

**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**Resolution 17-228  
GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT  
AND SHORELINE SETBACK VARIANCE FOR  
THE HAWAIKI SUBMARINE FIBER-OPTIC CABLE LANDING AT KAPOLEI.**

**THE PROPOSED CD1** makes the following amendments:

- A. In the first WHEREAS clause, clarifies the description of the Project.
- B. In the last WHEREAS clause, adds August 16, 2017 as the date the Council received the DPP's findings and recommendations via Departmental Communication 607 (2017).
- C. In Condition D, provides that results of the survey conducted by the qualified biologist to determine the presence and location of the Hawaiian hoary bat or waterbird nesting areas must be submitted to the USFWS.
- D. In Condition E, adds a standard procedural provision relating to an extension of the initial deadline set by the Council for the Applicant to obtain a development permit that exceeds one year.
- E. Makes miscellaneous technical and nonsubstantive amendments.



**PROPOSED**

**RESOLUTION**

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR THE HAWAIKI SUBMARINE FIBER-OPTIC CABLE LANDING AT K LEI.

WHEREAS, on May 22, 2017, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2017/SMA-15 and 2017/SV-1) of Hawaiki Submarine Cable USA, LLC (the "Applicant") for a Special Management Area ("SMA") Use Permit and Shoreline Setback Variance ("SSV") to allow the installation via horizontal directional drilling of a submarine fiber-optic telecommunication cable running under the shoreline at Kahe Point Beach Park, continuing under the former Oahu Railway and Land Company right-of-way and Farrington Highway, and ending at a new cable landing station (CLS), pursuant to easements encumbering approximately 1,782 square feet of land in the AG-2 General Agricultural District and P-2 General Preservation District; and the construction of a 3,850 square-foot single-story CLS building, a 675 square-foot emergency generator building with diesel fuel tanks, parking, perimeter fencing, and associated improvements on approximately 27,051 square feet of vacant land in the Country Club District; located in Honouliuli, Oahu, and identified by Tax Map Keys 9-2-049: portions of 001, 002, and 005; 9-2-051: portions of 001 and 010; and 9-2-051: 011 (the "Project"); and

WHEREAS, on July 5, 2017, the DPP held a public hearing, which was attended by two representatives of the Applicant, two representatives of the Applicant's agent, and three DPP staff members; no members of the public attended or submitted testimony at the hearing; and

WHEREAS, on August 15, 2017, within 29 working days after the close of the public hearing (the Applicant having agreed to an extension of the 20 working day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in Sections 25-3.1 and 25-3.2, and Sections 23-1.8 and 23-1.9, Revised Ordinances of Honolulu 1990 ("ROH"), and Sections 205A-2, 205A-26, and 205A-46, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on August 16, 2017, by Departmental Communication 607 (2017), and having duly considered all of the findings and reports on the matter, desires to approve the subject applications for an SMA Use Permit and SSV with the conditions enumerated below; now, therefore,



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## RESOLUTION

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BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit and SSV be issued to the Applicant, subject to the following conditions:

- A. Installation of the submarine fiber-optic telecommunication cable within the SMA and shoreline setback, and construction of the CLS facility and associated improvements within the SMA must be in general conformity with the proposed Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A through N, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that has a significant effect on coastal resources addressed in ROH Chapters 23 and 25, or HRS Chapter 205A, or both, will require a new application, SMA Use Permit, and SSV. Any change that does not have a significant effect on coastal resources will be considered a minor modification and therefore permitted under this resolution, upon review and approval by the DPP Director.
- B. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the Department of Land and Natural Resources State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- C. Artificial light from exterior lighting fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes are prohibited if the light directly illuminates or directly projects across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Hawaii Revised Statutes Section 205A-71(b).
- D. Prior to the start of any site work, the Applicant shall have a qualified biologist survey the CLS site and temporary construction laydown areas to determine the presence and location of the Hawaiian hoary bat or waterbird nesting areas. The survey results must be submitted to the United States Fish and Wildlife Services ("USFWS"). Observation of any threatened or endangered species during site preparation and construction must be reported to the USFWS.



