

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 26-29

RESOLUTION

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

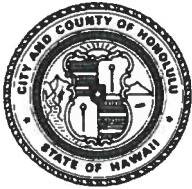
WHEREAS, on October 13, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2025-SMA-79) from Hawaiki Submarine Cable USA LLC ("Applicant") for a Special Management Area ("SMA") Major Permit and Shoreline Setback Variance to allow for the expansion of the existing 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 Statutes ("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 02/06/26, by Departmental Communication No. 66 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:



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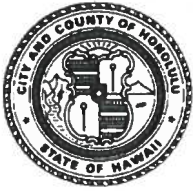
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- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C, D, E-1 through E-10, and F through L, attached hereto and incorporated by 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



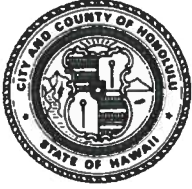
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property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

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



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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.

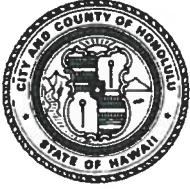
e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols 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;



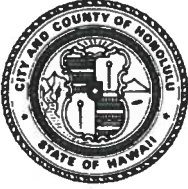
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2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, 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.



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- 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.



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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:



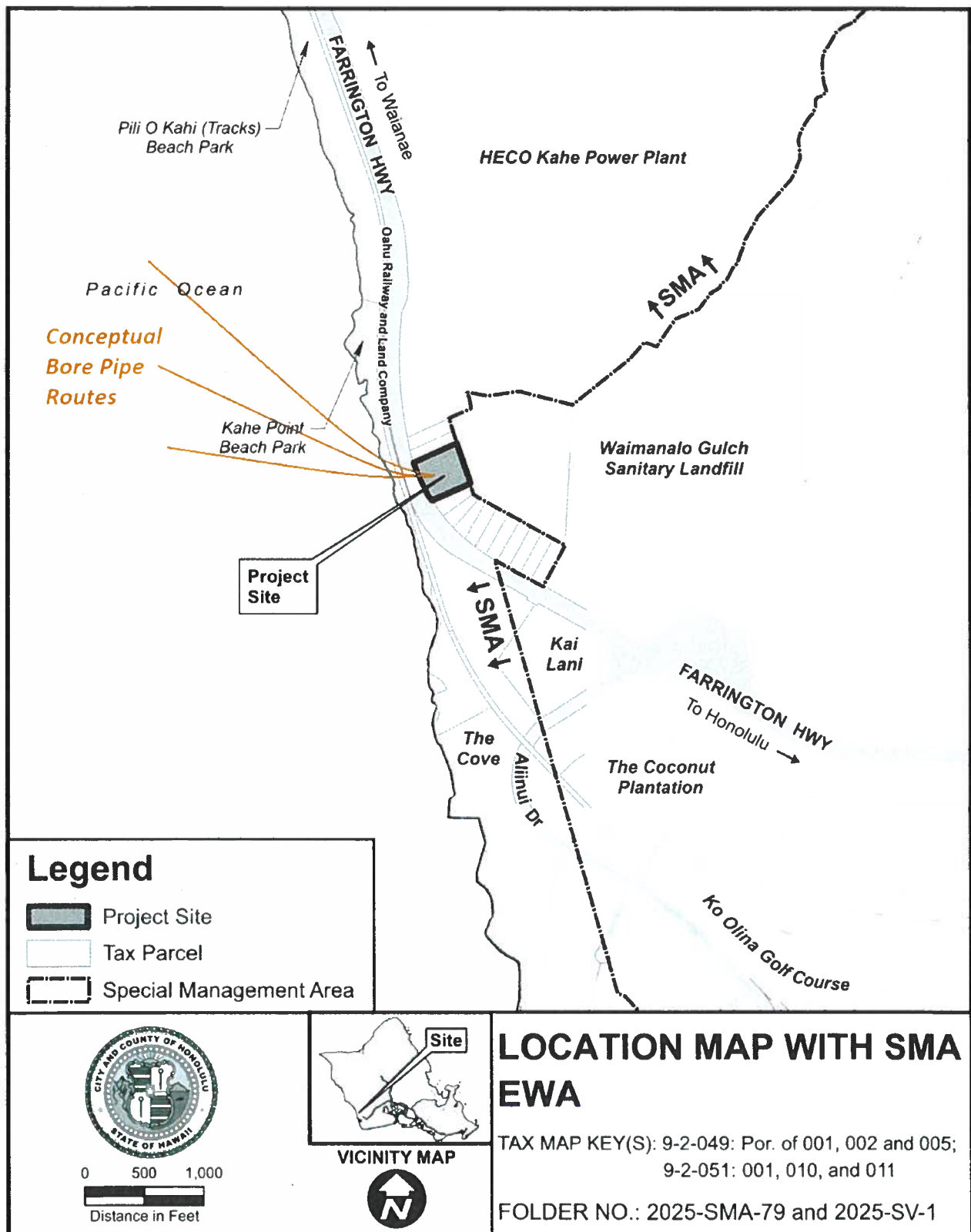
(br)

DATE OF INTRODUCTION:

