

December 20, 2024

Mr. Daniel E. Orodener  
Executive Officer  
Land Use Commission  
State of Hawaii  
State Office Tower  
Leiopapa A Kamehameha, 4th Floor  
235 South Beretania Street  
Honolulu, Hawaii 96813

Re: LUC Docket No. A11-793  
Castle & Cooke Homes Hawaii, Inc.  
Koa Ridge Makai (Increment 1) and Castle & Cooke Waiawa (Increment 2)  
2024 Annual Report

Dear Mr. Orodener:

Pursuant to Condition No. 27 of the Decision and Order dated June 21, 2012 in the above-named docket, Castle & Cooke Homes Hawaii, Inc. ("Petitioner" or "CCHH") hereby submits its annual report on the Koa Ridge property which is the subject of the docket and on the progress in complying with the conditions imposed.

I. Overview and General Progress Of The Project.

By Findings of Fact, Conclusions of Law, and Decision and Order dated June 21, 2012 ("Decision and Order"), the Land Use Commission: (1) reclassified Koa Ridge Makai, Increment 1, consisting of approximately 576.435 acres ("Koa Ridge Makai") from the State Land Use Agricultural District to the State Land Use Urban District, subject to the conditions set forth in the Decision and Order and (2) granted incremental reclassification of Castle & Cooke Waiawa, Increment 2, consisting of approximately 191.214 acres ("Castle & Cooke Waiawa"), subject to the conditions set forth in the Decision and Order.

The City and County of Honolulu City Council approved the zone change of Koa Ridge Makai and related Ordinance 13-38 was enacted on November 27, 2013.

The Sierra Club and Senator Clayton Hee, intervenors in the LUC proceedings, filed an appeal of the LUC's decision to the Circuit Court, which subsequently affirmed the LUC's Decision and Order and dismissed the appeal by order dated April 11, 2013. The Hawai'i Supreme Court, by Memorandum Opinion dated April 6, 2016, affirmed the Circuit Court's decision and order which affirmed the Land Use Commission's decision and order, and dismissed the Sierra Club's and Clayton Hee's appeal.

CCHH commenced with the mass grading of the first phase in late 2018. The construction of major infrastructure commenced in early 2020. The major infrastructure includes drainage, sewer, water, storm water quality improvements, electric utilities, internal roads, access improvements, Ka Uka Boulevard widening, and Kamehameha Highway improvements. The first homes were delivered in Q4 2020. As of Q2 2024, all twelve (12) industrial lots totaling 9.49 acres and 545 residential units have closed.

II. Progress In Complying With Conditions Imposed.

According to the Land Use Commission's Decision and Order, Petitioner must comply with thirty (30) conditions. These conditions are each numbered as identified in the Decision and Order and set forth below, followed by a brief status summary.

**Condition No. 1:**

**"1. Affordable Housing. Petitioner shall provide affordable housing opportunities for residents of the State of Hawai'i in accordance with the applicable affordable housing requirements of the City. The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between Petitioner and the City."**

Status:

Ongoing. An Affordable Housing Agreement dated May 5, 2014 was executed by and between the City and County of Honolulu and CCHH which is consistent with the City's affordable housing requirements. To date, 140 residential units have closed for buyers earning incomes at 120% AMI and below. A mid-rise building with 95 affordable rental units for seniors with rents meeting income levels of 60% AMI and below, is under construction and anticipated to be completed in Q4 2024 with occupancy commencing in Q1 2025,

**Condition No. 2:**

**"2. Compliance with section HRS 205-3.5, Relating to Agricultural Uses on Adjacent Agricultural Land. For all land in the Petition Area or any portion thereof that is adjacent to land in the State Land Use Agricultural District, Petitioner shall comply with the following:**

- A. Petitioner and its successors and assigns shall not take any action that would interfere with or restrain farming operations conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the State Land Use Agricultural District. For the purpose of these conditions, "farming operations" shall have the same meaning as provided in HRS section 165-2; and**

Status:

Ongoing. No project construction interferes with or restrains any agricultural operations on adjacent or contiguous lands. CCHH intends to comply with this condition throughout construction.

- B. Petitioner shall notify all prospective developers or purchasers of land or interest in land in the Petition Area, and provide or require subsequent notice to lessees or tenants of the land, that farming operations and practices on adjacent or contiguous land in the State Land Use Agricultural District are protected under HRS chapter 165, the Hawai'i Right to Farm Act. The notice shall disclose to all prospective buyers, tenants or lessees of the Petition Area that potential nuisances from noise, odors, dust, fumes, spray, smoke, or vibration may result from agricultural uses on adjacent lands. The notice shall be included in any disclosure required for the sale or transfer of real property or any interest in real property."**

Status:

Ongoing. Prior to applicable transfers of land or interest in land in the Petition Area, CCHH will provide the required disclosures to prospective developers and purchasers in compliance with this condition.