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## RESOLUTION

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- E. **The Applicant shall obtain a development permit for the proposed development within two years after the effective date of this SMA Use Permit. Failure to obtain a development permit within this period will render this permit null and void, provided that this period may be extended as follows: The DPP Director may extend this period if the Applicant demonstrates good cause, but the period may not be extended beyond one year from the initial deadline set by the City Council.**

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which the report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report; or, (2) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.

- F. Approval of this SMA Use Permit and SSV does not constitute compliance with Land Use Ordinance ("LUO") or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit and SSV comply with all applicable LUO and other governmental provisions and requirements.



**RESOLUTION**

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Tetra Tech, Inc., 737 Bishop Street, Suite 2340, Honolulu, Hawaii 96813; Michelle K. Nekota, Director of Parks and Recreation, 1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707; Ford Fuchigami, Director of the State Department of Transportation, Aliiimoku Building, 869 Punchbowl Street, Honolulu, Hawaii 96813; Audrey M. Au, 1118 Nuuanu Avenue, Honolulu, Hawaii 96813; Joel B. and Yolanda Q. Ballesteros, 86-263 Leihua Street, Waianae, Hawaii 96792; Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Alan Downer, Administrator of the State Historic Preservation Division, Department of Land and Natural Resources, 601 Kamokila Boulevard, Room 555, Kapolei, Hawaii 96707; and Leo R. Asuncion, Jr., Director of the State Office of Planning, 235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813.

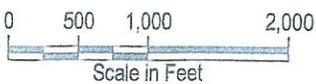
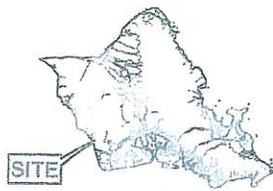
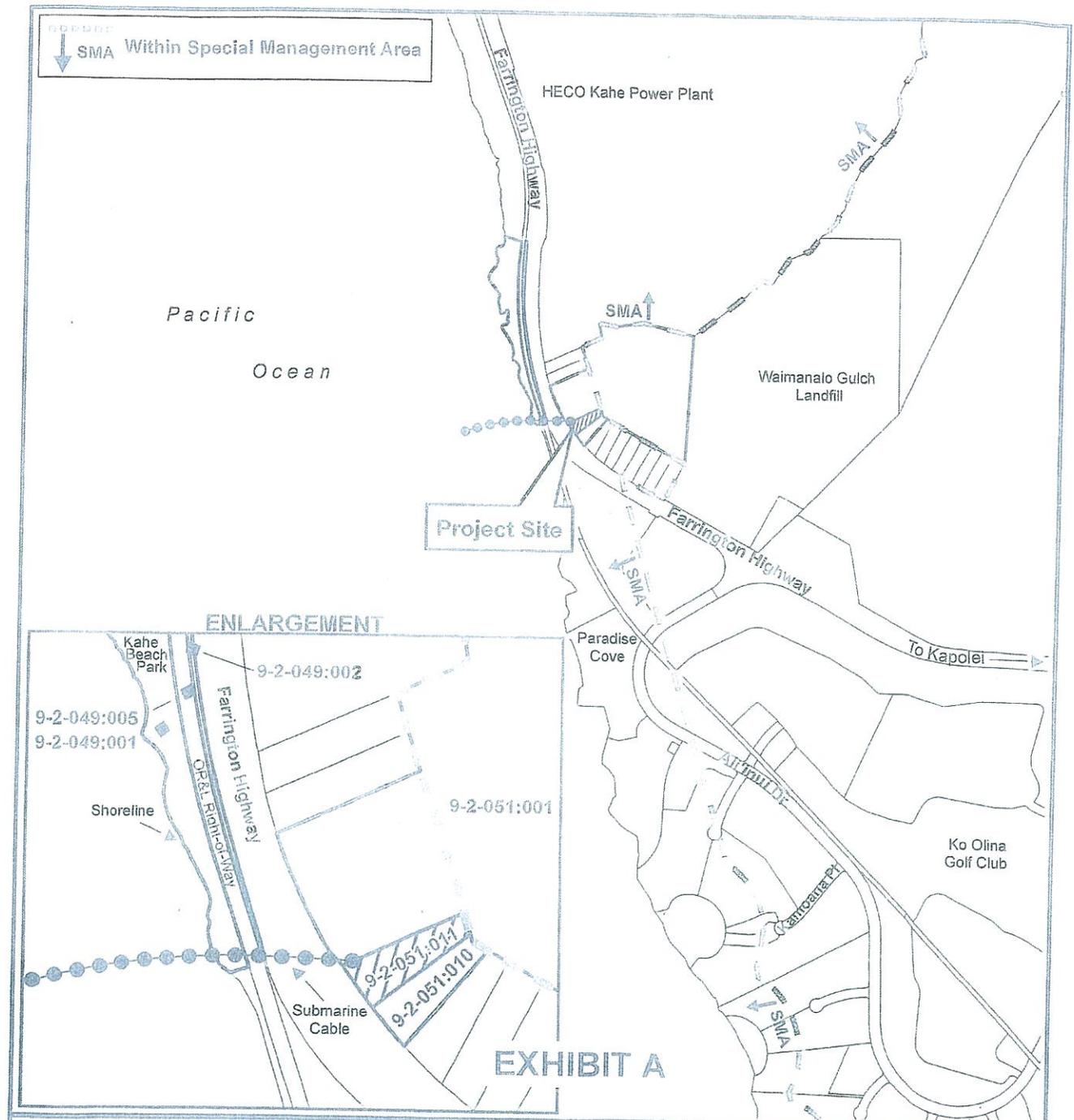
INTRODUCED BY:

Ron Menor (br)  
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DATE OF INTRODUCTION:

August 17, 2017  
Honolulu, Hawaii

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Councilmembers

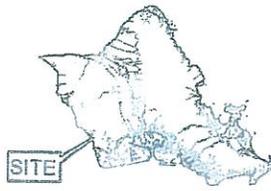
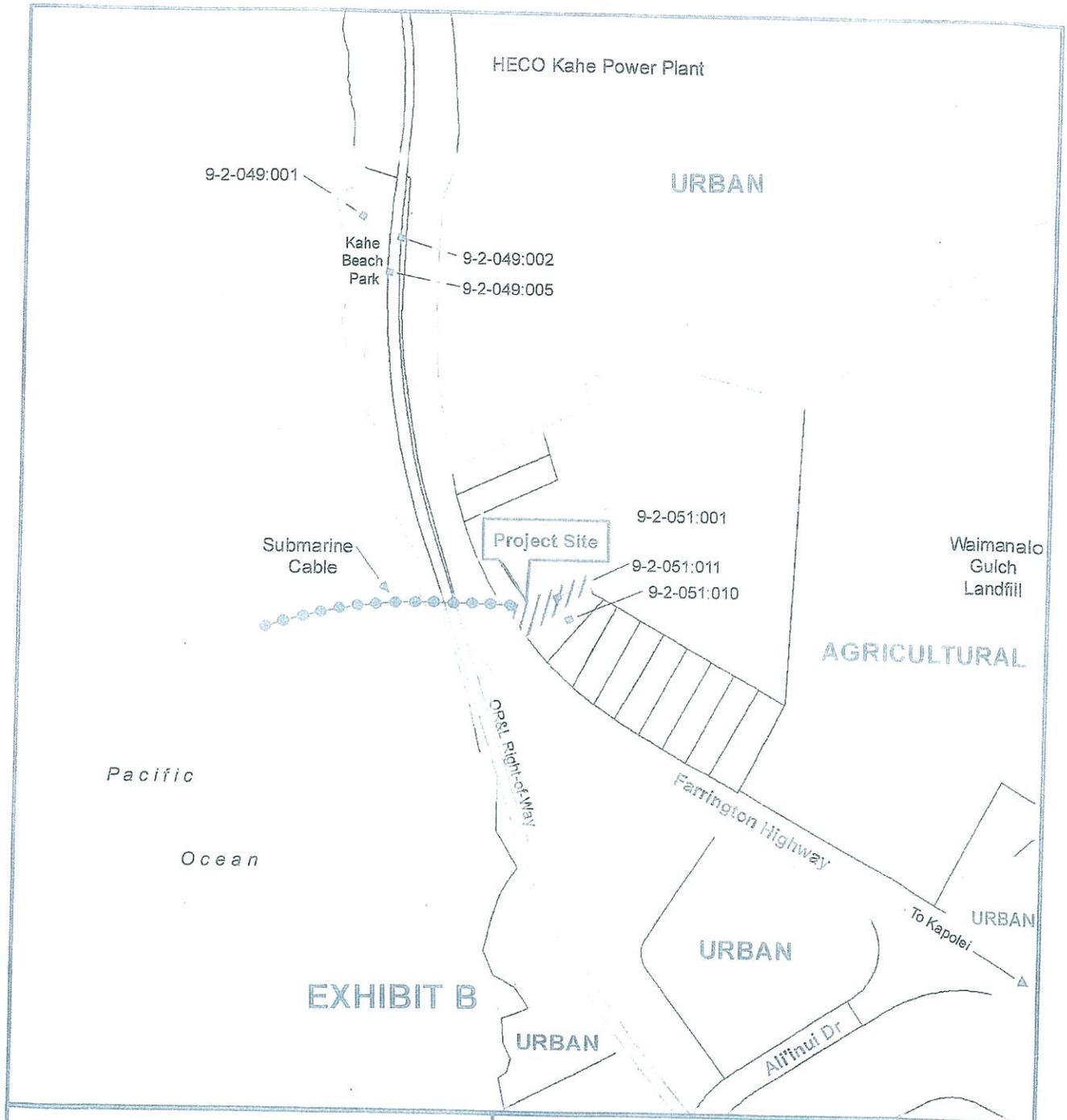