FEB 11 2026

Honolulu, Hawai'i

Councilmembers



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

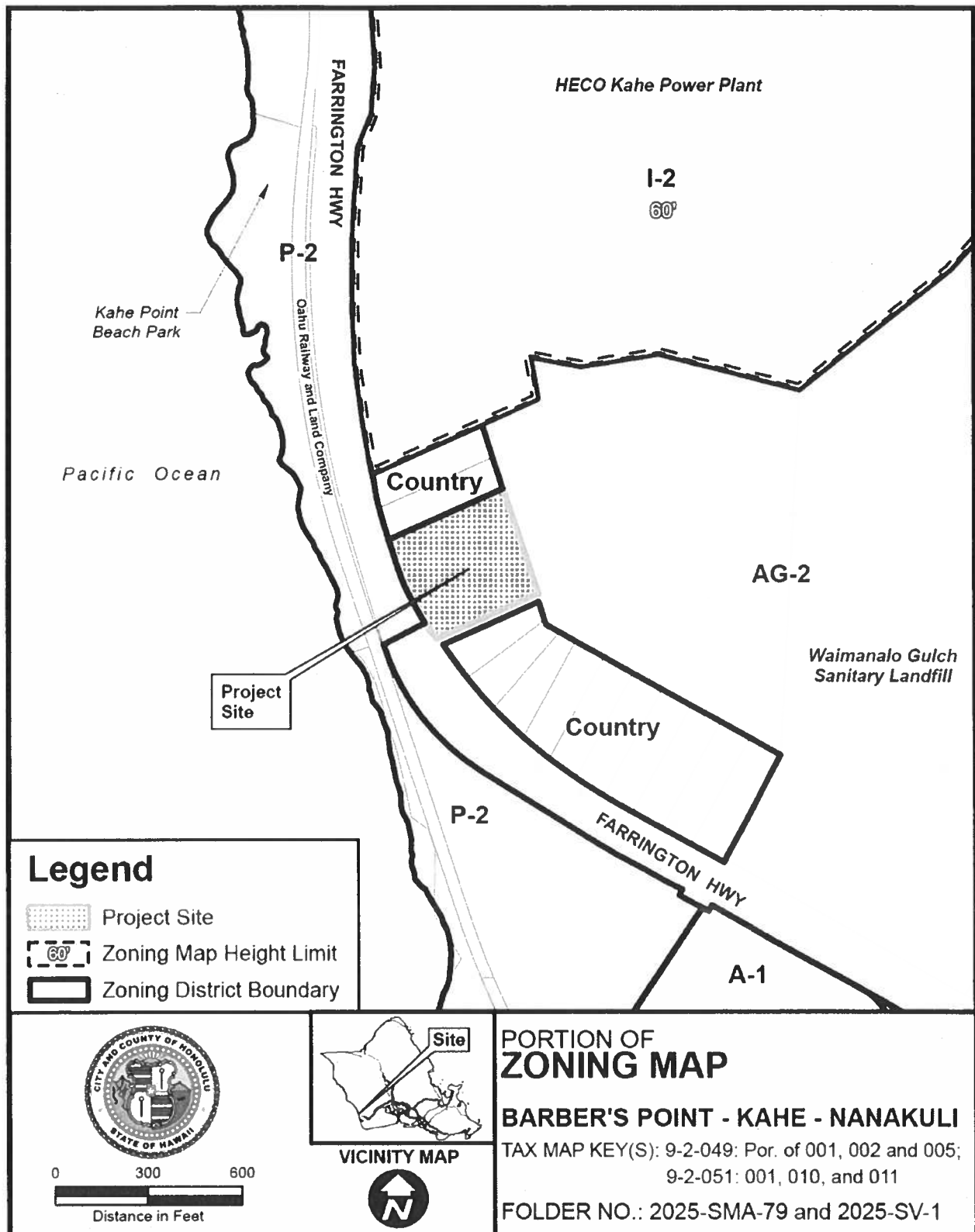
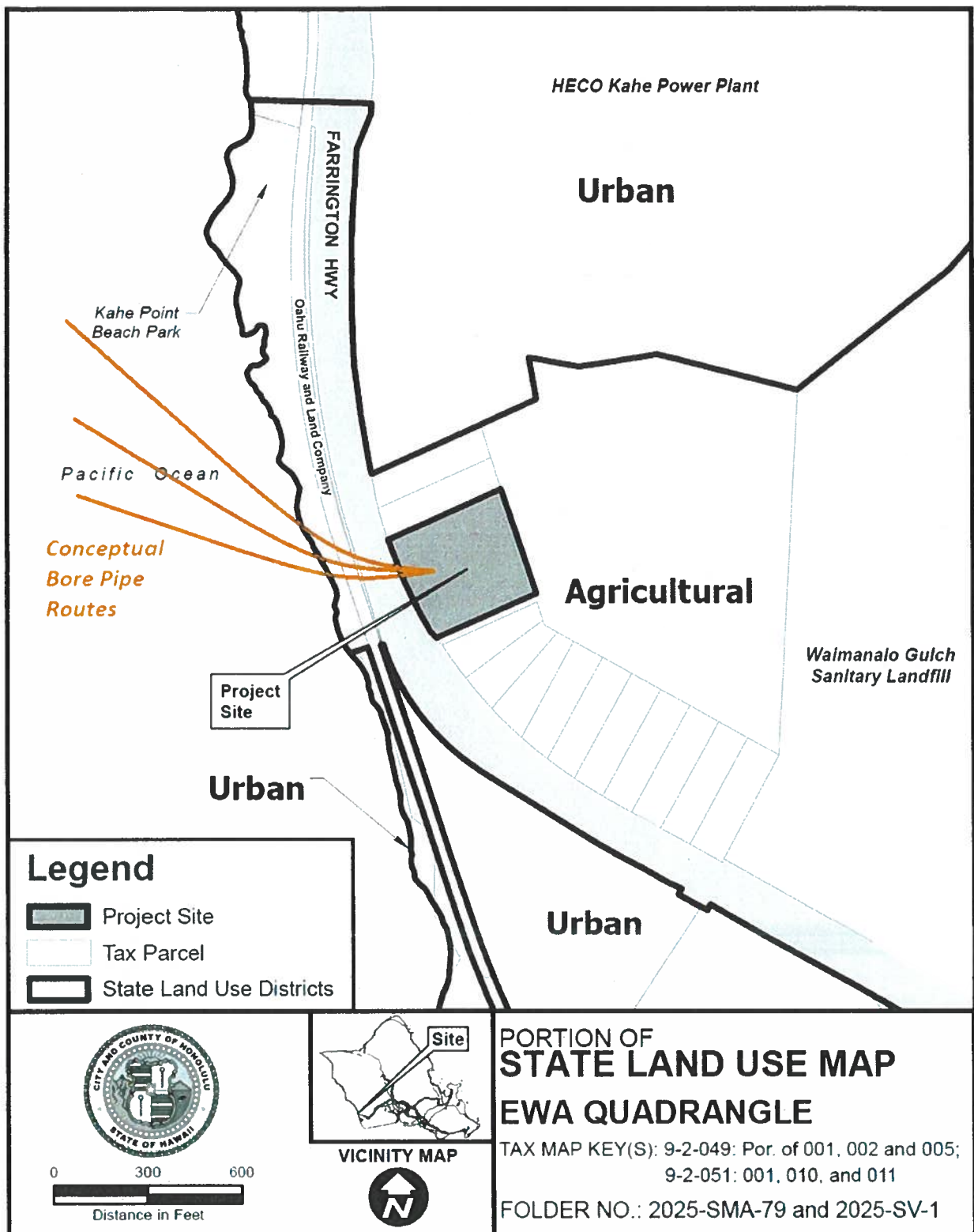