**Condition No. 3:**

- "3. Integrated Solid Waste Management Plan. Petitioner shall cooperate with the DOH and the City to conform to the program goals and objectives of HRS chapter 342G and the City's approved integrated solid waste management plan in accordance with a schedule and timeframe satisfactory to the DOH. Petitioner shall, in coordination with appropriate State and City government agencies, plan and establish solid waste recycling facilities within the Petition Area."**

Status:

Pending. CCHH will cooperate with the DOH and the City as required by this condition. During design, CCHH will plan and manage solid waste recycling within the Petition Area.

**Condition No. 4:**

- "4. Water Resources Allocation. Petitioner shall provide drinking water source, storage, and transmission facilities and improvements, and to the extent feasible, non-drinking water system improvements, to accommodate development of the Petition Area, to the satisfaction of the BWS and other appropriate State and City agencies."**

Status:

A Water Master Plan dated September 2021 was approved by the BWS in July 2022. CCHH will continue to update the Water Master Plan as required. CCHH will develop the water system source, storage, and transmission facilities for dedication to the BWS as indicated in the Water Master Plan and in compliance with this condition.

**Condition No. 5:**

- “5. Water Conservation Measures. Petitioner shall implement water conservation measures and BMPs, such as use of endemic, indigenous and drought-tolerant plants and turf, and incorporate such measures into the Petition Area's site design and landscaping.”**

**Status:**

Many of the plants featured in the Koa Ridge community landscaping are native and have cultural and regional ties to the area. These plants have evolved in Hawai'i and have adapted to its environment. Native plants are better equipped to handle wind, sun, and drought conditions relying on the natural rainfall from the Ko'olaus. Landscaping will be irrigated with a central irrigation system with a rain detector. Water conservation measures are being implemented in the homes with low flow plumbing fixtures, Water Sense toilets, and Energy Star appliances.

**Condition No. 6:**

- “6. Wastewater. Petitioner shall develop a wastewater collection and transmission system and other sewer improvements in the Petition Area and offsite, as required by the DOH and the City.”**

**Status:**

Both an Engineering Sewer Report and Sewer Master Plan were approved by the City. The updated Sewer Master Plan was approved by the City's DPP, Wastewater Branch by its letter dated January 23, 2024. The sewer collection and transmission system is being designed and constructed in accordance with all City and State requirements.

**Condition No. 7:**

- “7. Environmental Site Investigation and Remediation. Petitioner, in consultation with the DOH, Office of Hazard Evaluation and Emergency Response, shall undertake an environmental site investigation for each Increment of the Petition Area, and undertake reasonable measures or cause to have reasonable measures undertaken to remediate any environmental contamination hazards identified.”**

**Status:**

Completed. A Site Characterization for the Koa Ridge property was completed in 2019 and the DOH issued CCHH a letter indicating that “No Further Action” was required and that the property was appropriate for the planned uses at Koa Ridge.

**Condition No. 8:**

- “8. Civil Defense. Petitioner shall fund and construct adequate solar-powered civil defense measures serving the Petition Area prior to the delivery of the first residential unit, as determined by the DOD, OCD and the City Civil Defense Agency.”**

Status:

Completed. A civil defense siren was installed at Koa Ridge in 2020.

**Condition No. 9:**

**“9. Air Quality Monitoring. Petitioner shall participate in an air quality monitoring program if required by the DOH.”**

Status:

Pending. If required by the DOH, CCHH will participate in air quality monitoring.

**Condition No. 10:**

**“10. Stormwater Management and Drainage. Petitioner shall fund, design, construct, and maintain stormwater and drainage system improvements, including offsite detention basins, to prevent runoff from adversely affecting State highway facilities, downstream properties, and receiving gulches, streams, estuaries, and coastal waters consistent with all federal, State, and City laws. Petitioner shall design, construct, and maintain "green infrastructure" to the extent practical and feasible and to the extent allowed by the City, and incorporate such measures into the Petition Area's site design and landscaping.”**

Status:

Both a drainage master plan and storm water strategic plan were accepted by DPP. Stormwater capture techniques were discussed thoroughly with both DPP and DFM and have been incorporated into the approved construction plans and constructed. Construction of the initial phase of the drainage infrastructure has been completed. The typical regulatory permit application processes for storm drainage infrastructure is complete. Design for Phases 2 and 3, and preparation of the application for the regulatory permits are currently underway. CCHH will continue to design, construct and maintain “green infrastructure” to the extent practical and feasible and allowed by the City.

