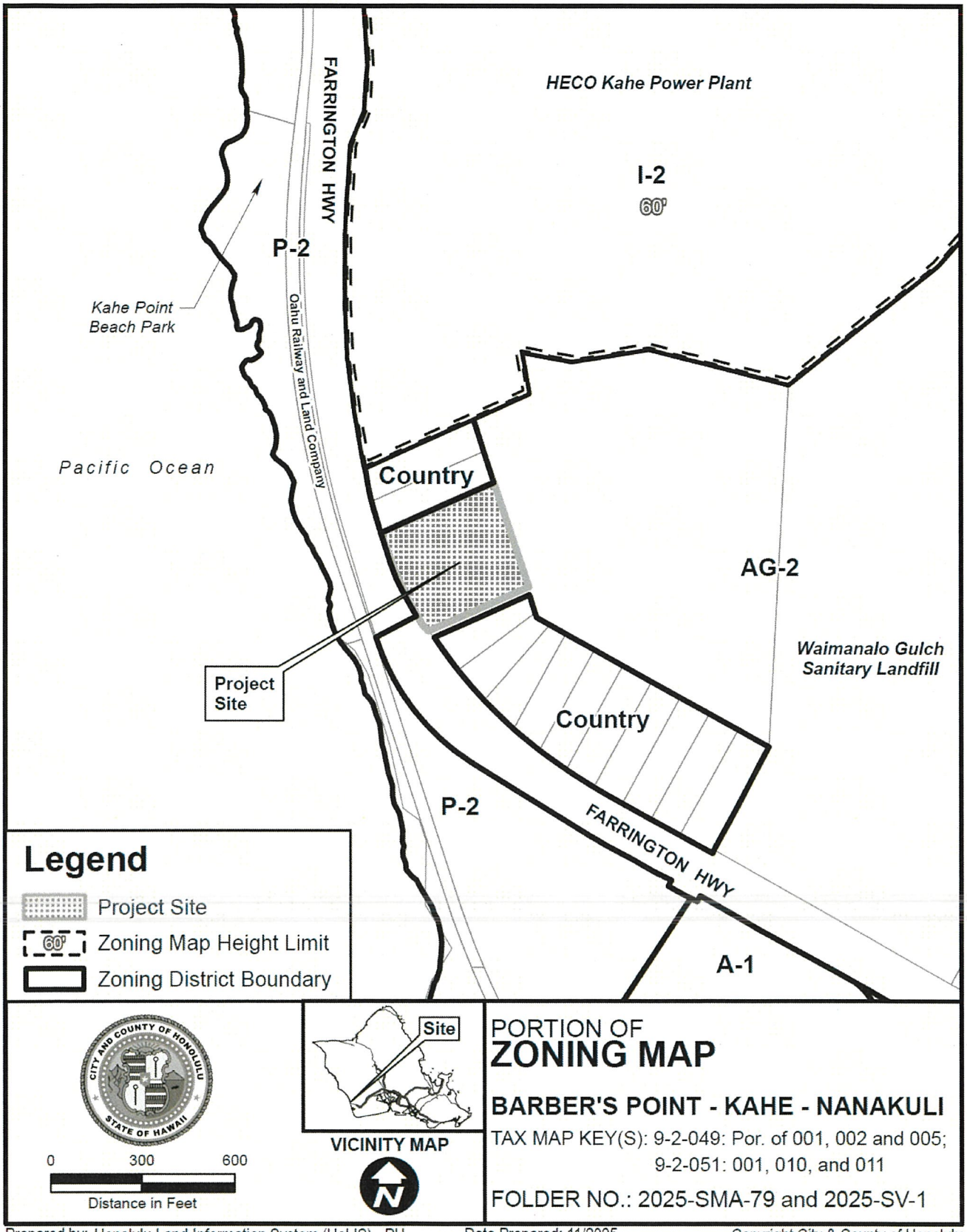
Date Prepared: 11/2025

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EXHIBIT A

EXHIBIT B

FILE NO.: 2025-SMA-79



PORTION OF
ZONING MAP

BARBER'S POINT - KAHE - NANAKULI

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

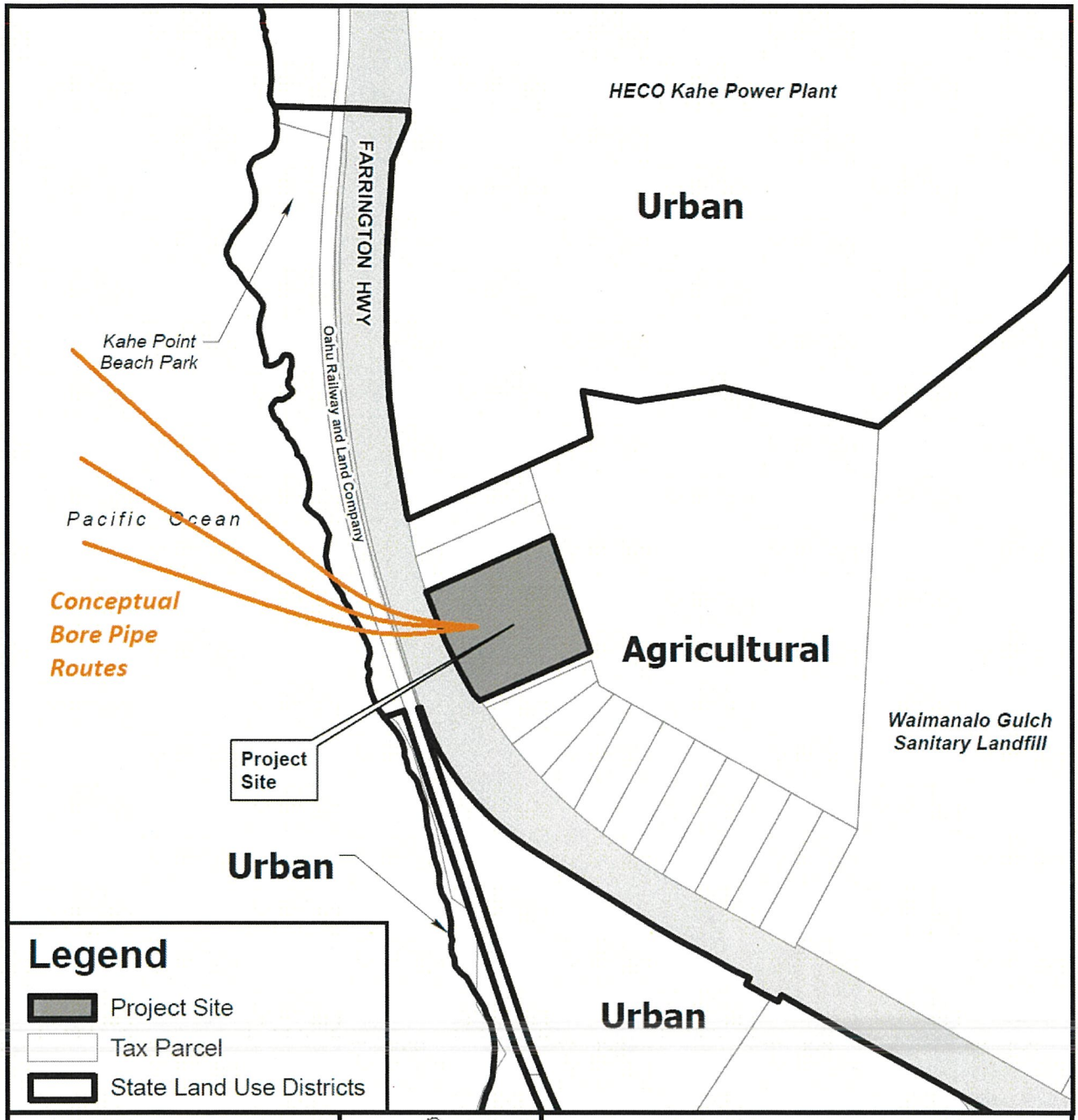
FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT C



Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT D

EXHIBIT E-1

FILE NOS.: 2025/SMA-79

2025/SV-1

HONOLULU COUNTY, O'AHU ISLAND, HAWAI'I
GENERAL LOCATION MAP

SITE LOCATION MAP

SITE VICINITY MAP

ABBREVIATIONS

DIA. – DIAMETER
EX – EXISTING
TYP – TYPICAL
MIN ELEV – MINIMUM ELEVATION
O.C. – ON CENTER
TBR – TO BE REMOVED
MSL – MEAN SEA LEVEL
FL – FLOW LINE
LOD – LIMITS OF DISTURBANCE
FND – FOUND
IP – IRON PIN
B/L – BUILDING LINE SETBACK
BLDG. – BUILDING
BLVD. – BOULEVARD
BRNG. – BEARING
C/L – CENTER LINE
CONC. – CONCRETE
DIA. – DIAMETER
DIST. – DISTANCE
ESMT. – EASEMENT
F.F. – FINISHED FLOOR
FDE. – FENCE
FL – FLOW LINE
GEN – GENERATOR
G/R – GAS REGULATOR
HC – HANDICAPPED
M – MEASURED DIMENSION
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.O.M. – POINT OF MEASUREMENT
P.O.T. – POINT OF TERMINATION
PED. – PEDESTAL
PLTR. – PLANTER
R – RECORD DIMENSION
R.O.W – RIGHT-OF-WAY
RD – ROOF DRAIN
RET. – RETAINING
SAN. – SANITARY
STAT. – STATUTORY
TR – TOP OF RIM
TRANS – TRANSFORMER
TYP. – TYPICAL
U/C – UTILITY CABINET
U/G – UNDERGROUND
W/ – WITH
UNDERGROUND SERVICE

LIST OF DRAWINGS

DRAWING NO.	TITLE	REVISION
1	COVER	0
2	LIST OF DRAWINGS, LOCATION MAPS, AND ABBREVIATIONS	0
3	NOTES	0
4	EXISTING CONDITIONS PLAN – OVERVIEW	0
5	EXISTING CONDITIONS PLAN – ONSHORE CABLE LANDING SITE	0
6	ESCP – ONSHORE CABLE LANDING SITE	0
7	PROPOSED CONDITIONS PLAN – OVERVIEW	0
8	PROPOSED CONDITIONS PLAN – ONSHORE CABLE LANDING SITE	0
9	HDD PLAN & PROFILE – BORE 1	0
10	HDD PLAN & PROFILE – BORE 2	0
11	HDD PLAN & PROFILE – BORE 3	0
12	DETAILS – ESCP	0
13	DETAILS – ESCP	0
14	DETAILS – PROPOSED CONSTRUCTION	0

DRAWING NUMBER WHERE DETAIL IS PRESENTED
DETAIL DESIGNATION
DRAWING NUMBER WHERE DETAIL IS IDENTIFIED

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

SIGNATURE

EXPIRATION DATE OF THE LICENSE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

LIST OF DRAWINGS, LOCATION MAPS, AND ABBREVIATIONS

HAWAII SUBMARINE CABLE USA LLC

KAPOLEI HI 96707

SCALE	AS NOTED	DRAWN BY	AF/MA	PROJECT NUMBER	0736833	SHEET NO.	2
DATE	04/25	CHK'D BY	FDD				

Environmental Resources Management

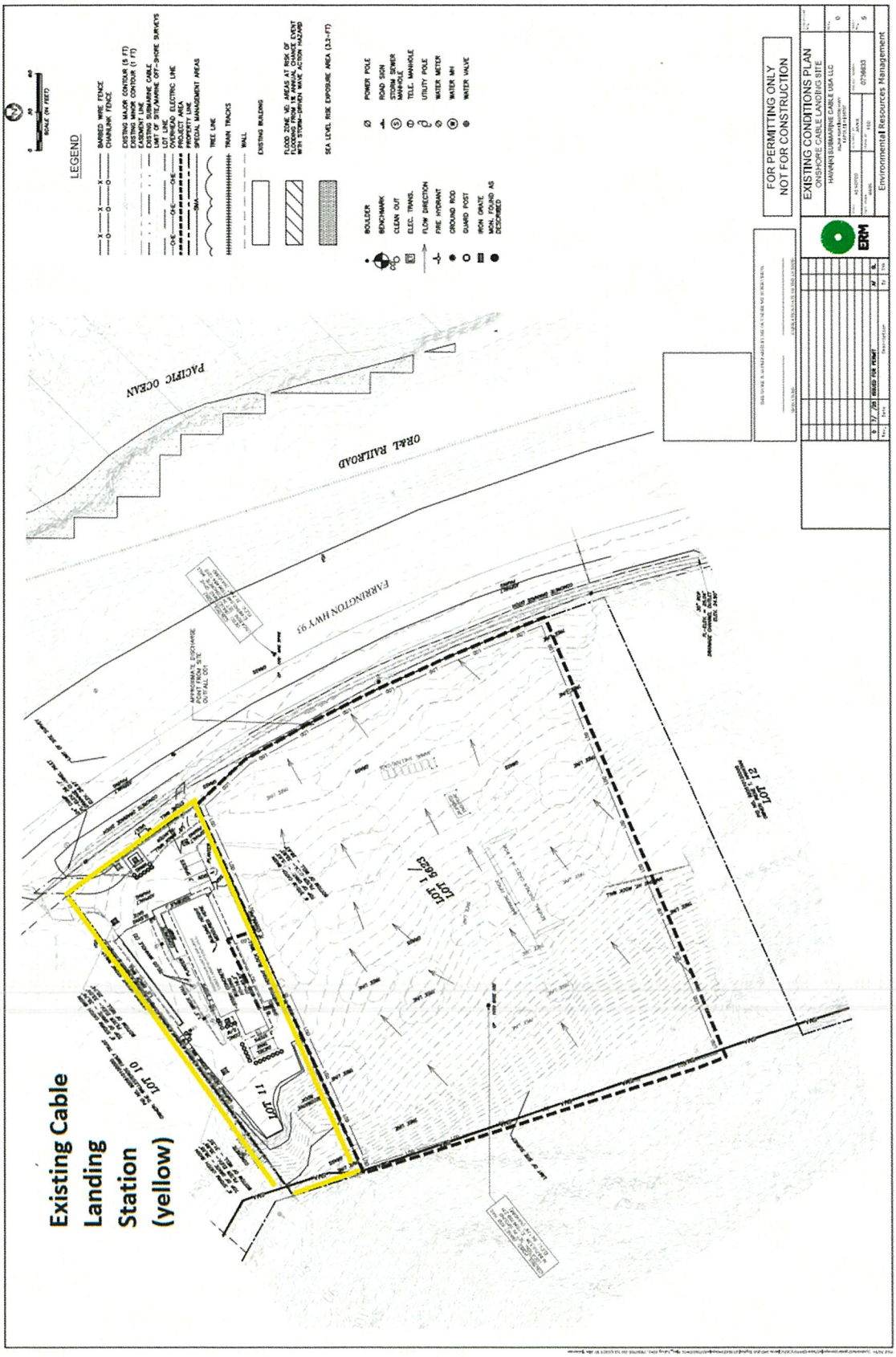


EXHIBIT E-2

FILE NOS.: 2025/SMA-79

2025/SV-1

EXHIBIT E-3

FILE NOS.: 2025/SMA-79

2025/SV-1

EXHIBIT E-4

FILE NOS.: 2025/SMA-79

2025/SV-1

HDD 1 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2839'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2866'	EXIT TANG. =	36'
ENTRY CURVE =	461'			EXIT CURVE =	296'
HORIZ.-TANG =	1916'			HORIZ.-TANG =	1916'
RADIUS =	1,200'			RADIUS =	1,200'

