

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

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January 29, 2026

GEN-2025-220(fk)

Mr. Masayuki Narahara
President
Haseko Royal Kunia, LLC
91-1001 Kaimalie Street, Suite 205
Honolulu, Hawaii 96706-6250



Dear Mr. Narahara:

SUBJECT: Department of Planning and Permitting's (DPP)
Response to the 2025 Royal Kunia Phase II Compliance with
Conditions for Amended Decision and Order
Docket No. A92-683, Annual Status Report

On October 8, 2025, the City and County of Honolulu's (City) DPP received the 2025 Annual Report of the Royal Kunia Phase II Compliance with Conditions for Amended Decision and Order, Docket No. A92-683 (Project) from Haseko Royal Kunia, LLC (Petitioner). Per Condition No. 22 of this docket, annual reports are to be filed with the State Land Use Commission (LUC). In addition, annual reports support the DPP's ability to verify the status and completion of conditions associated with this docket. Providing complete documentation ultimately benefits the Petitioner when seeking the release of conditions.

Condition No. 1 – Affordable Housing

Condition No. 1 directs the Petitioner to provide an affordable housing contribution to the satisfaction of the City.

DPP Response: The Annual Status Report should have stated that DPP provided a Final Draft (dated January 24, 2024) to the Petitioner on January 27, 2024, and that a meeting to discuss outstanding items was to follow. Petitioner responded on February 16, 2024, and was to provide comments on the Final Draft. DPP has yet to receive comments or proposed revisions.

Condition No. 2 – Transportation Improvements

To comply with Condition No. 2, the Petitioner must participate in and fund improvements to off-site regional transportation infrastructure, including widening Kunia Road to four lanes between the Cane Haul Road intersection and the northernmost boundary of Royal Kunia Phase II, plus necessary highway right-of-way and interchange improvements.

DPP Response: The DPP awaits the submission of the finalized design plans and a revised Traffic Impact Analysis Report (TIAR) that covers a full build-out of the development. Please notify both the Traffic Review Branch and Planning Division when complete.

Condition No. 3 – Regional Transportation Management Program

According to Condition No. 3, the Petitioner shall either appoint a permanent transportation manager or participate in a regional transportation management program as received and approved by the State Department of Transportation (DOT).

DPP Response: The DPP requests confirmation in writing from the State DOT that this program is no longer in effect and that yearly evaluation and report of the program's effectiveness have been suspended either partially or in full.

Condition No. 4 – Traffic Monitoring

Condition No. 4 states that the Petitioner shall monitor traffic impacts attributable to the Project and implement mitigation measures if needed.

DPP Response: The DPP awaits submittal of the TIAR that covers the development including the industrial parcel inclusive of all phases through full build-out. Please notify both the Traffic Review Branch and Planning Division when complete.

Condition No. 5 – Integrated Solid Waste Management Act

Pursuant to Condition No. 5, the Petitioner shall cooperate with the State Department of Health (DOH), and the City Department of Environmental Services (ENV) (formally Department of Public Works) to manage solid waste generated by the development.

DPP Response: Please provide a copy of ENV's preliminary approval of the first cluster housing project eligible for the Automated Cart Collection Program.

Condition No. 6 – School Facilities

Per Condition No. 6, the Petitioner shall contribute to the development, funding and/or construction of school facilities as a result of the development on the Property, to the satisfaction of the State Department of Education.

DPP Response: The DPP requests a copy of the School Site Agreement, including a copy of the warranty deed of the conveyed 12-acre school site.

Condition No. 7 – Water Requirements

In accordance to Condition No. 7, the Petitioner shall coordinate with the Honolulu Board of Water Supply and the State Department of Land and Natural Resources to obtain water required for the Project.

DPP Response: The DPP has obtained a copy of the approved Royal Kunia Phase II Water Master Plan Update dated June 6, 2024.

Condition No. 8 – Civil Defense Measures

Condition No. 8 states that the Petitioner shall participate in the funding for construction and installation of appropriate civil defense measures as determined by State and City civil defense agencies.

DPP Response: The DPP acknowledges the efforts by the Petitioner to reach an agreement with the Hawai'i Emergency Management Agency to fund, install, and convey a civil defense siren within Royal Kunia Phase II. Once consummated, please include a copy of said agreement in future annual reports.

Condition No. 9 – Chain Link Fence

Condition No. 9 states the Petitioner shall erect a chain link fence along the eastern boundary of the Property.

DPP Response: The response in the annual report states there was no common boundary with the land formally owned by the Waikale Branch of the Naval Magazine. Please provide an exhibit or other documentation to show that the two properties do not have a common boundary.

Condition No. 10 – Clearance and Maintenance of Land

Condition No. 10 states the Petitioner shall clear and maintain the land situated within 20 feet of the eastern boundary of the Property.

DPP Response: See the DPP response to Condition No. 9.

Condition No. 11 – Pollutants

To comply with Condition No. 11, the Petitioner shall coordinate with the DOH and the ENV to establish appropriate systems to contain spills and prevent materials from leaching into storm drainage and affecting ground and coastal waters.

DPP Response: If an approved plan and program were not initiated as required by Condition No. 11, then please provide what pollution control systems were revised and approved for the cluster housing permitted under 2022/CL-2.

Condition No. 12 – Wastewater Treatment

Pursuant to Condition No. 12, the Petitioner shall participate in a pro rata basis in the funding and construction of adequate wastewater treatment, transmission, and disposal facilities, as determined by the DOH and the ENV.

DPP Response: The DPP requests a copy of the June 2021 updated wastewater master plan.