## LOCATION MAP HONOULIULI, EWA

(For Hawaiki Submarine Cable Landing)

TAX MAP KEY(S): 9-2-051: 001, 010, 011  
 9-2-049: 001, 002, 005

FOLDER NO.: 2017/SMA-15, 2017/SV-1

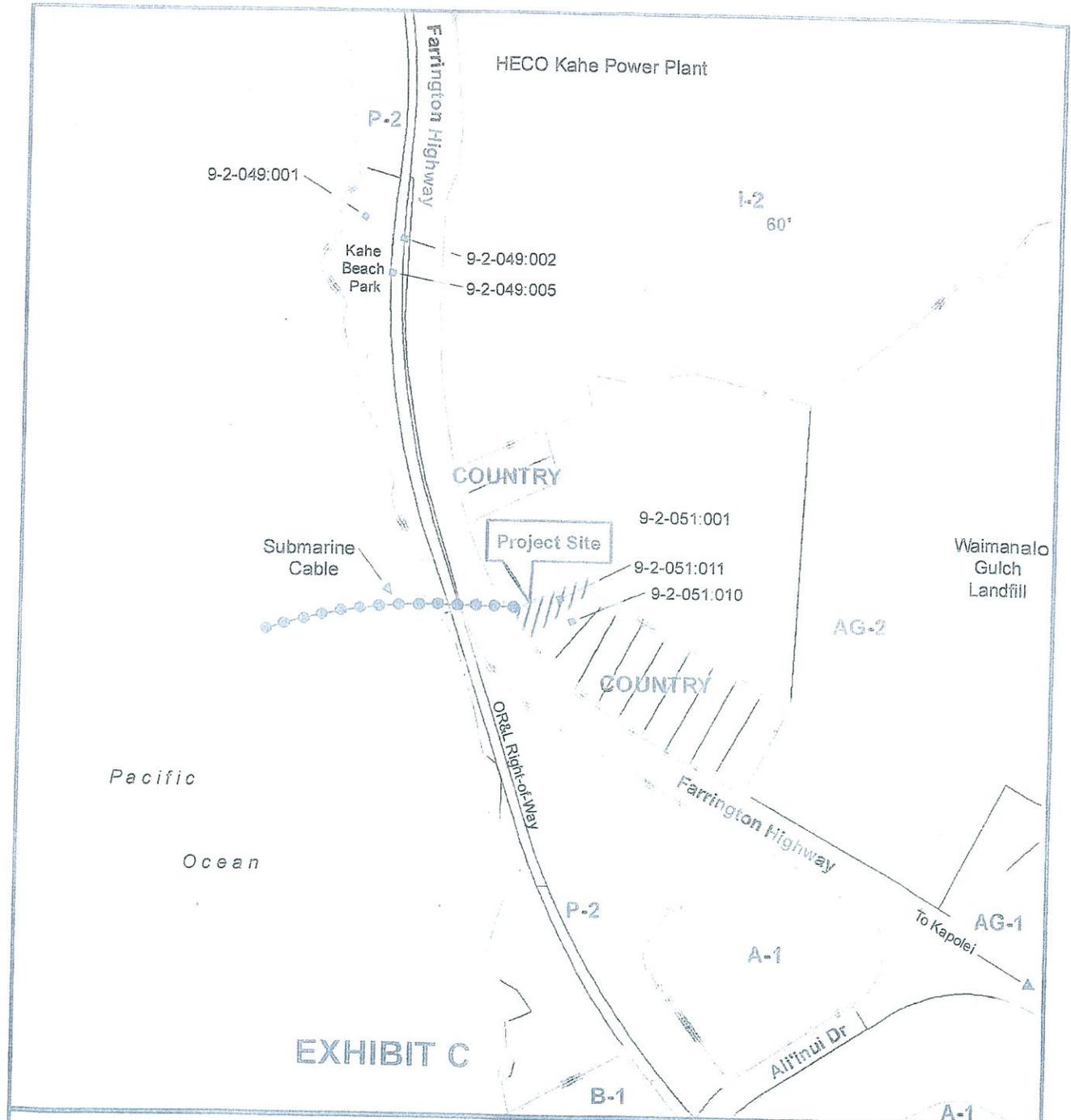


Portion of  
**STATE LAND USE MAP**  
**EWA QUADRANGLE**

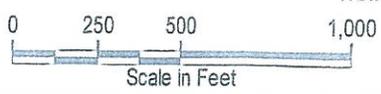
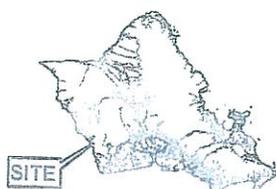
Hawaiki Submarine Cable Landing

TAX MAP KEY(S): 9-2-051: 001, 010, 011  
 9-2-049: 001, 002, 005

FOLDER NO.: 2017/SMA-15, 2017/SV-1



**EXHIBIT C**



Portion of  
**ZONING MAP**  
**BARBER'S POINT-KAHE-NANAKULI**  
 Hawaiki Submarine Cable Landing  
 TAX MAP KEY(S): 9-2-051: 001, 010, 011  
 9-2-049: 001, 002, 005  
 FOLDER NO.: 2017/SMA-15, 2017/SV-1

**HAWAII  
SUBMARINE CABLE  
LANDING STATION**

93-384 FATHOM CREEK LANE  
KAPOLEI, OAHU, HAWAII 96763

- OWNERS**  
SUBMARINE CABLE SYSTEMS, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- ARCHITECT**  
C/O ARCHITECTURE PROJECTS  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- CIVIL**  
EITZ CONSULTANTS, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- GEOTECHNICAL ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- LANDSCAPE ARCHITECT**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- STRUCTURAL ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- MECHANICAL ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- ELECTRICAL ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- FIRE PROTECTION ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763
- ACOUSTICAL ENGINEER**  
KIMURA & ASSOCIATES, INC.  
1000 KALANOAUE AVENUE, SUITE 100  
KAPOLEI, OAHU, HAWAII 96763

NO.	DESCRIPTION	DATE

This work was prepared by me or under my immediate supervision and I am a duly licensed professional engineer in the State of Hawaii. I am not providing any services in any other state, territory, or possession of the United States of America.