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	BL

ERM

HDD PLAN & PROFILE - BORE 1

HAWAIKI SUBMARINE CABLE USA LLC

Environmental Resources Management

0736533

EXHIBIT E-5

FILE NOS.: 2025/SMA-79

2025/SV-1

HDD 2 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2745'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2772'	EXIT TANG. =	40'
ENTRY CURVE =	461'			EXIT CURVE =	290'
HORIZ.-TANG =	1824'			HORIZ.-TANG =	1824'
RADIUS =	1,200'			RADIUS =	1,200'

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

SIGNATURE EXPIRATION DATE OF THIS LICENSE

Rev.	Date	Description	By	Chk
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

HDD PLAN & PROFILE - BORE 2

HAWAIKI SUBMARINE CABLE USA LLC

SCALE: AS NOTED	DESIGNED BY: AF	PROJECT NUMBER: 0736633	SHEET NO.: 10
DATE: 4/14/25	DRAWN BY: PDS		

Environmental Resources Management

EXHIBIT E-6 FILE NOS.: 2025/SMA-79 2025/SV-1

HDD 3 PROFILE

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

ENTRY- CURVE DATA		PROJECT INFORMATION		EXIT- CURVE DATA	
ENTRY ANGLE =	15°	HORIZ. DISTANCE =	2689'	EXIT ANGLE =	15°
ENTRY TANG. =	157'	CURV. DISTANCE =	2716'	EXIT TANG. =	19'
ENTRY CURVE =	461'			EXIT CURVE =	311'
HORIZ.-TANG =	1768'			HORIZ.-TANG =	1768'
RADIUS =	1,200'			RADIUS =	1,200'

