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Nanaikeola Self-Help Housing Project
Resolution 26-271 HRS Chapter 201 H
Committee on Zoning & Planning/November 18, 2026

NANAIKEOLA SELF-HELP HOUSING PROJECT

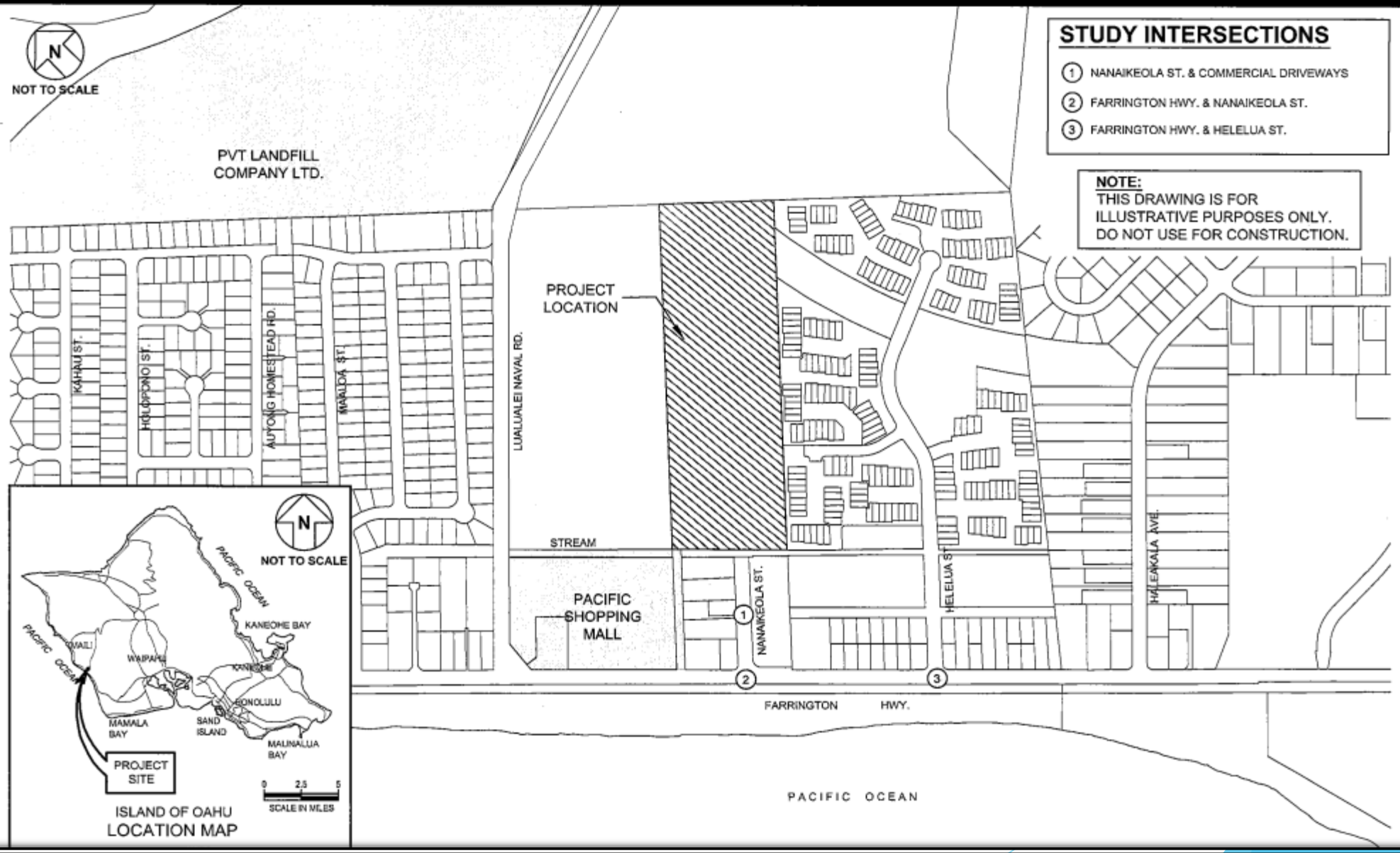
DEVELOPER: SELF-HELP HOUSING CORPORATION OF HAWAII

MISC. COM. 490(26) ZON

NANAIKEOLA PROJECT FEATURES:

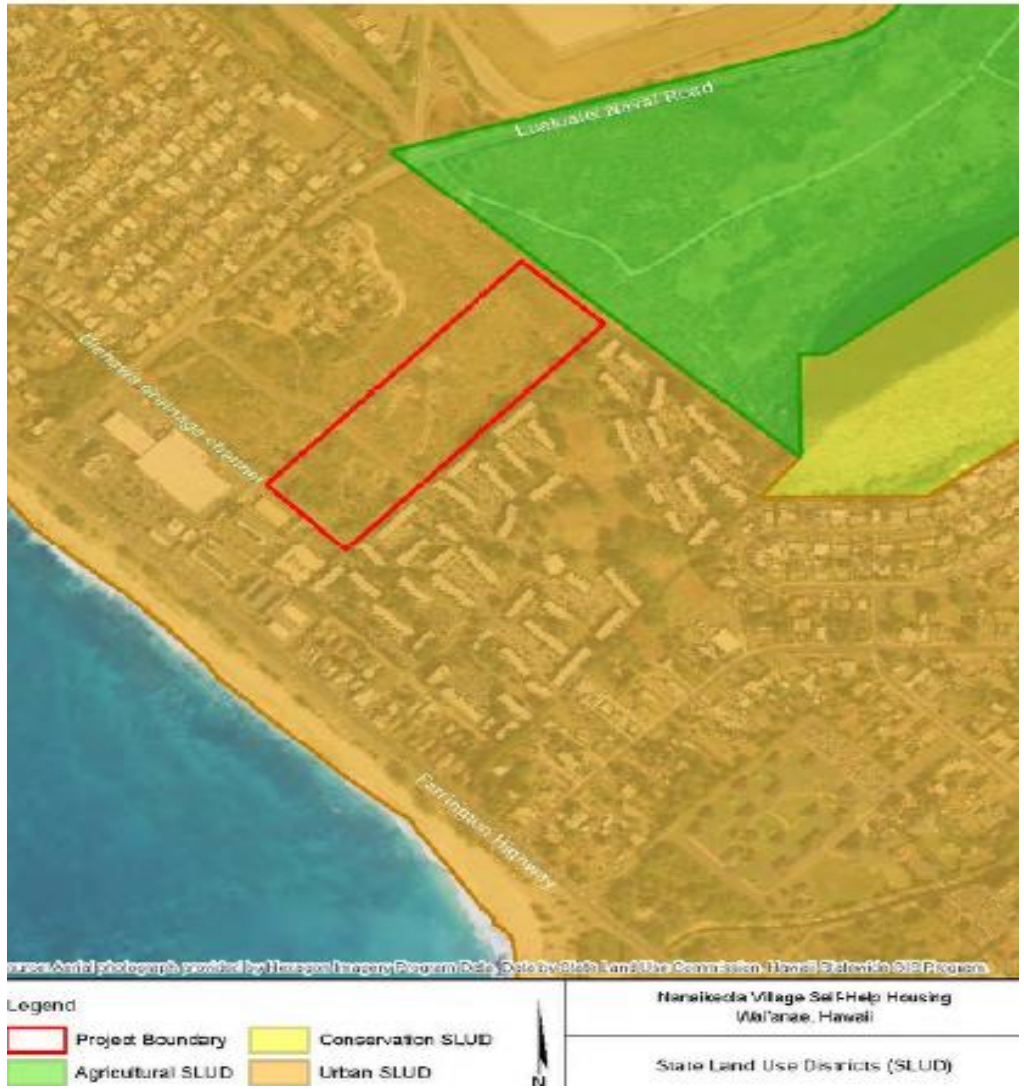
TMK 8-7-008: 076 in Nanakuli
Land: 12.388 acres
State Land Use Classification: Urban
Zoning: R-5, Residential
Proposed Use: 87 single family lots;12,000 s.f. park
Target population: 100% of units targeted to families <80% AMI; 35 units for families < 50% of AMI
Waianae Sustainable Community Plan compliance and within Growth Boundary

