



EXHIBIT "47"

KAMEHAMEHA SCHOOLS

SYNERGY BETWEEN SOLAR & MASTER PLAN DEVELOPMENT AT WAIAWA

State Land Use Commission Docket A87-610

April 14, 2022



Kamehameha Schools®

KS Vision for the Waiawa Master Plan



Kamehameha Schools envisions an environmentally sustainable and thriving Waiawa that utilizes the ahupua'a approach and modern technology to inform contemporary land uses and living unique to Hawai'i. With its central location and proximity to transit, Waiawa residents can live, walk, create, and recreate in a community that nurtures ohana, aloha 'āina, and aloha.

Waiawa Master Plan Overview

2,010
Acres

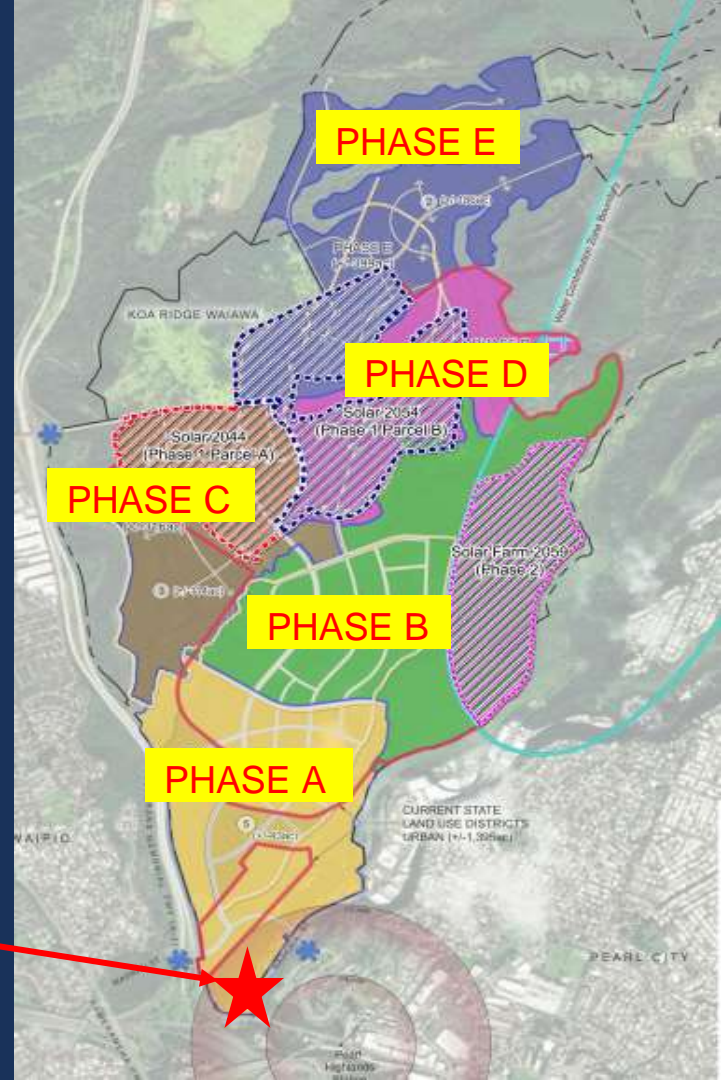
600+
Acres of school,
park & open
space

11,000+
Various types of
new homes

550,000
Total sq ft.
Commercial uses

Interim solar (Phase 1 & Phase 2) 66 MW paired with a combined 384 MWh of storage

Waiawa Master Plan development to start from the South, at Phase A



Waiawa Master Plan Phasing

Phase A	2,024 Homes (2031-2040)
Phase B	2,338 Homes (2038-2048)
Phase C	2,636 Homes (2048-2060)
Phase D	1,436 Homes (2060-2068)
Phase E	2,675 Homes (2066-2070)