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

SIGNATURE — EXPIRATION DATE OF THIS LICENSE

Rev.	Date	Description	By	Chk.
0	7/ /25	ISSUED FOR PERMIT	AF	SL

ERM

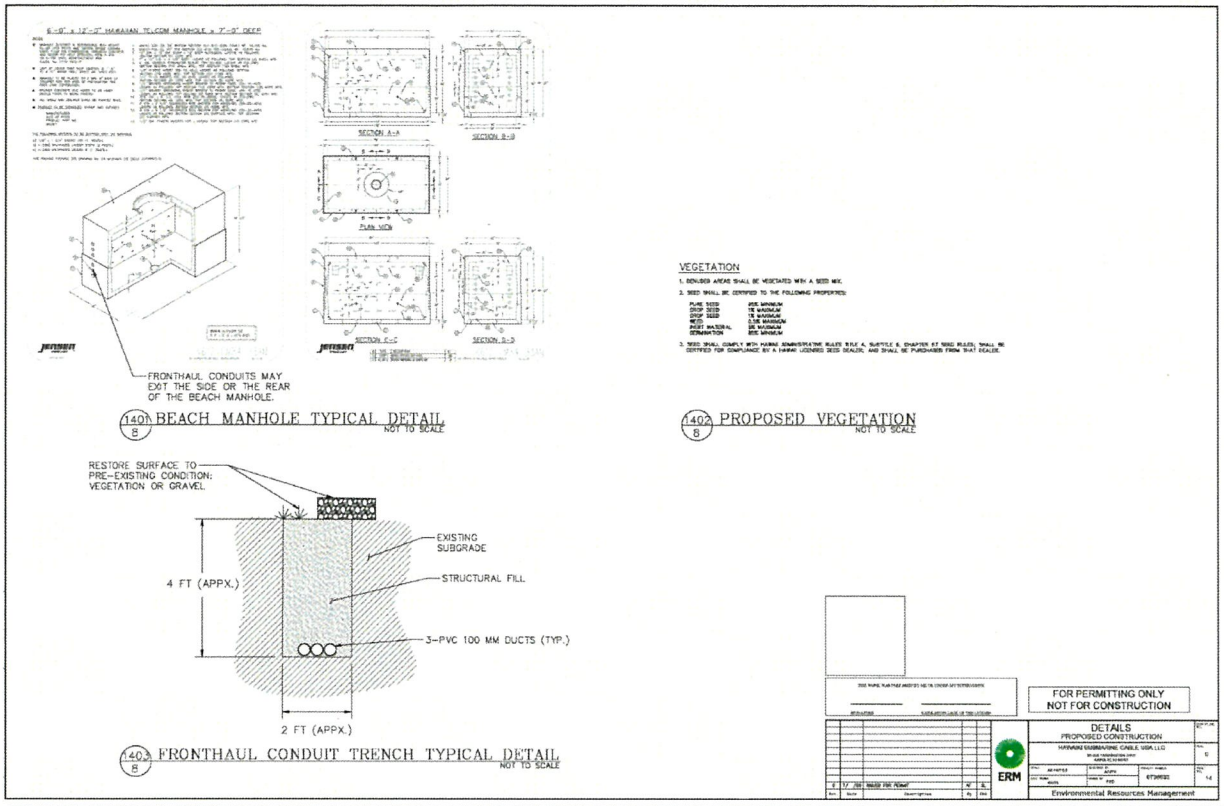
HDD PLAN & PROFILE - BORE 3

HAWAIKI SUBMARINE CABLE USA LLC
90-956 FARRINGTON HWY
KAPOLEI, HI 96707

SCALE	AS NOTED
DATE DRAWN	4/14/25
SURVEYED BY	AF
DRAWN BY	PDD
PROJECT NUMBER	0736633

REVISION NO. 0
SHEET NO. 11

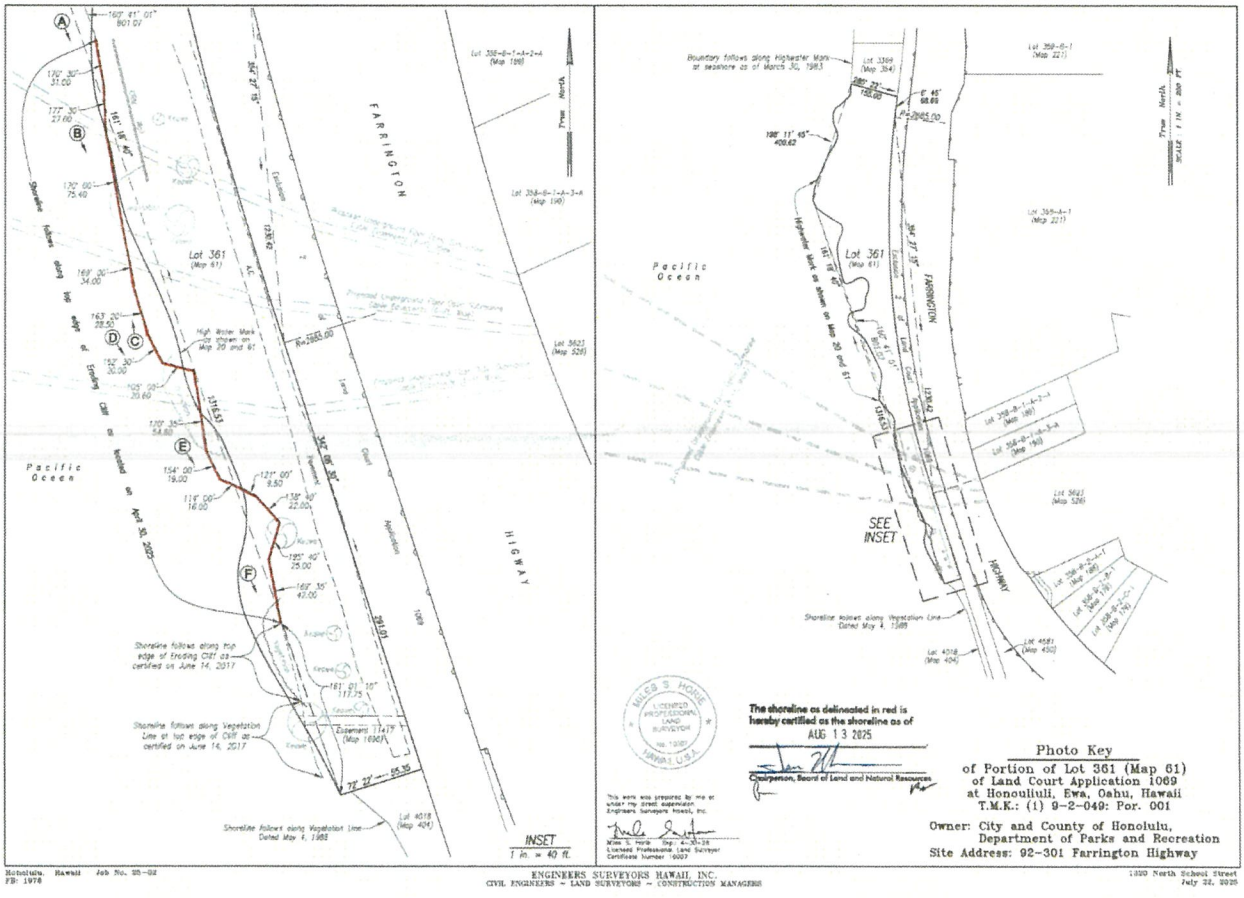
Environmental Resources Management



(140) B BEACH MANHOLE TYPICAL DETAIL NOT TO SCALE

(140) B PROPOSED VEGETATION NOT TO SCALE

(140) B FRONTHAUL CONDUIT TRENCH TYPICAL DETAIL NOT TO SCALE



Honolulu, Hawaii Job No. 25-02
FB: 1978

ENGINEERS SURVEYORS HAWAII, INC.
CIVIL ENGINEERS - LAND SURVEYORS - CONSTRUCTION MANAGERS

1330 North School Street
July 22, 2025

EXHIBIT E-7 FILE NOS.: 2025/SMA-79

2025/SV-1

Lot 361
Kahe Beach Park
92-301 Farrington Highway
T.M.K.: (1) 9-2-49:1
April 30, 2025 11am

Photo C



Photo D



EXHIBIT E-8 **FILE NOS.: 2025/SMA-79**
2025/SV-1

Lot 361
Kahe Beach Park
92-301 Farrington Highway
T.M.K.: (1) 9-2-49:1
April 30, 2025 11am

Photo A

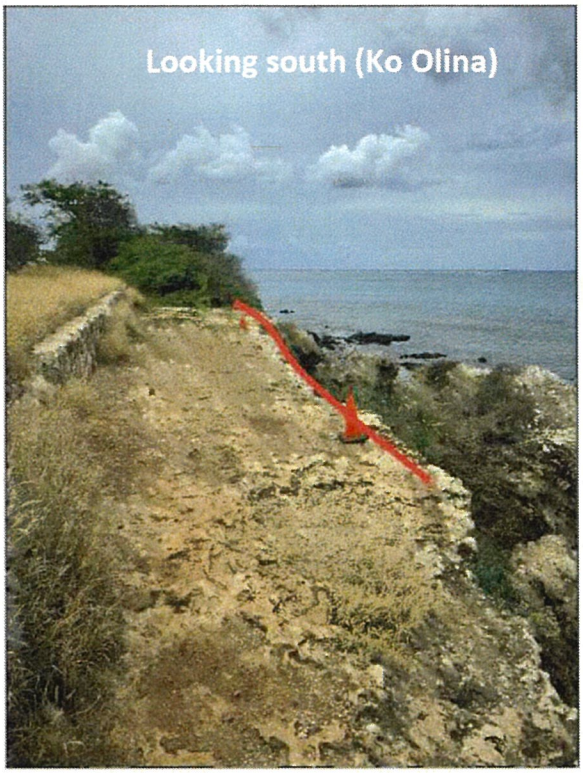


Photo B



EXHIBIT E-9 **FILE NOS.: 2025/SMA-79**
2025/SV-1



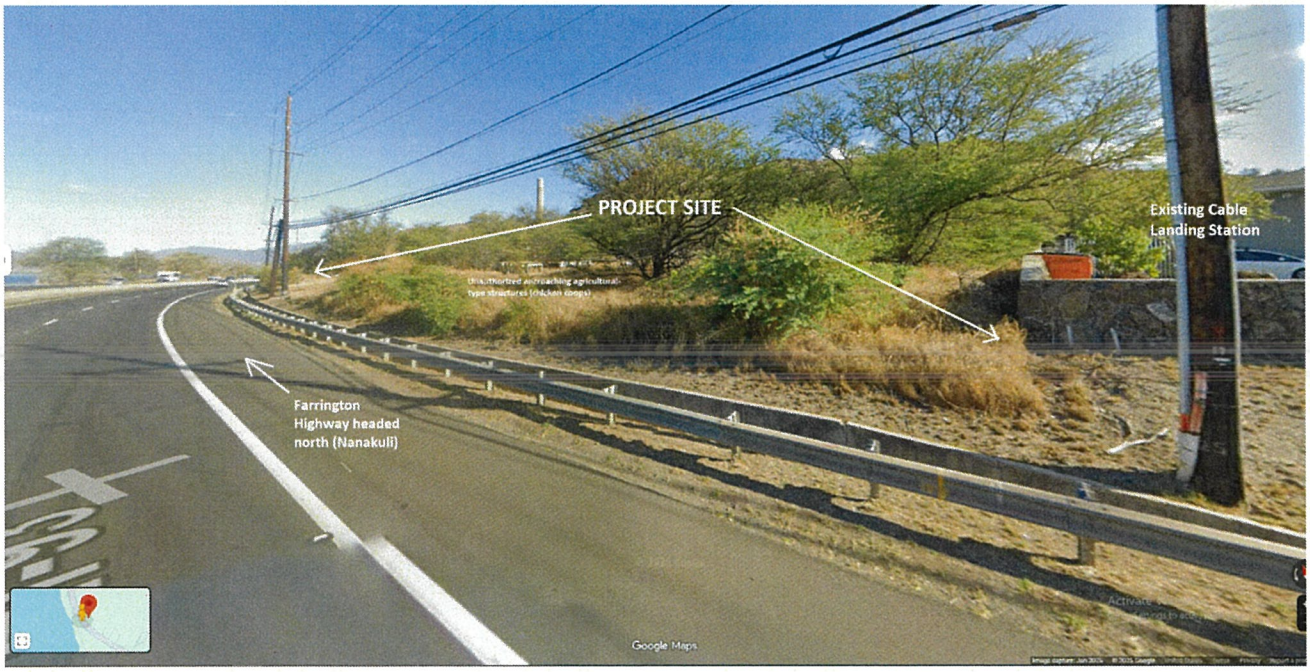


EXHIBIT E-10

FILE NO.: 2025/SMA-79

2025/SV-1

Flood Hazard Zones:

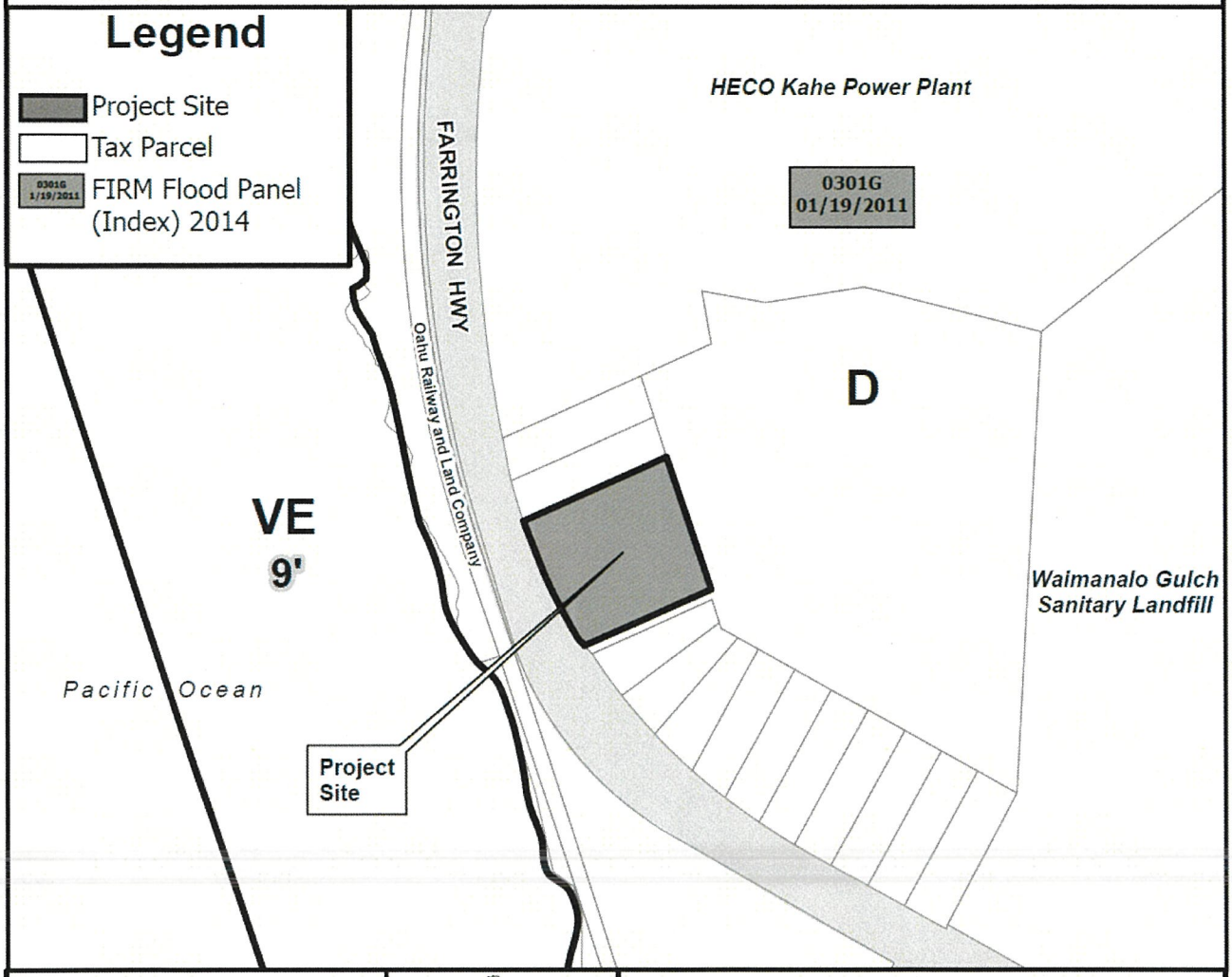
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

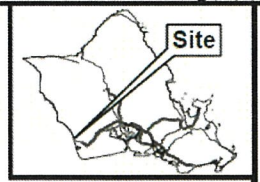
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone D = Areas in which flood hazards are undetermined, but possible.





VICINITY MAP

0 300 600

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0301G

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

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EXHIBIT F

WETLAND MAP (U.S. Fish and Wildlife Service)