Condition No. 13 – Soil Erosion and Dust Control

Per Condition No. 13, the Petitioner shall implement effective soil erosion and dust control measures, both during and after construction.

DPP Response: The DPP will ensure that effective soil erosion and dust control measures are in place in order to approve the grading permit for actual construction of the Project.

Condition No. 14 – Air Quality Monitoring

In accordance with Condition No. 14, the Petitioner shall participate in an air quality monitoring program as specified by the DOH.

DPP Response: Please be sure to establish an air monitoring program as specified by the DOH prior to construction under 2022/CL-2.

Condition No. 15 – Agricultural District Pollution

Condition No. 15 requires the Petitioner to provide notifications to all owners and occupants of the Project of the potential odors, noise, and dust pollution resulting from neighboring Agricultural District lands.

DPP Response: Unless housing is currently under construction and for sale, the DPP acknowledges such notifications will occur at that time.

Condition No. 16 – Drainage Improvements

Under the provisions of Condition No. 16, the Petitioner shall provide drainage improvements for the Project and shall coordinate off-site improvements with adjoining landowners, developers, and other government agencies.

DPP Response: The DPP has obtained a copy of the updated drainage master plan and Supplemental Drainage calculations for Storm Flow Routing Evaluation of the Royal Kunia Country Club golf course.

Condition No. 17 – Archaeological Resources

As set forth in Condition No. 17, the Petitioner shall immediately stop work should any archaeological resources such as artifacts, shell, bones, charcoal deposits, human burials, or rock or coral alignments, paving or walls of historic or prehistoric significance be encountered.

DPP Response: The DPP requests copies of the State Historic Preservation Division's (SHPD) acceptance of the Archeological Inventory Survey (AIS) testing strategy as well as copies of the AIS and Reconnaissance Level Survey submitted to the SHPD.

Condition No. 18 – Development Plan Approvals

According to Condition No. 18, the Petitioner shall obtain Development Plan approvals from the City within five years from the date of the LUC Decision and Order.

DPP Response: Since the adoption of the Central O'ahu Sustainable Communities Plan (COSCP) on December 20, 2002 by Ordinance 02-62, Condition No. 18 as part of the October 1, 1996 Amended Findings of Fact, Conclusions of Law, and Decision and Order approved by the LUC has been met albeit beyond the five years due to additional time needed by the DPP to undertake the transformation through standardization of the Development Plan and Sustainable Communities Plans at that time.

Condition No. 19 – Agricultural Park

The Petitioner and the State Department of Agriculture consummated a Fifth Memorandum of Understanding (MOU) to develop the agricultural park at Royal Kunia, Phase II on October 7, 2024. This outlined a schedule for infrastructure implementation and provided for other compliance requirements.

DPP Response: Since the Fifth MOU was executed, the irrigation infrastructure was to be completed by December 31, 2025. Please provide a progress report as to its completion and estimate as to when it will be completed.

Condition No. 20 – Compliance with Representations

Condition No. 20 states the Petitioner shall develop the Property in substantial compliance with the representations made to the LUC.

DPP Response: The DPP acknowledges the Petitioner's intent to substantially comply with the representations made to the LUC to develop the Property.

Condition No. 21 – Transfer of Petitioner's Interest in the Property

Per Condition No. 21, the Petitioner shall provide notice to the LUC of any intent to sell, lease, assign, place in trust, or alter ownership interest.

DPP Response: Approximately 15 months ago, a published newspaper article suggested the State Department of Hawaiian Home Lands (DHHL) was interested in purchasing some or all of the property. Could you please provide an update on plans by the DHHL to acquire lands from Haseko.

Condition No. 22 – Annual Reports

To comply with Condition No. 22, the Petitioner shall promptly provide annual reports to the LUC, the State Office of Planning and Sustainable Development, and the DPP in connection with the status of the Project and the Petitioner's progress in compliance with the conditions imposed.

DPP Response: The DPP acknowledges receipt of annual reports provided by the Petitioner.

Condition No. 23 – Release of Conditions

Per Condition No. 23, the LUC may partially or fully release the conditions provided "upon the provision of adequate assurance of satisfaction of these conditions by Petitioner".

DPP Request: By submitting the requested documentation in the annual reports, the Petitioner is providing adequate assurance that these conditions will be satisfied.

Condition No. 24 – Recording of Statement Regarding the Property Subject to Conditions

Within seven days of the LUC's Decision and Order, the Petitioner shall record with the Bureau of Conveyances, a statement to the effect that the Property is subject to conditions imposed by the LUC and shall file a copy of such recorded statement with the LUC.

DPP Response: The DPP requests a copy of the recorded statement filed with the Bureau of Conveyances, indicating that the Property is subject to the conditions imposed by the LUC.

Condition No. 25 – Recording of Conditions

The Petitioner shall record the conditions imposed by the LUC with the Bureau of Conveyances pursuant to Hawai'i Administrative Rules (HAR), Section 15-15-92.

DPP Response: The DPP requests a copy of the recorded instrument filed with the Bureau of Conveyances pursuant to HAR Section, 15-15-92, listing all conditions imposed by the LUC.

Mr. Masayuki Narahara
January 29, 2026
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Please provide the information requested above within thirty (30) days of the date of this correspondence so we may close out the annual report for this year. Extensions can be provided upon request.

Should there be any questions, please contact Franz Krintz at (808) 768-8046 or via email at fkrintz@honolulu.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Dawn', with a stylized flourish extending to the right.

Dawn Takeuchi Apuna
Director

DTA:ah

cc: Mr. Daniel E. Orodener, Executive Director, State Land Use Commission
Mr. Curtis T. Tabata, Esq., Matsubara, Kotake & Tabata