NANAIKEOLA SELF-HELP HOUSING PROJECT




MOHIHI ST
KIPAHELE ST
KAHAU ST
HOLOPONO ST
HOLOMALIA ST
AUWONG HMSTD RD
MAALOA ST
MOHIHI ST
HALIKE PL
AULANI PL
MAHA ST
MIKANA ST
LUALUALEI NAVAL RD
FARRINGTON HWY
HELELUA PL
NANAIKEOLA ST
HELELUA ST
HALEAKALA AVE
MANO AVE
KAUWAHI AVE
MOKIAWE ST
PALIKEA ST
PALIKEA PL
KIHONUA PL

State Land Use District Map



Flood Hazard Assessment Report





Flood Hazard Assessment Report

www.hawaiinfip.org

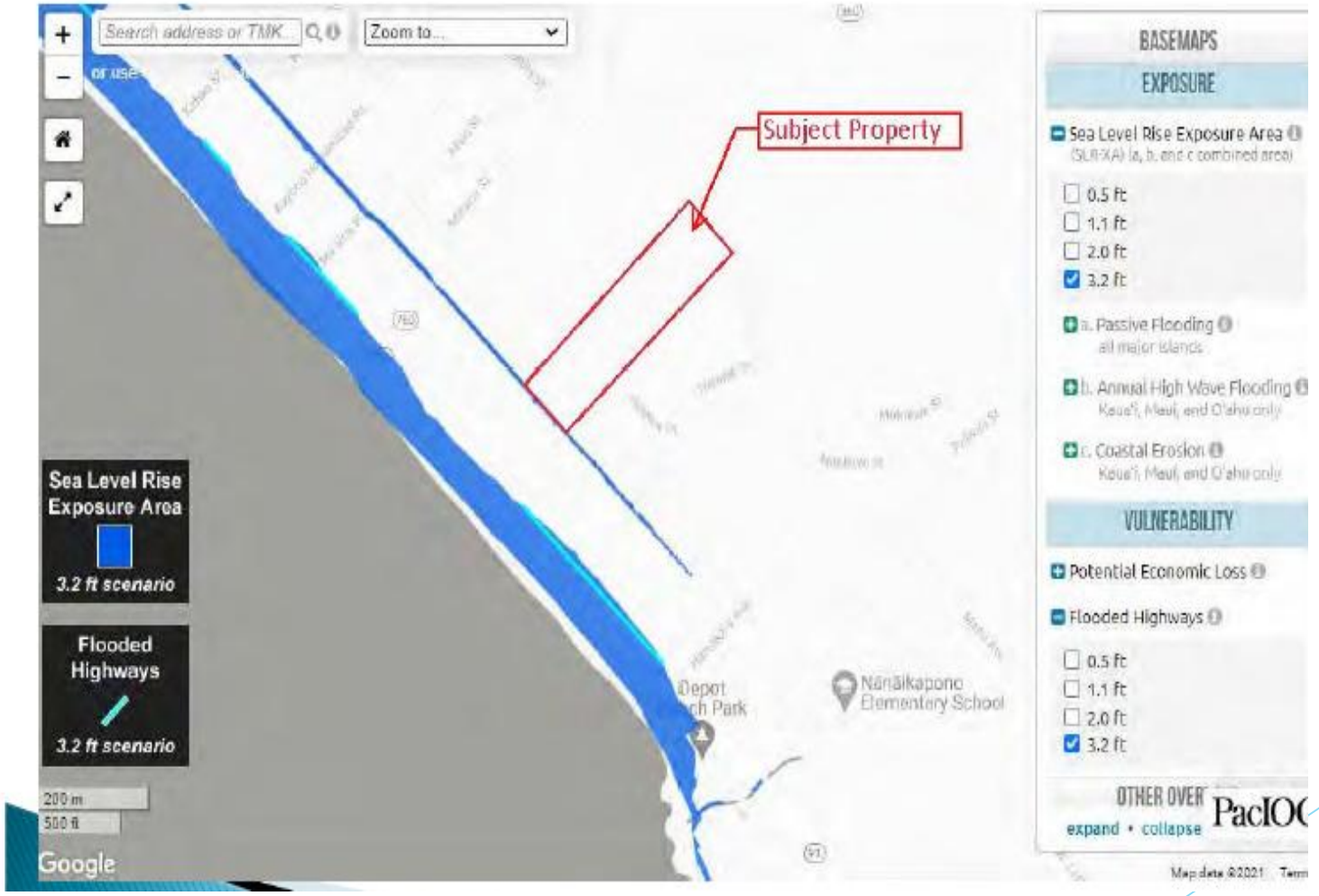
Property Information

Notes:

Flood Hazard Information

0 800 1,200 ft

Sea Level Rise Map



Status of Project:

Cleared Phase 1-ESA
Cleared EA with HUD 9/26/25
Preliminary subdivision map approved
Res. 201H 24-236,CD1 approved 11/7/24
Construction plans filed with DPP for review, & approval of permit in 9/25
General Contractor selected
House plans, specifications drafted

201 H Exemptions Approved through Resolution 22-260,CD1 on December 7, 2022:

Exemption of review and permit fees (Bldg,ESCP, grading, filing, plan review

Deferral of utility fees (BWS & WSFC)

Waive R-5 (5,000 s.f) lot requirement

Waive R-5 lot minimum width 50’ requirement

Waive park dedication requirement

Waive street tree requirement

Proposed Infrastructure:

- Develop 89 lot subdivision containing 87 single family homes
- Construct 44-foot wide interior roadways with sidewalks
- Access to the subdivision will be from Nanaikeola Street to all lots on the mauka side of Ulehawa Channel
- Install underground utilities which includes water, sewer, drainage, and electrical

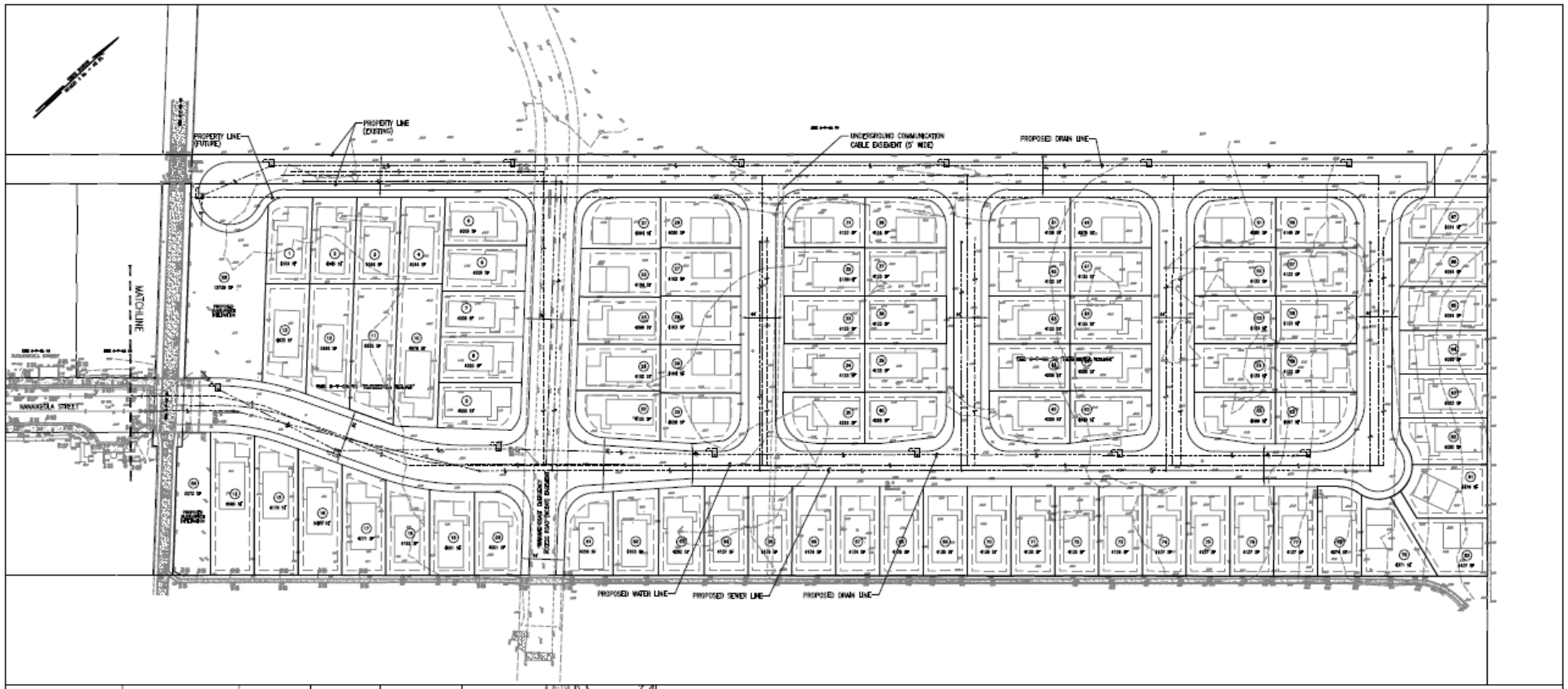
Subdivision Layout with 201 H Exemptions:

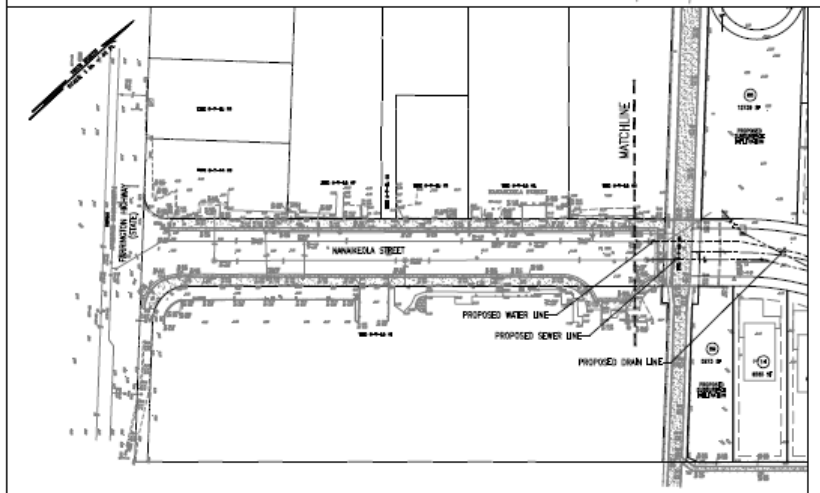
Allow R-5 lots less than 5,000 s.f. and less than 50’ width; minimum width 40’ for 4,000 s.f. lot

Waive park dedication requirements

Provides 87 lots (instead of 72 lots) & 40% of park area equaling 12,000 s.f.

Waive street trees requirement before residential construction provided owners plant trees in front yard





PRELIMINARY MAP OF

NANAIKEOLA SELF-HELP HOUSING PROJECT

SUBDIVISION OF NANAIKEOLA

PROPOSED CONSOLIDATION OF 2 LOTS (TMK 8-7-008:076) AND ABUTTING ROAD LOT
INTO PROPOSED LOTS 1 TO 89 (INCLUSIVE), ROADWAY LOTS 1 TO 2,
AND THE EASEMENT FOR UNDERGROUND COMMUNICATION LINE AT NANAKULI, WAIANAE, HAWAII

OWNER: SELF HELP HOUSING CORPORATION OF HAWAII
ADDRESS: 1427 DILLINGHAM BLVD., SUITE 305
HONOLULU, HI. 96817

ENGINEER: FUKUNAGA AND ASSOCIATES
DATE: AUGUST 5, 2024

ZONING: R-5 RESIDENTIAL
TOTAL AREA = 12.39 ACRES

GENERAL PLAN: RESIDENTIAL

SCALE 1"=40'

FUKUNAGA AND ASSOCIATES, INC.

NANAIKEOLA
SELF-HELP HOUSING PROJECT

PRELIMINARY SITE MAP

AUG 2024

Residential Construction:

Families will build 2 different models with 3 roof styles-Gable, Dutch hip, & hip
Model 1248-1 story, 4 bedroom, 2 full bath, 1248 s.f with carport of 400 s.f.
Model 1120-2 story, 3 bedroom, 2 full bath, 1155 s.f. carport 490 s.f.
House & Lot priced at approximately $496,800 fee simple