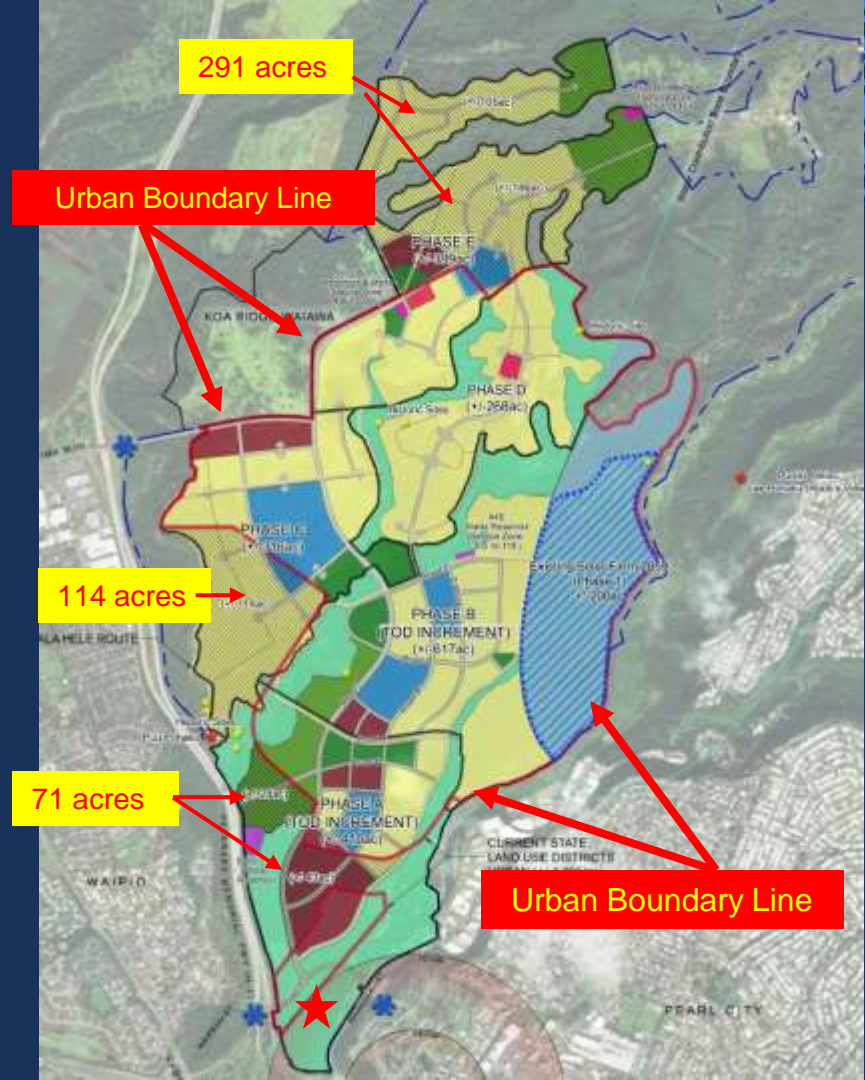
Phase 1 Solar, Parcel A:
Decommissioned by
12/31/2044 (makes way
for MP Phase C)

Phase 1 Solar, Parcel B:
Decommissioned by
12/31/2054 (makes way for
MP Phase D)