EXHIBIT C

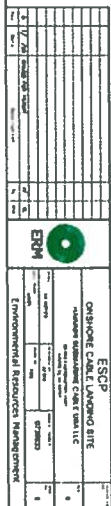


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EXHIBIT D







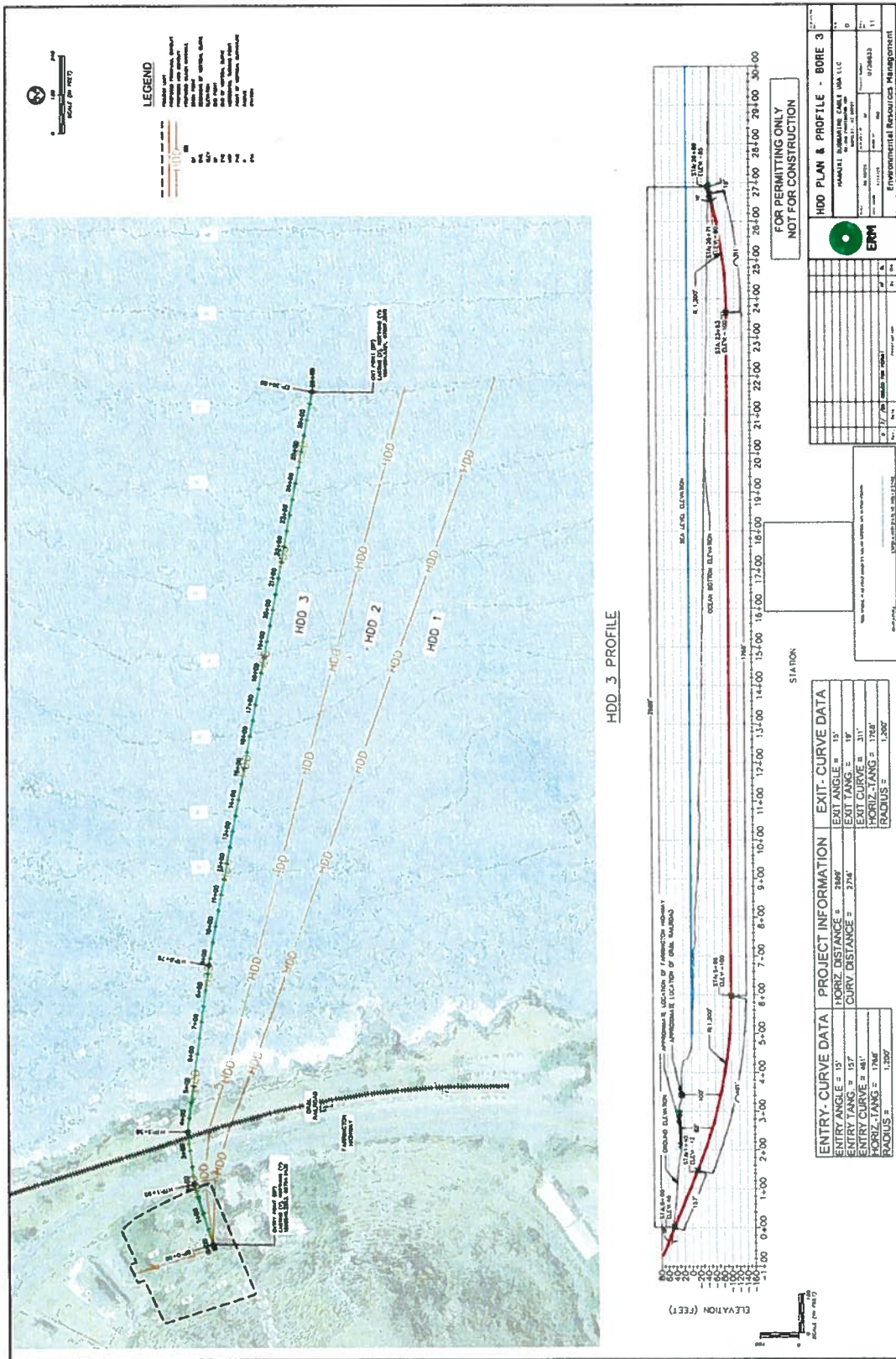


EXHIBIT E-6 FILE NOS.: 2025/SMA-79
2025/SV-1

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

Looking north (Waianae)