**Condition No. 11:**

**“11. Highways. Petitioner shall fund, construct, and implement all transportation improvements and measures required to mitigate impacts to state roadway facilities caused by the Project as set forth in an MOA agreed to and executed between the DOT and Petitioner. Petitioner shall submit an updated TIAR to the DOT prior to application for a zone change. Petitioner shall obtain acceptance of the Project's TIAR from DOT and shall execute the MOA prior to final subdivision approval of the initial phase of onsite development by Petitioner. The executed MOA shall contain language that ensures that identified transportation improvements will be built concurrently with the commercial and residential improvements.**

**Petitioner shall fund and implement transportation improvements and mitigation measures that will alleviate the impacts generated by the Project as recommended or required by the revised TIAR and any required updates accepted by the DOT, consistent with the MOA, all at no cost to the State.**

**Recommendations for mitigation shall also include Petitioner's pro rata contribution to the cost of regional improvements to state highways and/or traffic mitigation measures that will help to alleviate the transportation impacts generated by the Project, as determined by Petitioner and DOT and consistent with the MOA.**

**Petitioner shall complete design and construction of the Pineapple Road Interchange including all associated on and offramps and necessary freeway improvements in accordance with a development threshold or schedule acceptable to DOT, but no later than a development threshold for Koa Ridge Makai of 1,800 residential units with up to 328,000 square feet of commercial floor area. After the 1,800th residential unit is completed or after the 328,000 square feet of commercial floor area is completed, whichever comes first, the Pineapple Interchange and all on and offramps and freeway improvements shall be completed and operational before any further residential units or commercial space is occupied.**

**Petitioner shall close and remove, at its cost, the temporary RIRO only access to Kamehameha Highway upon completion of the proposed Pineapple Road Interchange, unless otherwise allowed by DOT and subject to any federal and State requirements.”**

Status:

A Traffic Impact Assessment Report (TIAR) dated July 2014 was accepted by the DOT, and a Memorandum of Agreement (MOA) was executed on January 3, 2017 with the DOT consistent with the requirements of Condition No. 11.

**Condition No. 12:**

**“12. Public School Facilities. Petitioner shall contribute to the development, funding and/or construction of school facilities in compliance with the Educational Contribution Agreement for Castle & Cooke Waiawa and Koa Ridge Makai dated June 13, 2008, between Petitioner and the DOE.”**

Status:

Ongoing. A 12-acre site for the elementary school has been identified at Koa Ridge in consultation with DOE facilities planning. CCHH provides the DOE with regular planning updates.

**Condition No. 13:**

**“13. Archaeological and Historic Preservation. Petitioner shall comply with the conditions recommended and approved by the SHPD, prior to issuance of any permit for grubbing and grading. Petitioner shall confirm in writing to the Commission that the SHPD has found Petitioner’s preservation mitigation commitments to be acceptable and has determined that any required historic preservation measures have been successfully implemented.”**

Status:

Completed. SHPD issued a letter to CCHH, dated August 8, 2017, concurring with the mitigation commitments proposed by CCHH. SHPD issued a letter to the City Department of Planning and Permitting and copying the State Land Use Commission, dated May 21, 2018, determining that project initiation may begin in compliance with the grading permit.

**Condition No. 14:**

**“14. Previously Unidentified Burials and Archaeological/Historic Sites. In the event that historic resources, including human skeletal remains, are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and the SHPD, O’ahu Island Section, shall be contacted immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites, such as artifacts, marine shell concentrations, charcoal deposits, stone platforms, paving, and walls not previously identified in studies referred to herein, are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigative measures have been implemented to its satisfaction.”**

Status:

Ongoing. Compliance requirements upon historic resource finds is acknowledged and has been communicated to all contractors.

**Condition No. 15:**

**“15. Established Access Rights Protected. Petitioner shall preserve any established access rights of Native Hawaiians who have customarily and traditionally used the Petition Area to exercise subsistence, cultural, and religious practices, or for access to other areas.”**

Status:

No established access rights have been identified in the Petition Area. However, CCHH has allowed interested Native Hawaiians access into the Petition Area.