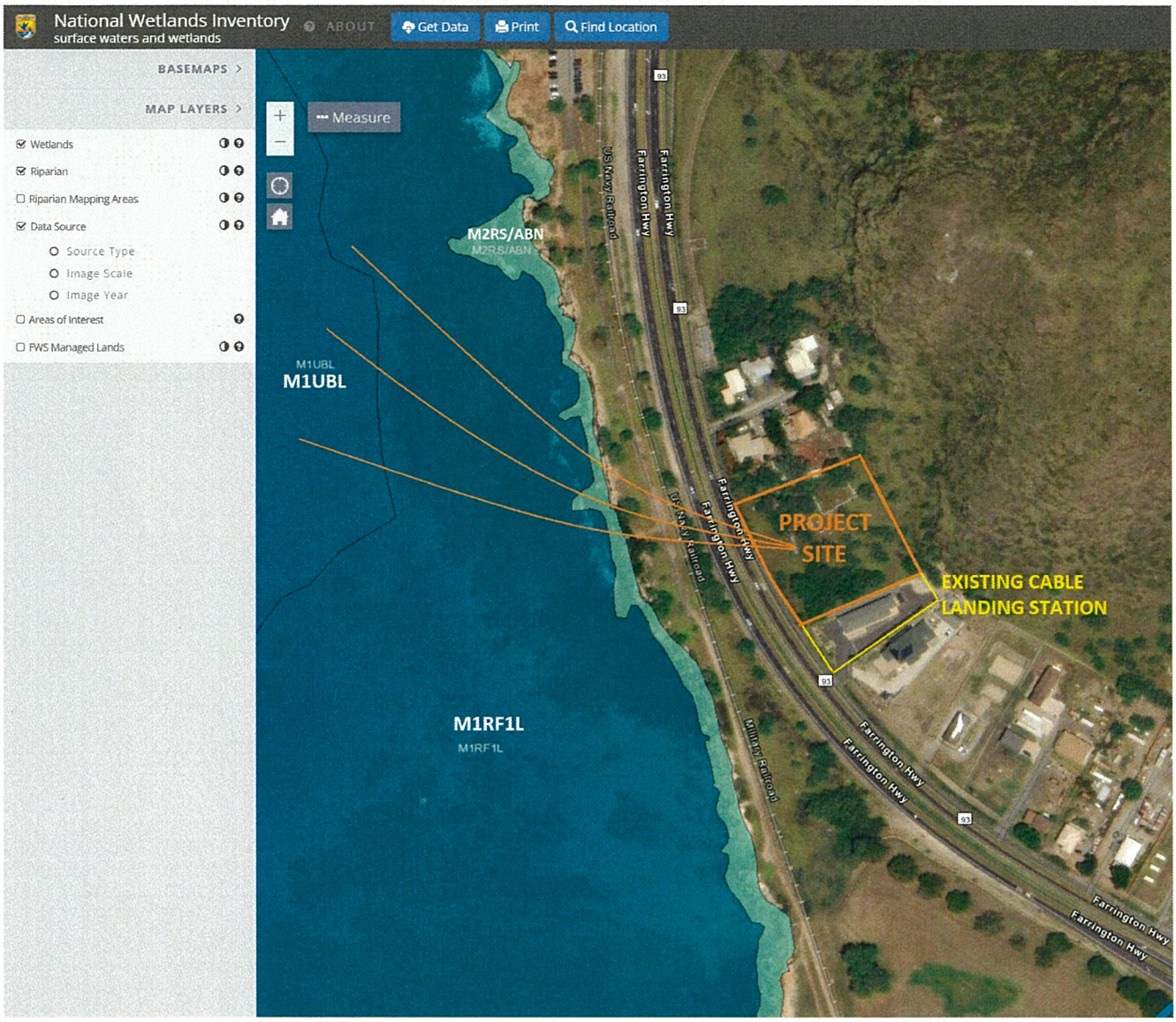
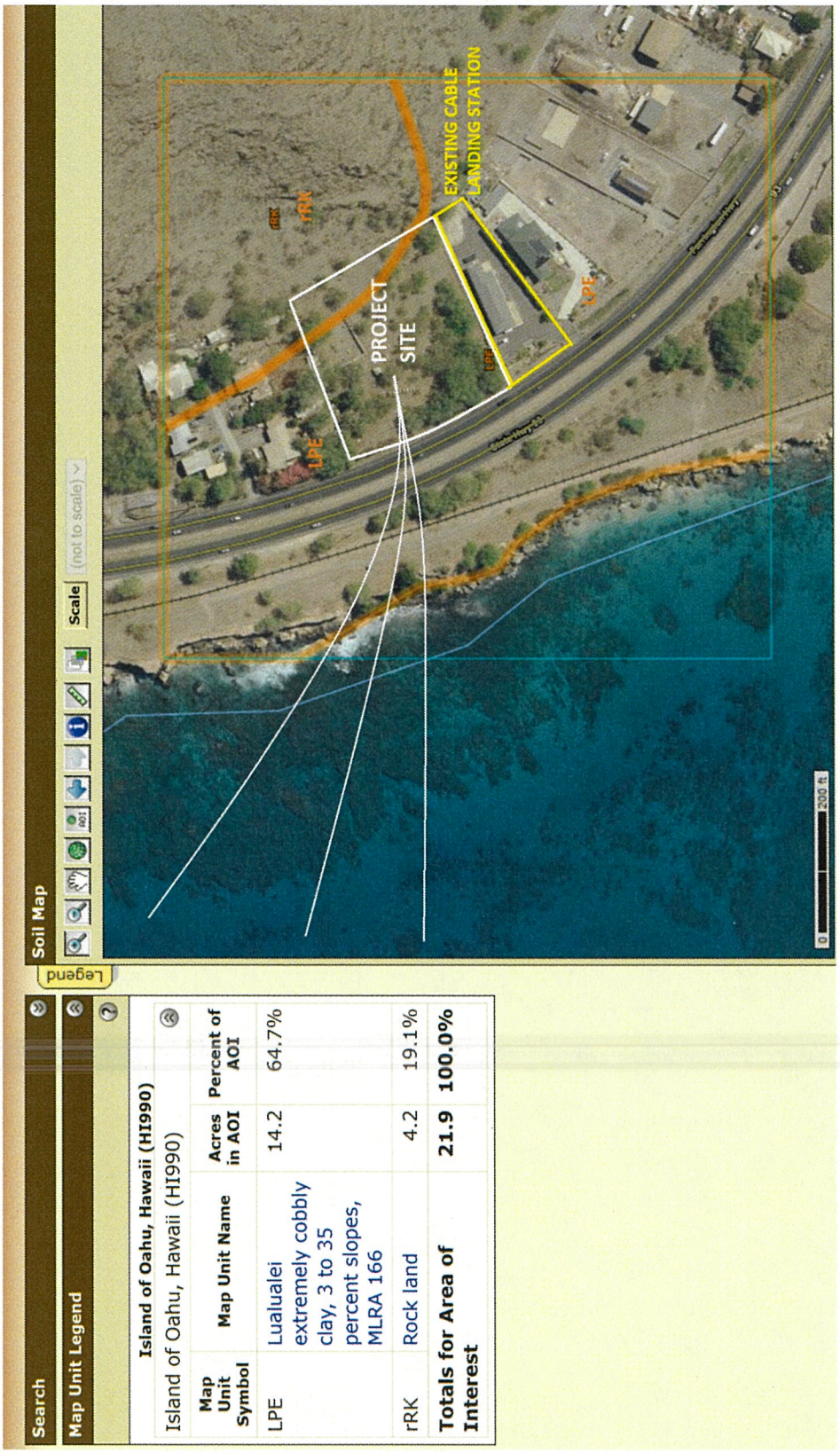


EXHIBIT G **FILE NO.: 2025/SMA-79**
2025/SV-1

SOILS MAP (U.S. Department of Agriculture)



Island of Oahu, Hawaii (HI990)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LPE	Lualualei extremely cobbly clay, 3 to 35 percent slopes, MLRA 166	14.2	64.7%
rRK	Rock land	4.2	19.1%
Totals for Area of Interest		**21.9**	**100.0%**

EXHIBIT H FILE NO.: 2025/SMA-79
2025/SV-1

SEA LEVEL RISE MAP (3.2 ft. of SLR – Related High Wave Flooding by 2100)