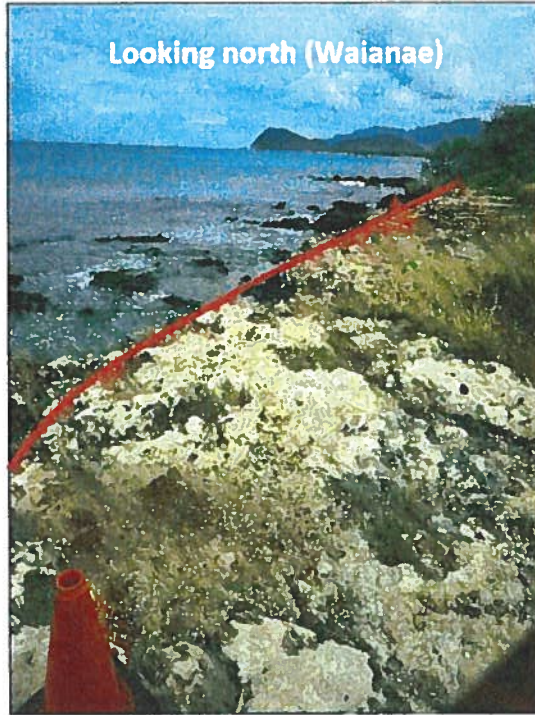


Photo C



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

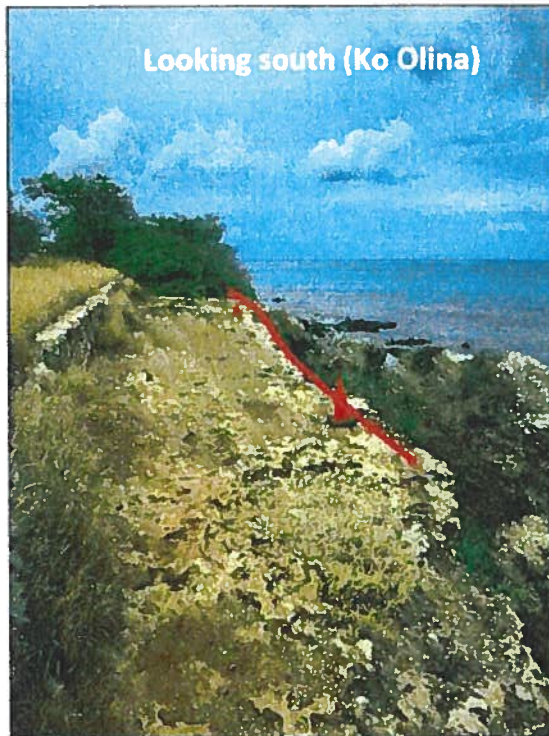


Photo B

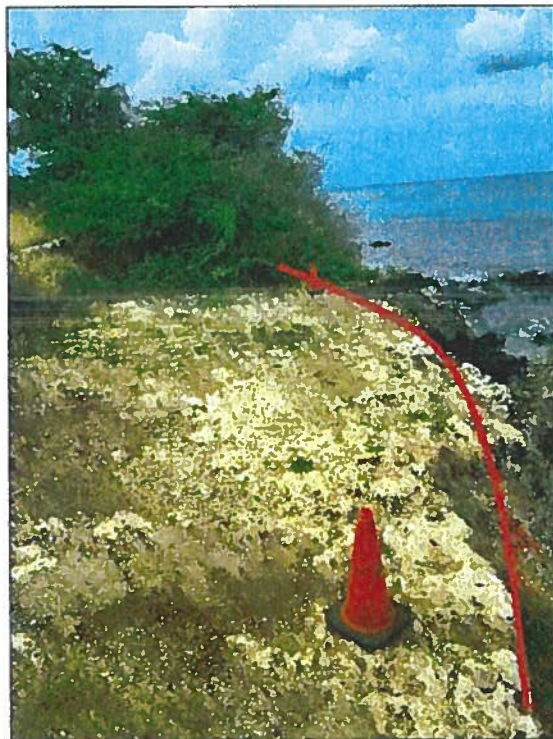


EXHIBIT E-9 FILE NOS.: 2025/SMA-79
2025/SV-1

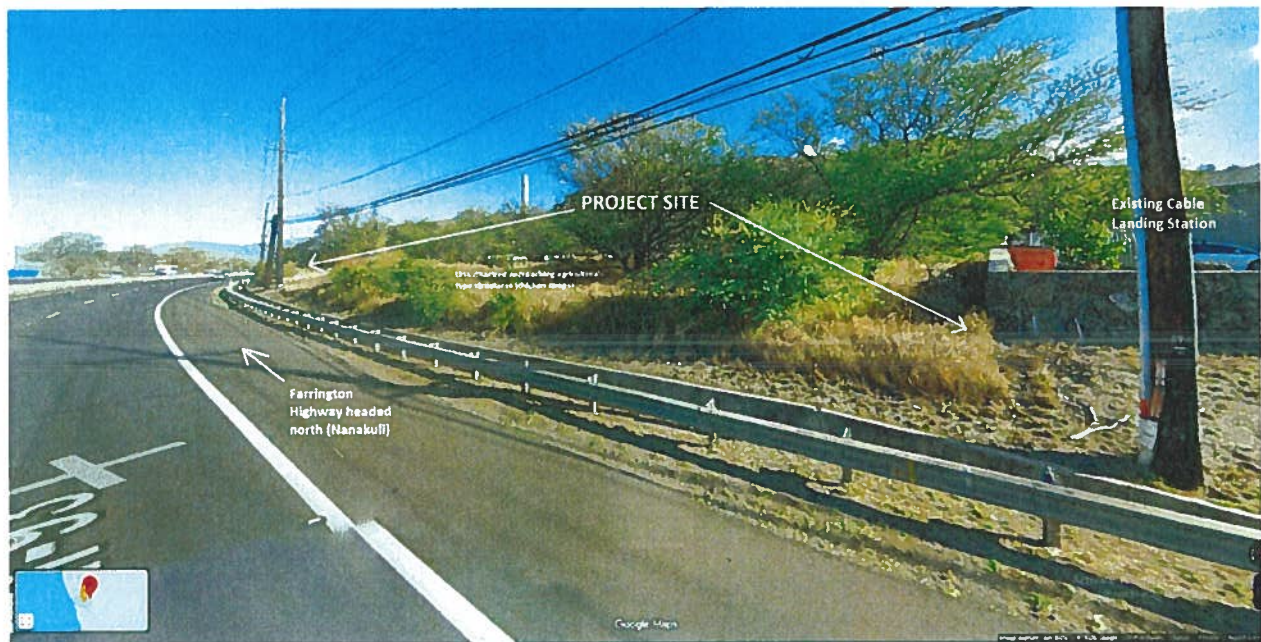


EXHIBIT E-10

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

Flood Hazard Zones:

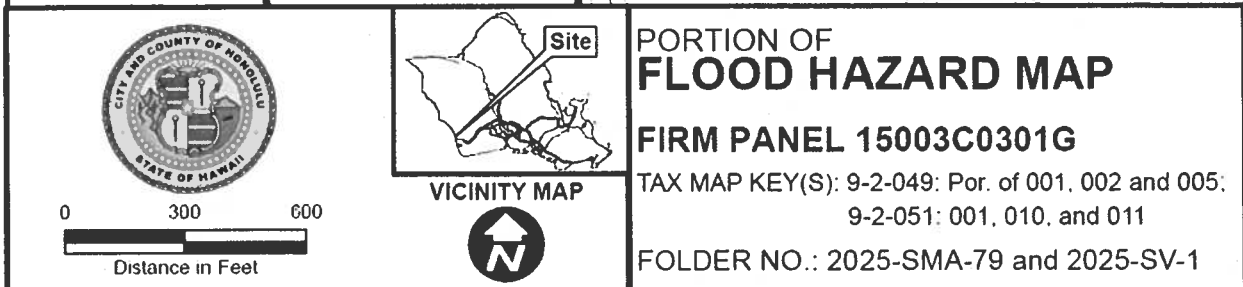
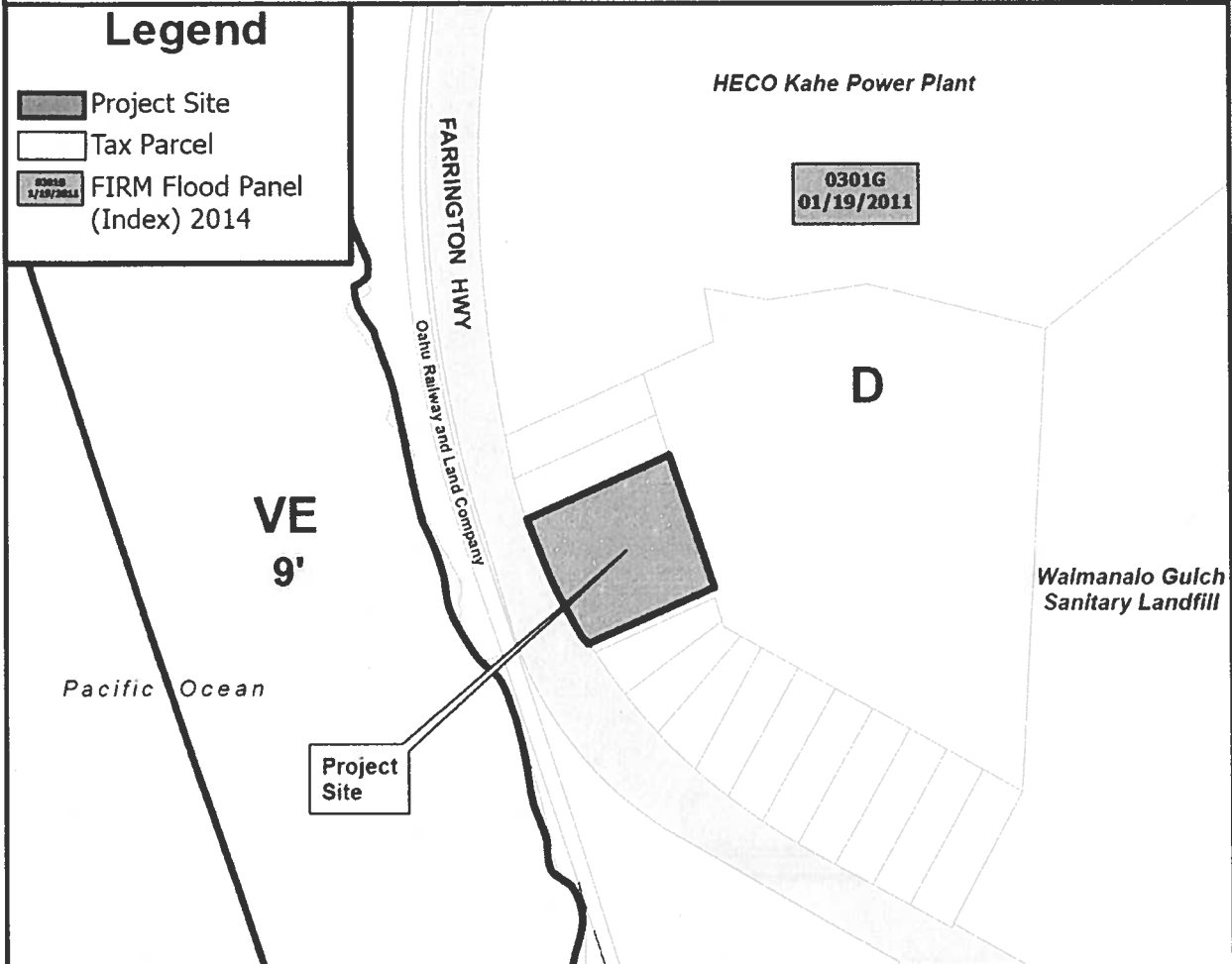
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