**Condition No. 16:**

**“16. Sustainability. Petitioner shall comply with the implementation of the Sustainability Plan, Petitioner's Exhibit 14.”**

**Status:**

Ongoing. CCHH reaffirms its commitment to implementing its Sustainability Plan. Consistent with the Koa Ridge Sustainability Plan, the Koa Ridge master plan provides a compact mixed-use community with services, amenities and will offer a diversity of homes, economic opportunities, parks and trails, and encourage alternative uses for transportation. The roads and subdivisions have stormwater quality treatment devices installed. The homes delivered have water conserving, energy efficiency and conservation, and smart home features. Additionally, in an effort to help reforest Hawaii and reduce our carbon footprint, one koa tree is planted for every home built in Koa Ridge in a native Hawaiian forest. As of Q2 2024, 545 koa trees have been planted.

**Condition No. 17:**

**“17. Energy Conservation Measures. Petitioner shall implement to the extent feasible and practicable measures to promote energy conservation, sustainable design, and environmental stewardship, such as use of solar energy and solar heating, consistent with the standards and guidelines promulgated by the Building Industry Association of Hawai'i, the USGBC, the Hawai'i Commercial Building Guidelines for Energy Star, and Green Communities into the design and construction of the Project and the structures within the Petition Area. Petitioner shall also provide information to home purchasers regarding energy conservation measures that may be undertaken by the individual homeowners.”**

**Status:**

Ongoing. CCHH reaffirms its commitment to implementing these energy conservation measures which are also reflected in its Sustainability Plan. In the homes delivered to date, energy efficiency and conservation features have been provided such as solar hot water system, PV ready homes, EV ready garages, high efficiency air conditioning units, low-E windows, thermal insulation, Energy Star appliances, and high efficiency LED lighting. CCHH offers Photovoltaic systems as an option for single family homes.

**Condition No. 18:**

**“18. Recreational Facilities. Petitioner shall comply with the Park Dedication requirements of the City as approved by the Director of Parks and Recreation.”**

**Status:**

Ongoing. CCHH's master plan reflects park acreage that is in compliance with the Park Dedication requirements.



**Condition No. 19:**

**“19. BMPs. Petitioner shall implement all appropriate BMPs applicable to each proposed land use to minimize infiltration and runoff from construction and vehicle operations, reduce or eliminate soil erosion and ground water pollution, and formulate dust control measures to be implemented during and after the development process in accordance with DOH guidelines and City ordinances and rules.”**

**Status:**

Ongoing. CCHH is implementing BMPs as appropriate and as required by DOH and City grading standards.

**Condition No. 20:**

**“20. Maintenance of Access to the WCF. Petitioner shall ensure that the WCF is accessible to road traffic at all times during the construction and full building of Castle & Cooke Waiawa.”**

**Status:**

Pending. Castle & Cooke Waiawa Urban District reclassification was deferred by the LUC under Incremental Districting provisions and conditions more particularly described in the Decision and Order. CCHH will comply with Condition No. 20 during construction and full building of Castle & Cooke Waiawa.

**Condition No. 21:**

**“21. Notification of Proximity to the WCF. Petitioner shall notify and disclose to all prospective buyers and/or lessees of Castle & Cooke Waiawa, as part of any conveyance document (deeds, leases, etc.) of the proximity of Castle & Cooke Waiawa to the WCF, and that there are inherent operational consequences of a correctional facility, including additional traffic on visiting days and shift changes, potential escapes, and the presence of work release or furloughed inmates.”**

**Status:**

Pending. At the time of property sales, CCHH will provide the required disclosures to buyers and lessees of lands within Waiawa regarding the proximity to and operations of WCF.

**Condition No. 22:**

**“22. Waiahole Ditch. Petitioner shall enter into a memorandum of agreement with the ADC that includes the following terms and conditions: (1) the Waiahole Ditch shall be covered or placed underground; (2) the surfaces and aboveground areas of the easement of the Waiahole Ditch where it traverses the Petition Area shall be maintained by Petitioner and its successors and not the ADC; (3) delivery of Waiahole Ditch water shall not be interrupted or impaired during construction and operation of the Project; and (4) ADC and/or DOA shall have reasonable access when necessary to repair, maintain, or improve the Waiahole Ditch.”**

Status:

Completed. CCHH and the ADC executed a memorandum of agreement dated April 23, 2015 in compliance with the requirements of Condition No. 22.

**Condition No. 23:**

**“23. Compliance with Representations to the Commission. Petitioner shall develop the Petition Area of each Increment in substantial compliance with the representations made to the Commission. Failure to so develop the Petition Area of either Increment may result in reversion of the Petition Area of the subject Increment to its former classification, or change to a more appropriate classification.”**

Status:

CCHH acknowledges this obligation to develop the Petition Area of each Increment in substantial compliance with representations made to the Commission. CCHH supplements its representations made to the Commission with respect to development of the Petition Area by informing the Commission of its intent to donate for public use the following additional property: (1) one-acre of land to the City for a day care facility or another public use, and (2) over one-acre of land to the City for a fire station, in each case, subject to and in accordance with agreements with the City and County of Honolulu.