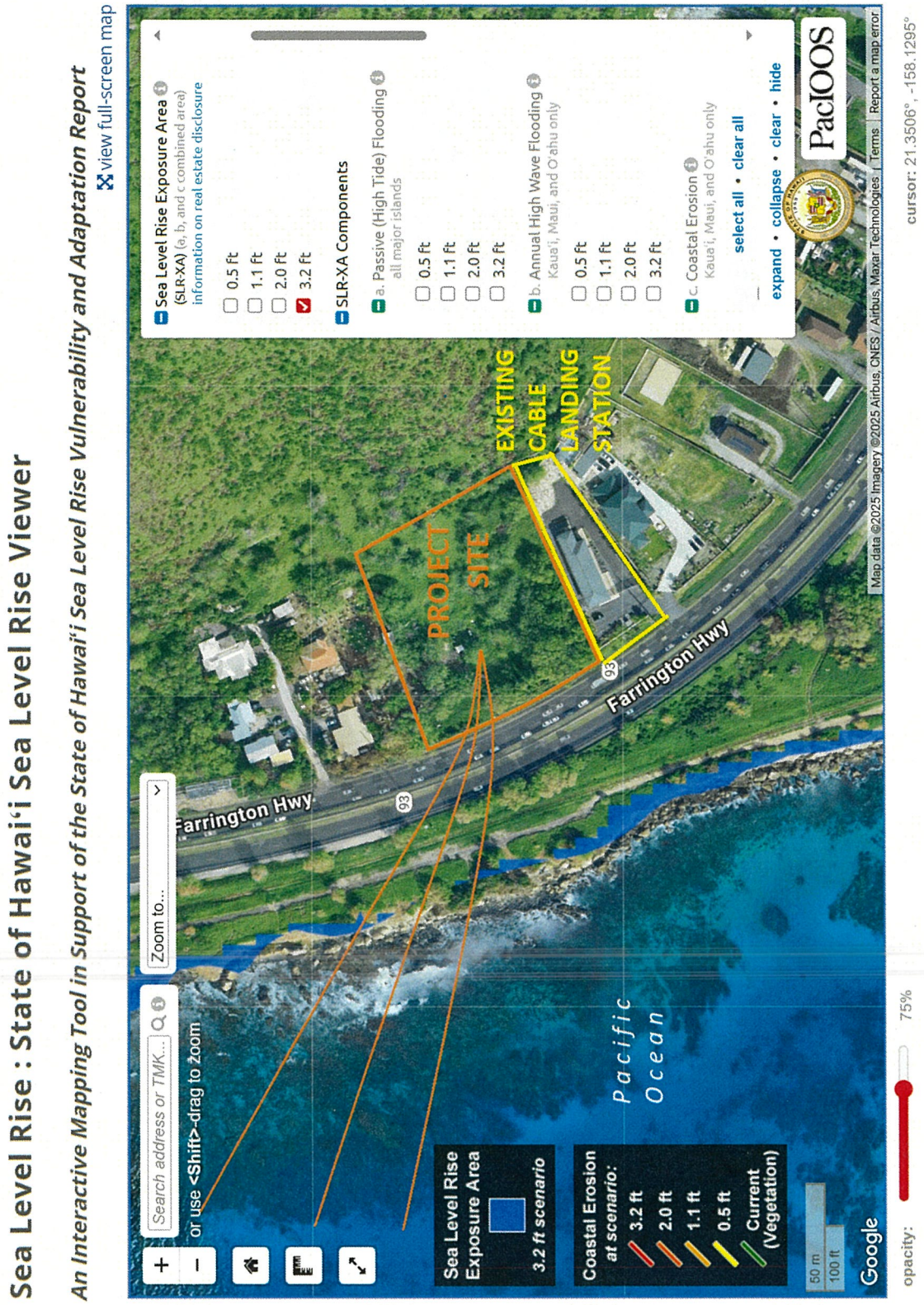


EXHIBIT I **FILE NO.: 2025/SMA-79**
2025/SV-1

EXHIBIT J

FILE NO.: 2025/SMA-79

National Hurricane Center
Storm Surge Risk Maps (v4)

Category 1 | Category 2 | Category 3 | Category 4 | Category 5

This is not a real-time product. For active tropical cyclones, please see hurricanes.gov and consult local products issued by the National Weather Service

This national depiction of storm surge flooding vulnerability helps people living in hurricane-prone coastal areas. These maps make it clear that storm surge is not just a beachfront problem, with the risk of storm surge extending many miles inland from the immediate coastline in some areas. Storm Surge Risk Maps are provided for the US Gulf and East Coasts, Hawaii, Southern California, US territories - Puerto Rico, US Virgin Islands, Guam and American Samoa. Additional mapped areas include Hispaniola and parts of the Yucatan Peninsula.

Atlantic

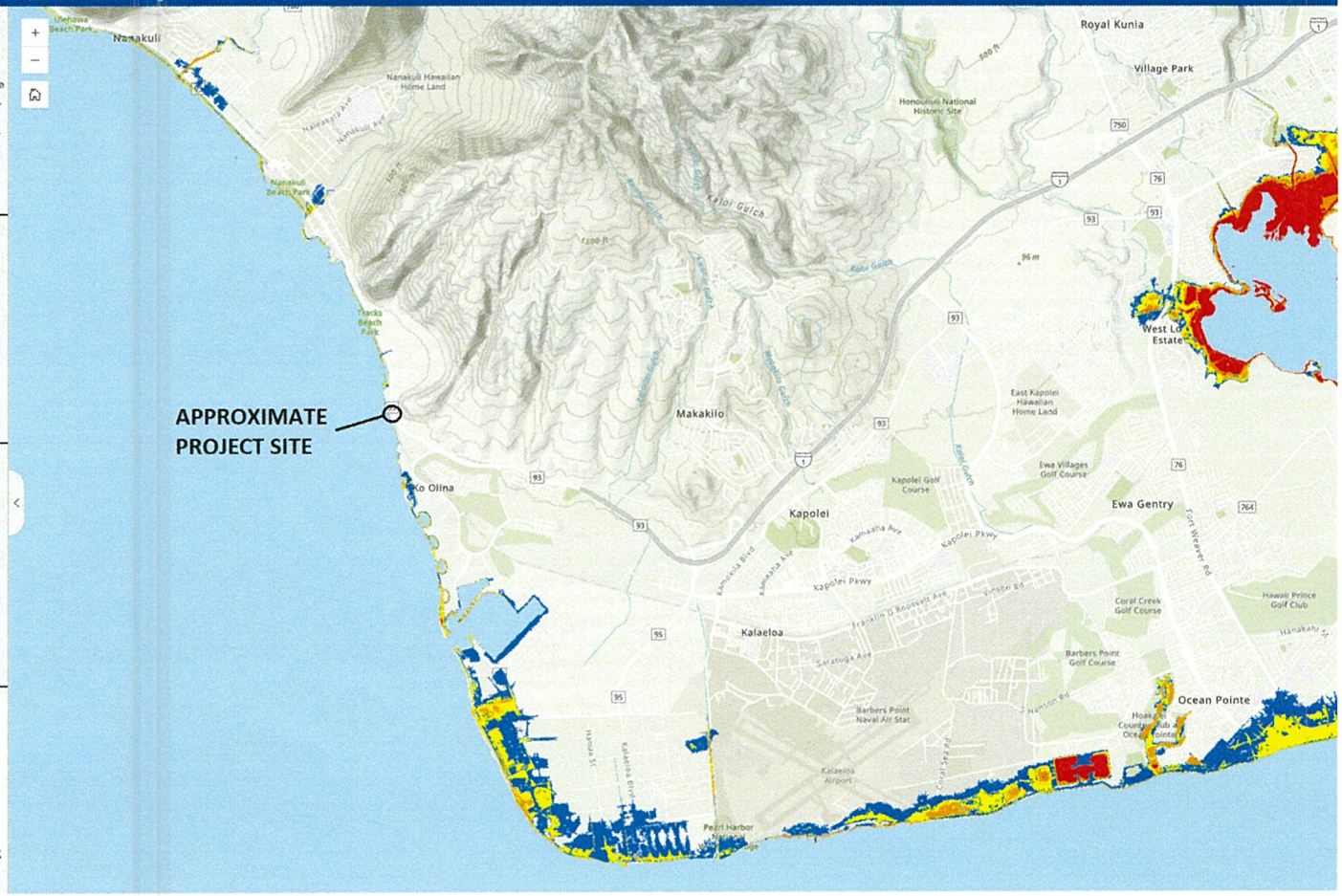
- US East and Gulf Coast
- Puerto Rico and USVI
- Hispaniola
- Yucatan