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 = Coastal flood zone with velocity hazard (wave action); BFE determined

Other Areas

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



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Date Prepared 08/2025

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EXHIBIT F

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

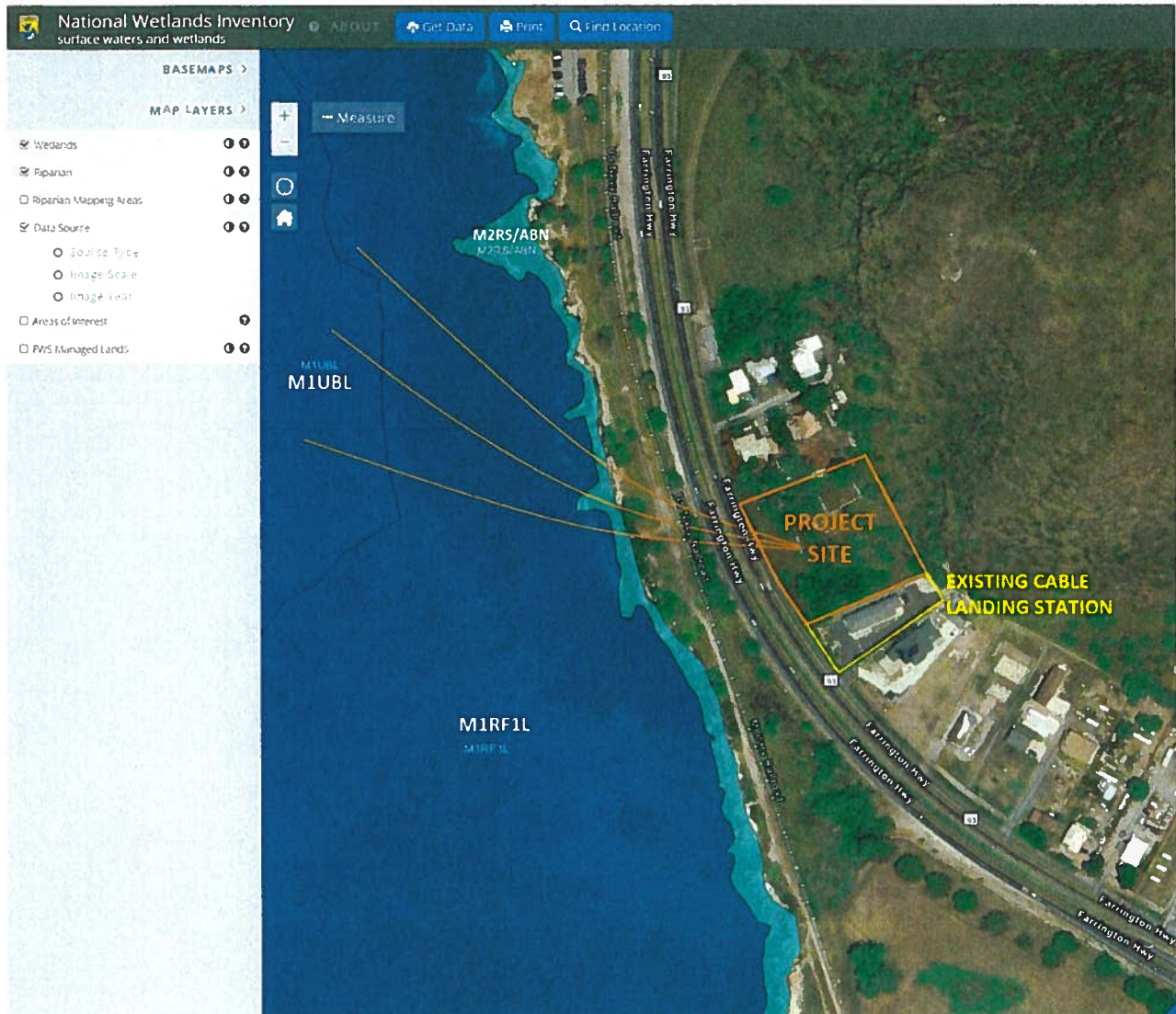
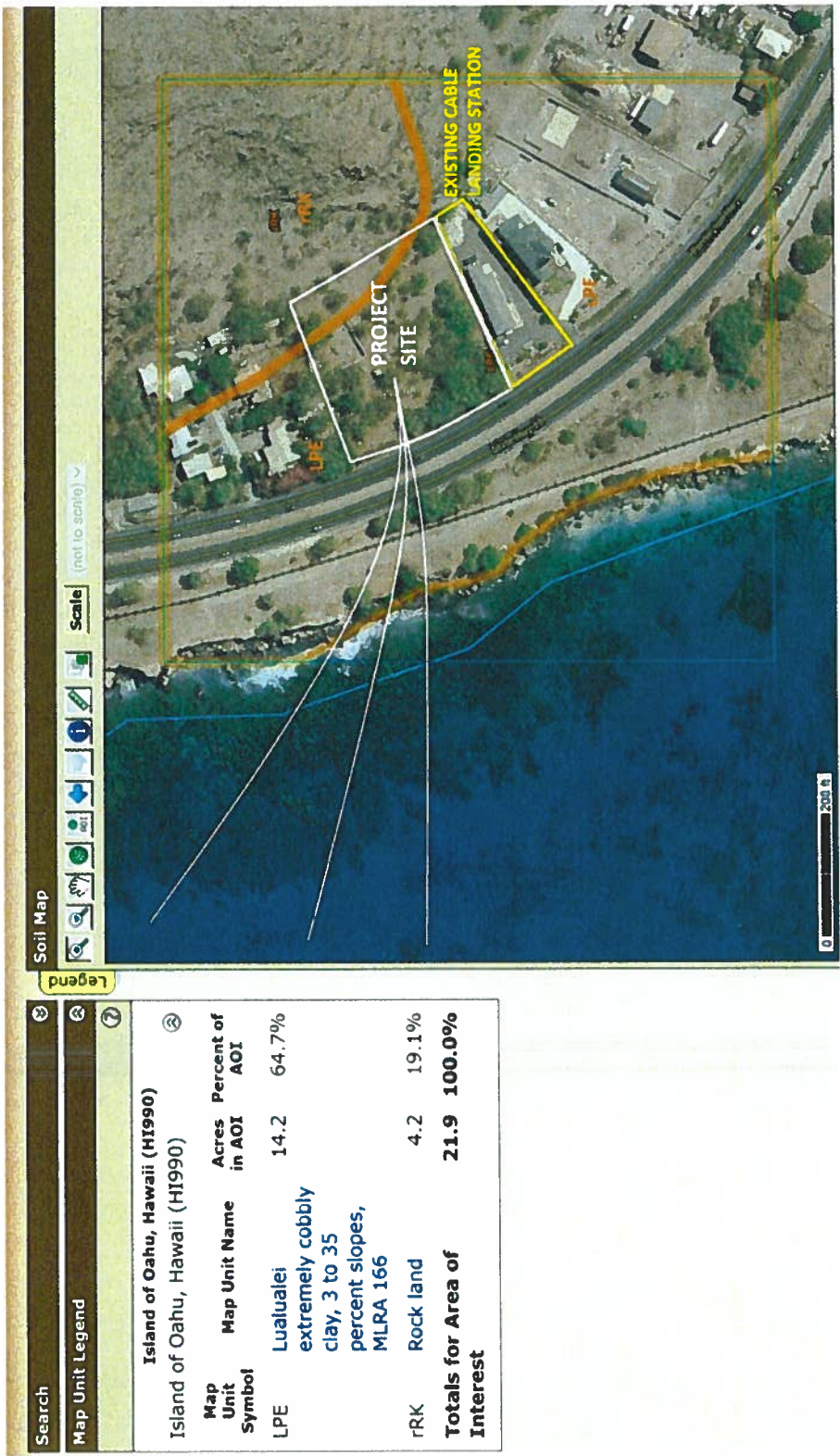