**Condition No. 24:**

**“24. Infrastructure Deadline. Petitioner shall complete construction of the proposed backbone infrastructure required for each Increment, which consists of the primary roadway and access points, internal roadways, and water supply, sewer, stormwater and drainage and electrical infrastructure within ten years from the date of the Decision and Order approving the reclassification of the subject Increment.”**

Status:

Pending. The Hawai'i Supreme Court on April 6, 2016 affirmed the Circuit Court's decision and order and final judgment affirming the LUC's 2012 decision and order which then permitted CCHH to proceed with offsite infrastructure design, and infrastructure master plan approvals. In 2018, the initial phase of mass grading of the Koa Ridge site commenced. In early 2020, major infrastructure construction commenced. The following improvements have been constructed to date: 1) a major 10' x 8' box culvert drain line crossing under Kamehameha Highway, 2) drainage improvements, 3) storm water quality improvements, 4) internal roads, 5) access at Kamehameha Highway and Ka Uka Boulevard, 6) improvements to the 595 water system and 7) sewer, water and electric utilities in all the roadways. In 2022, the traffic signal at the main access to Koa Ridge at Ka Uka Boulevard was installed and energized. The major infrastructure built to date will serve over time over 1,900 residential homes (including affordable units), the healthcare campus, The Gateway at Koa Ridge (30-acre regional serving commercial), the Koa Ridge Business Park (9.5 acre industrial-commercial mixed use), 1.5-acre fire station, and 2.8-acre private park.

**Condition No. 25:**

**“25. Order to Show Cause. If Petitioner fails to complete the proposed backbone infrastructure within ten years from the date of the Decision and Order approving reclassification of the subject Increment, the Commission may issue and serve upon Petitioner an Order to Show Cause and Petitioner shall appear before the Commission to explain why the Petition Area of the subject Increment should not revert to its previous State Land Use Agricultural District classification, or be changed to a more appropriate classification.”**

**Status:**

CCHH acknowledges the authority of the Commission with respect to the issuance of an Order to Show Cause.

**Condition No. 26:**

**“26. Notice of Change of Ownership. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area, at any time prior to completion of development of the Petition Area.”**

**Status:**

CCHH acknowledges its obligation to notify the Commission of such changes in ownership of the Petition Area prior to completion of development.

**Condition No. 27:**

**“27. Annual Reports. Petitioner shall timely provide without any prior notice, annual reports to the Commission, OP, and the City, and their respective successors, in connection with the status of the development of the Petition Area and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission. The annual report shall be due on or before the anniversary date of the Decision and Order for the reclassification of the Petition Area.”**

**Status:**

This letter constitutes the 2024 Annual Report to be submitted to the Land Use Commission with copies to the State Office of Planning and the City and County of Honolulu Department of Planning and Permitting in compliance with this condition.

**Condition No. 28:**

**“28. Release of Conditions. The Commission may fully or partially release the conditions provided herein as to all or any portion of the Petition Area upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner or its successors and assigns.”**

Status:

Acknowledged. CCHH will seek the release of conditions as warranted.

**Condition No. 29:**

**“29. Notice of Imposition of Conditions. Within seven days of issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall: (a) record with the Bureau of Conveyances of the State of Hawai'i a statement that the Petition Area is subject to the conditions imposed herein by the Commission in the reclassification of the Petition Area; and (b) file a copy of such recorded statement with the Commission.”**

Status:

Completed. Petitioner recorded the notice of conditions by the Land Use Commission with the Bureau of Conveyances on June 27, 2012 as Document No. A-45610754.

**Condition No. 30:**

**“30. Recordation of Conditions. Petitioner shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to HAR section 15-15-92.”**

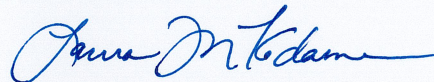
Status:

Completed. Petitioner recorded the declaration of conditions with the Bureau of Conveyances on August 15, 2012 as Document No. A-46100932.

The foregoing constitutes the Petitioner's status report. Should you have any questions or desire any additional information with respect to the matters discussed above, please contact me at (808) 548-4825.

Sincerely,

CASTLE & COOKE HOMES HAWAII, INC.



Laura M. Kodama  
Senior Director, Planning & Development

cc: Ms. Mary Alice Evans, Director (Office of Planning and Sustainable Development)  
Ms. Dawn Takeuchi Apuna, Director (Department of Planning and Permitting)