Pacific

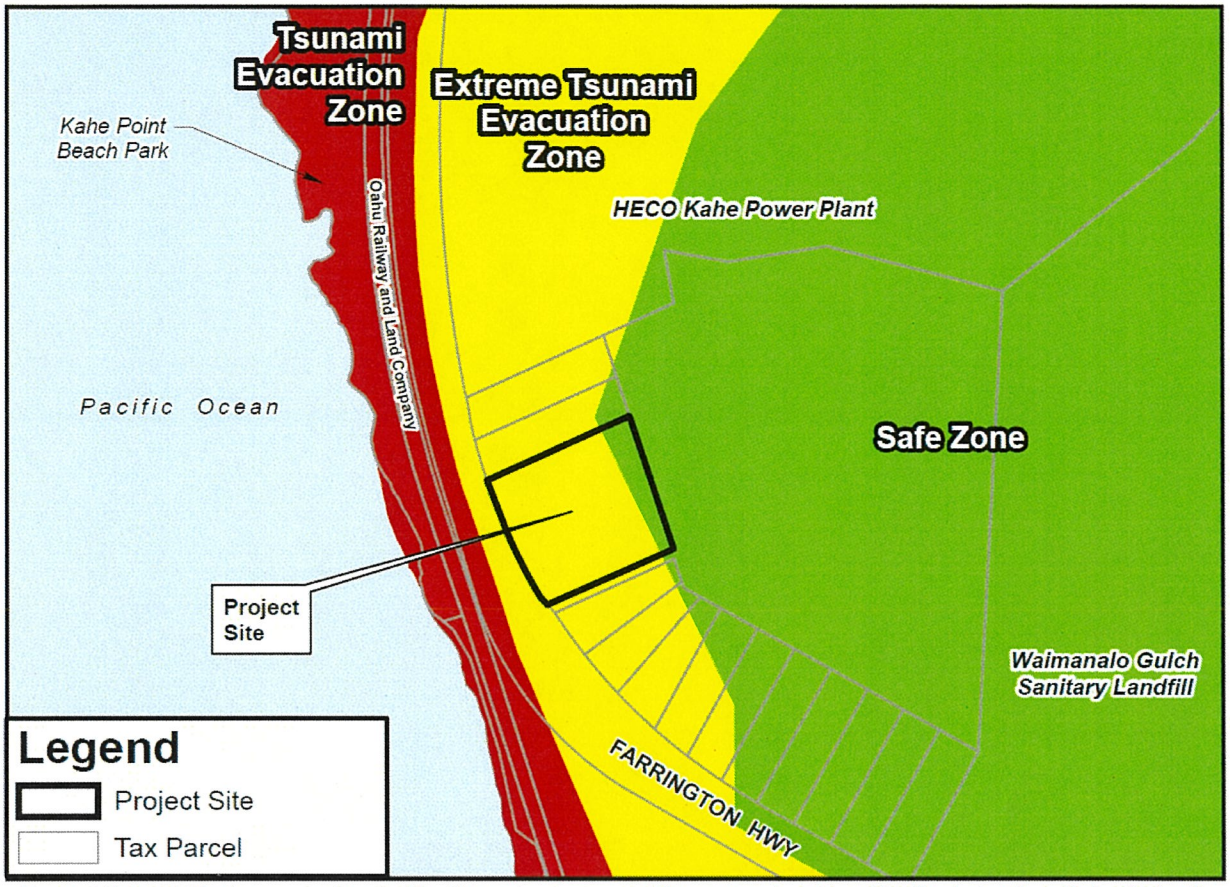
- Hawaii (category 1-4)
- Southern California (category 1-2)
- Guam
- American Samoa

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground
- Leveed area
  Consult local officials for flood risk

Toggle Map Opacity



TSUNAMI EVACUATION MAP



- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

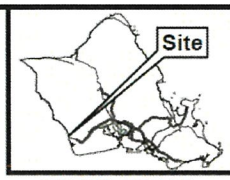
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 300 600
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
KAHE PT TO EWA BEACH
MAP 17 INSET 1

TAX MAP KEY(S): 9-2-049: Por. of 001, 002 and 005;
9-2-051: 001, 010, and 011

FOLDER NO.: 2025-SMA-79 and 2025-SV-1

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 11/2025

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EXHIBIT K

FILE NO.: 2025/SMA-79
2025/SV-1

CUMULATIVE PROJECTS RADIUS MAP

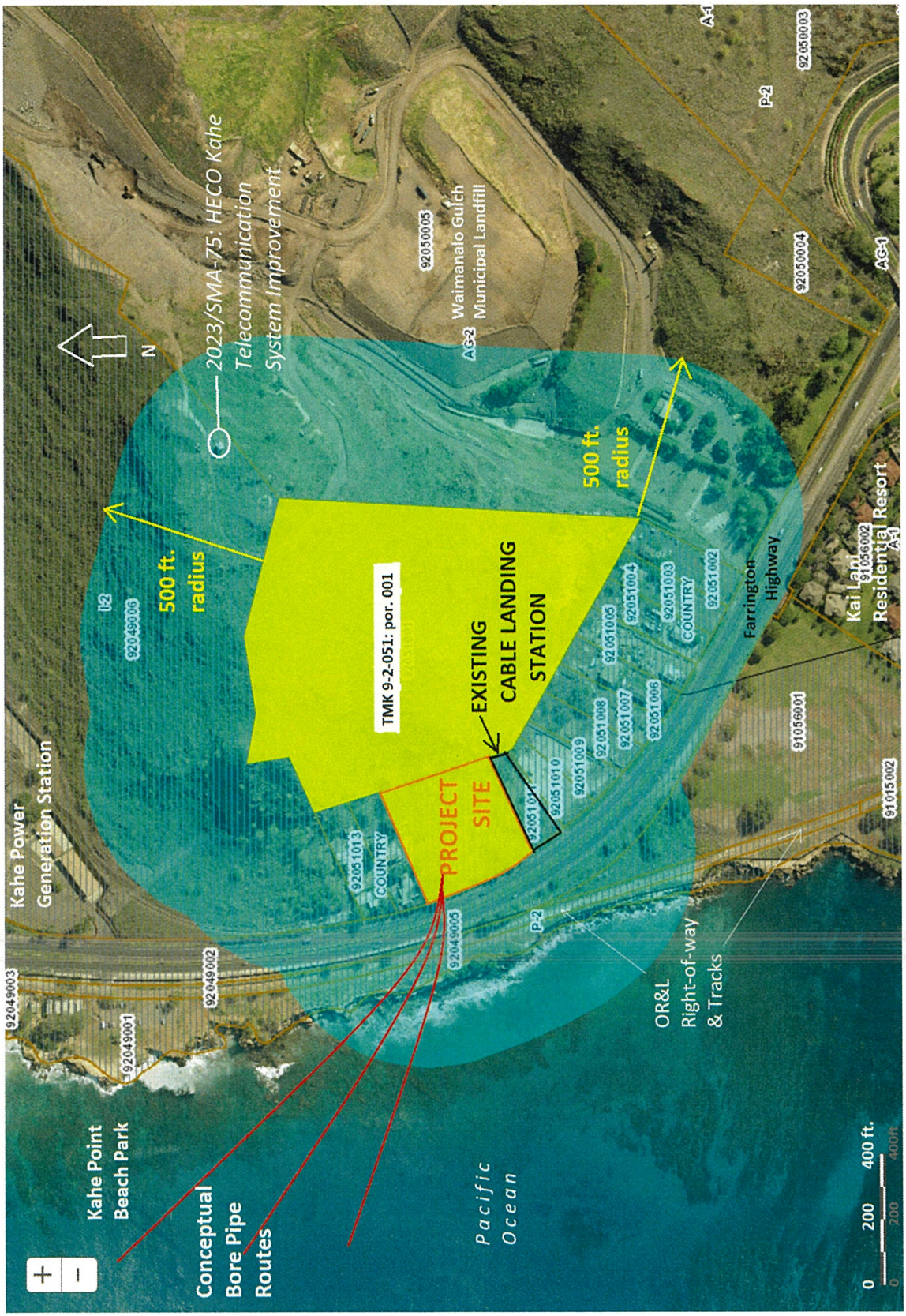


EXHIBIT L

FILE NO.: 2025/SMA-79
2025/SV-1