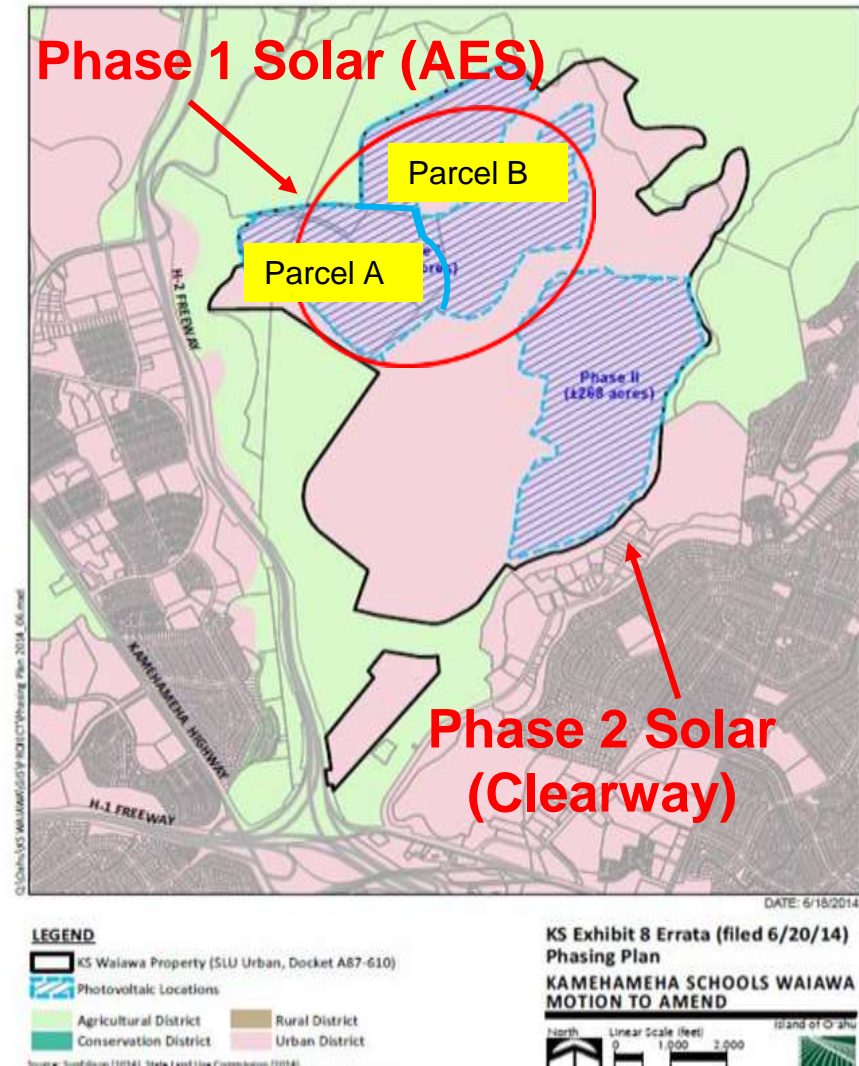
Waiawa Master Plan Summary

Existing Urban District Lands	1,395 acres
Lands for Reclassification	476 acres
Lands to be Retained in Ag District	139 acres