EXHIBIT G

FILE NO.: 2025/SMA-79

2025/SV-1

SOILS MAP (U.S. Department of Agriculture)



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

Sea Level Rise : State of Hawai'i Sea Level Rise Viewer

An Interactive Mapping Tool in Support of the State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report

[view full-screen map](#)

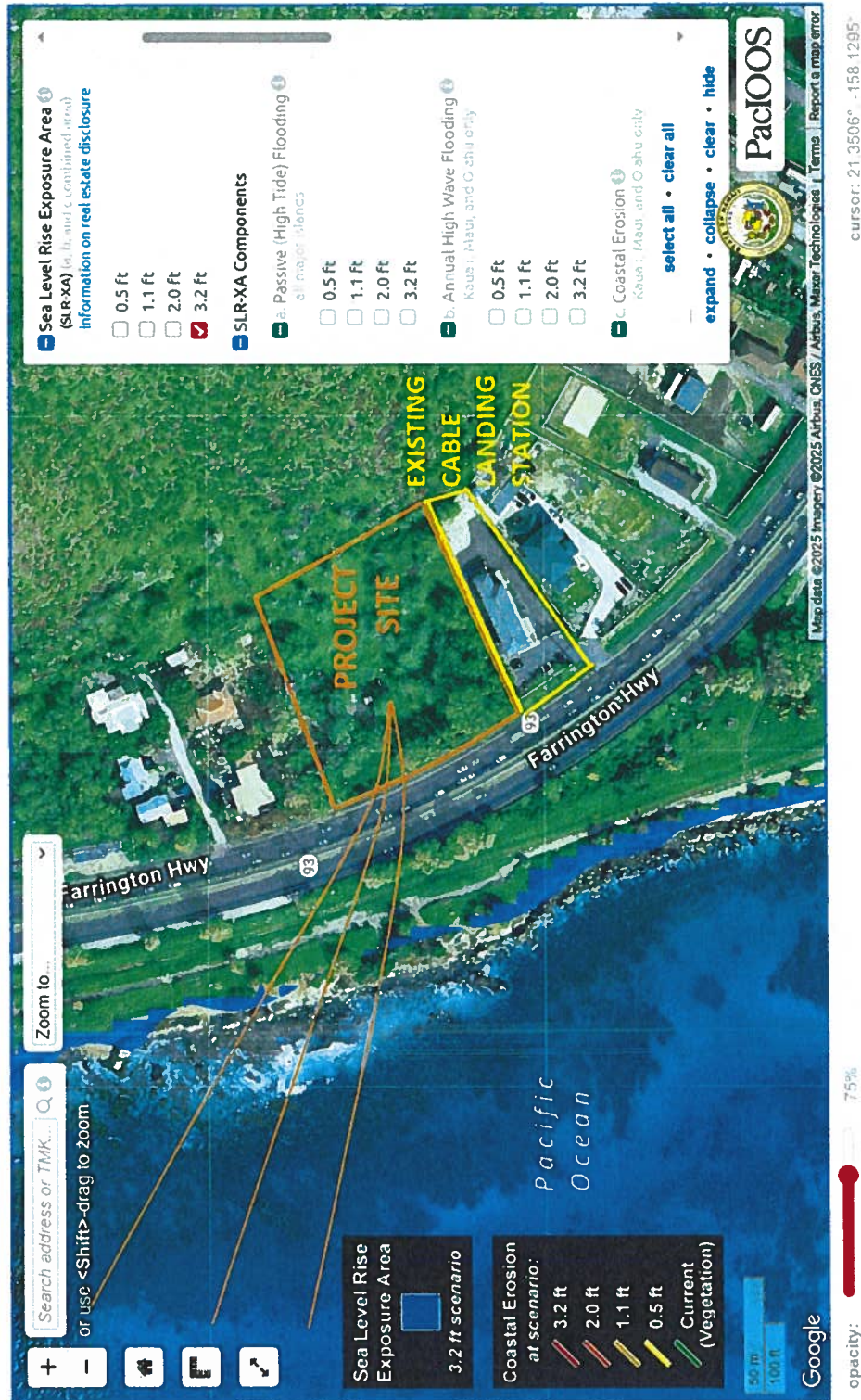
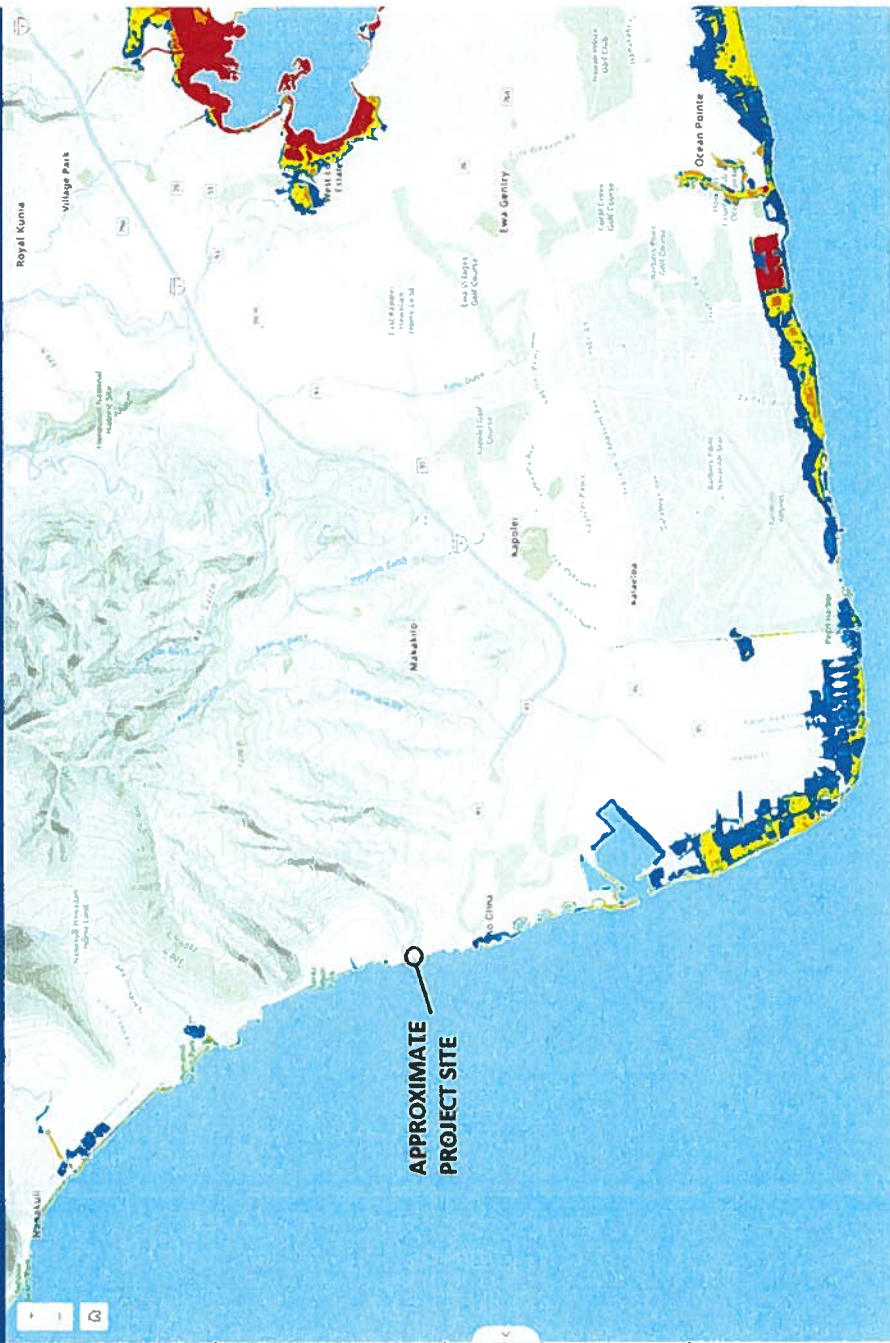
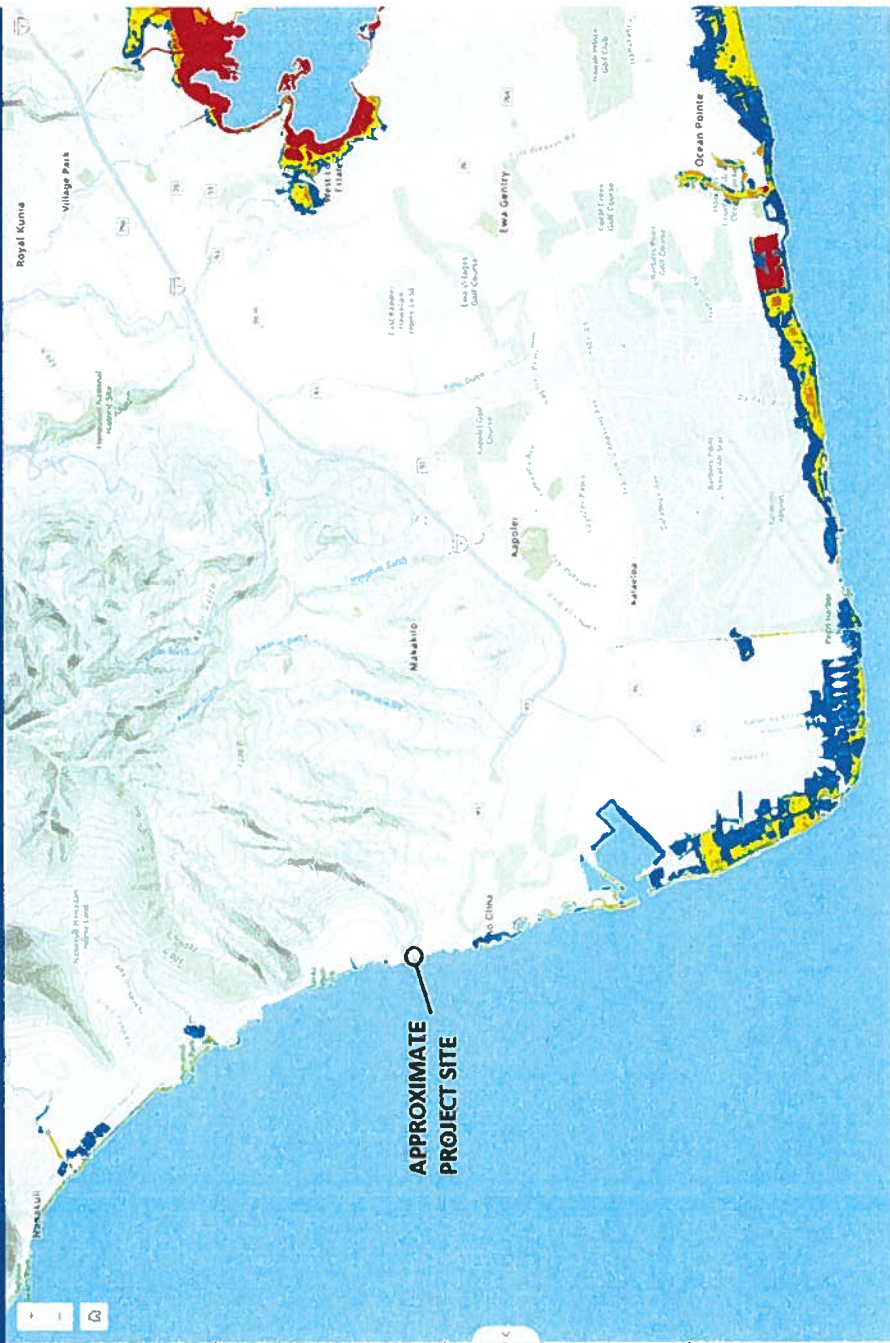
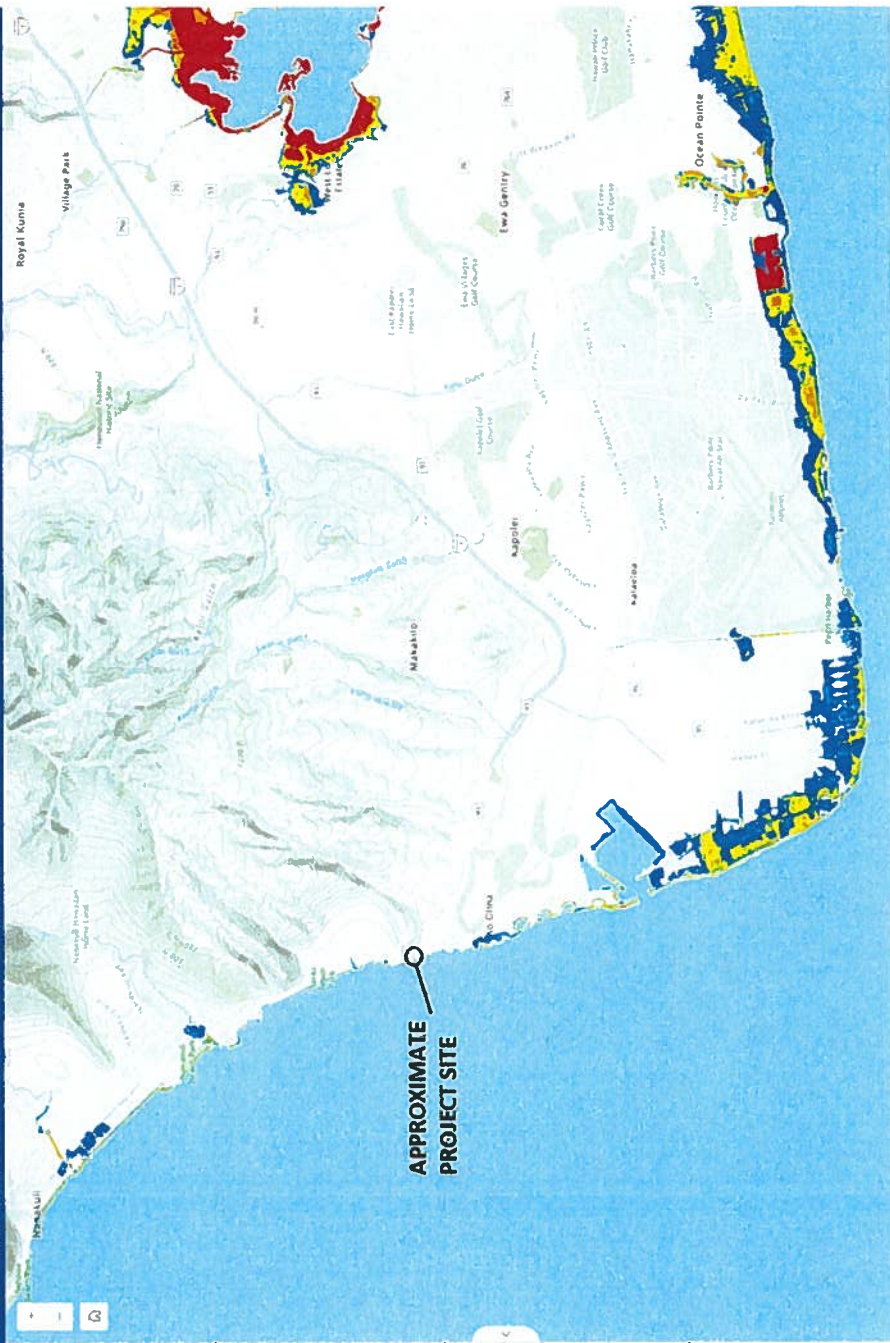