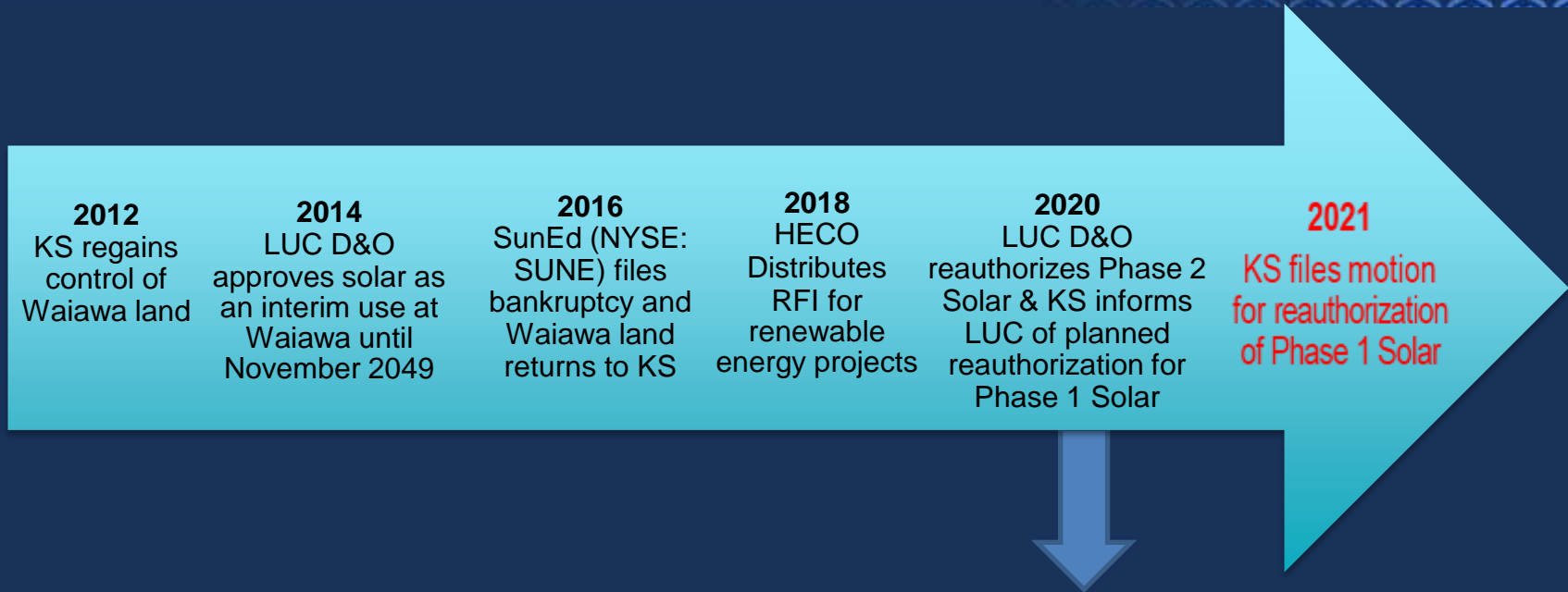


Solar Phases 1 & 2 Are Incorporated Into The Waiawa Master Plan

- Phase 1 Solar (AES) Parcel A, Decommissioned by 12/31/2044
- Phase 1 Solar (AES) Parcel B, Decommissioned by 12/31/2054
- Phase 2 (Clearway) Solar, Decommissioned by 12/31/2059 (per LUC D&O 2/11/2020)



History of Waiawa Solar Approvals



Condition 9 of Phase 2 Solar D&O: Petitioner shall complete construction of the backbone infrastructure for the proposed Waiawa Master Plan Phase A, consisting of the primary roadways and access points, internal roadways, on- and off-site water and electrical system improvements, and stormwater/drainage and other utility system improvements, by December 31, 2030.

Waiawa Master Plan Entitlements & Timeline



★ Next time at LUC

* All dates are estimated dates

Master Plan Diligence Update

ACTION ITEMS	AGENCY WORKED WITH	CONSULTANT	UPDATE	OUTCOME
Access	State Department of Transportation SDOT/ City Department of Transportation Services (DTS)	Mitsunaga & Associates	Engaged engineering consultant to produce concept plans for submittal to SDOT/City DTS	SDOT concurrence with proposed southern access & sewer easements
Sewer	City Environmental Services (ENV)	Mitsunaga & Associates	Consultant modeled project demand and conferred with City ENV on sewer capacity	Submitted a sewer connection application to the City ENV
Water	Commission of Water Resource Management (CWRM)	N/A	Worked with CWRM to test and monitor 4 existing potable water wells approved for the Waiawa Master Plan	Confirmed existing water use permits
Master Plan Refinement & Financial Feasibility	N/A	DPI	Assessment of increased efficiencies where possible, ie. roadways, infrastructure, densities, etc.	Opportunity for development partners to see value in investing in Waiawa
EIS	N/A	PBR Hawaii	Community Outreach & Engagement Planning	Outreach roadmap and strategic planning

Phase 1 Solar – Current Motion Before the LUC

- Same acres and location LUC approved for solar in 2014
- Developer Waiawa Phase 2 Solar, LLC (The AES Corporation)
- 30 MW AC/60 MW DC Solar with 240 MW-hour battery energy storage system
- Existing 2014 LUC approval for solar valid to 11/26/2049

REQUEST TO LUC

Phase 1 Solar, Parcel A: Decommissioned by 12/31/2044 (5 years early)

Phase 1 Solar, Parcel B: Decommissioned by 12/31/2054 (5 years later)

Modify and release the conditions imposed under the 2014 D&O, and add conditions as contained in the Stipulated Proposed Conditions with OPSD, filed as Exhibit 40



Mahalo

Questions?