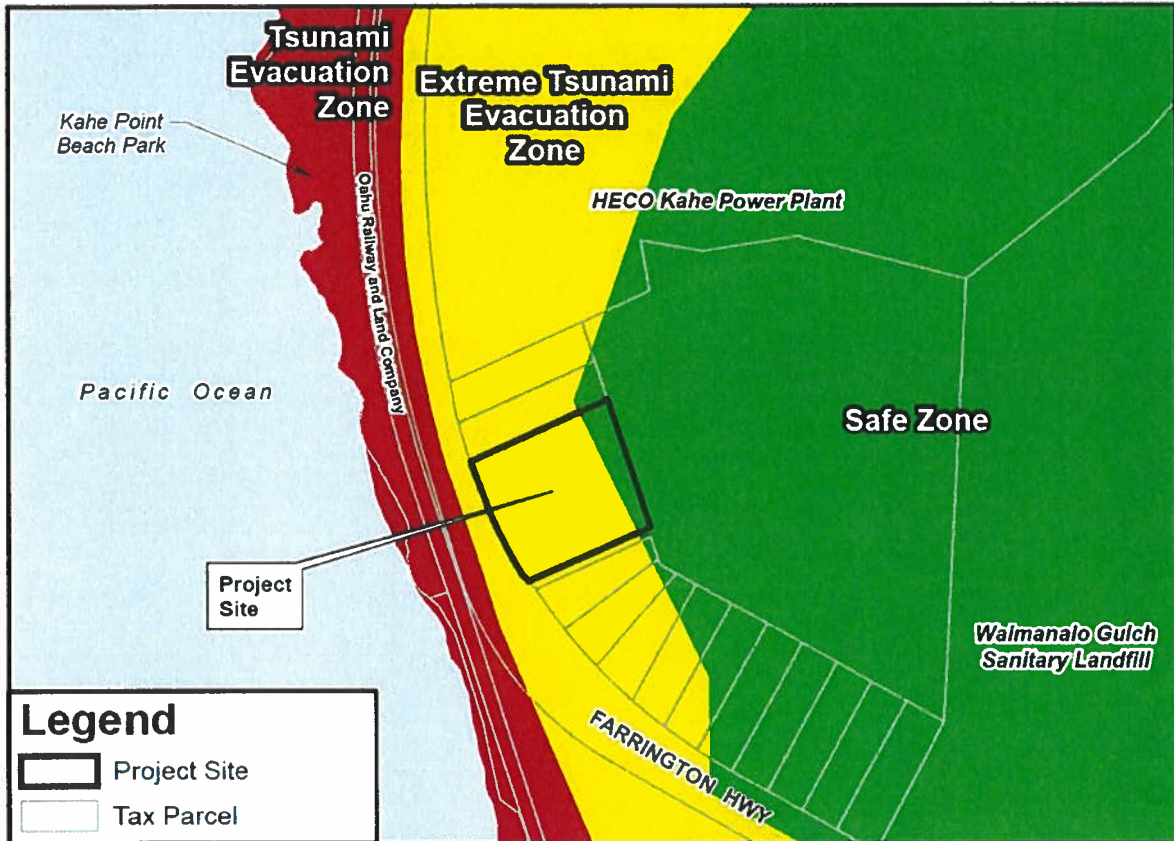
EXHIBIT I

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

National Hurricane Center
Storm Surge Risk Maps (v4)

[illegible]

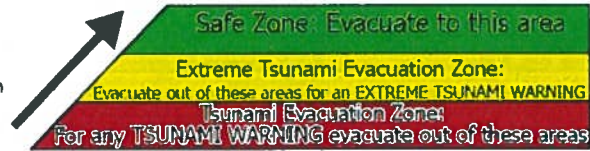
TSUNAMI EVACUATION MAP



- 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



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