DATE: 03/14/17  
SIGNATURE: [Blank]

**PERMIT SET**

DRAWN BY: EAQ  
PROJECT NO.: 2016-23  
DATE: 03/14/17

**SITE AND UTILITIES PLAN**

C-7

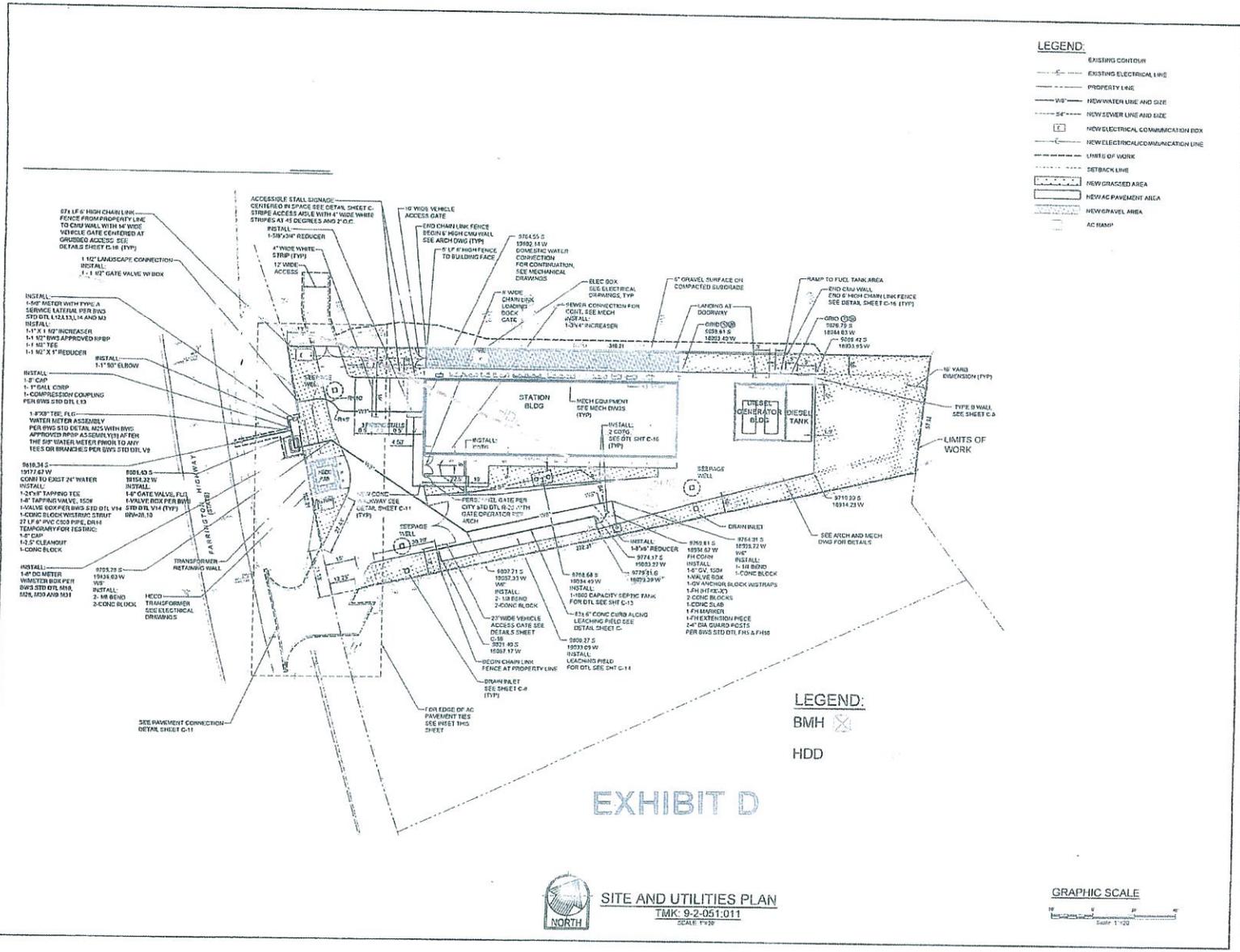
- LEGEND:**
- EXISTING CENTERLINE
  - EXISTING ELECTRICAL LINE
  - PROPERTY LINE
  - NEW WATER LINE AND SIZE
  - NEW SEWER LINE AND SIZE
  - NEW ELECTRICAL COMMUNICATION BOX
  - NEW ELECTRICAL COMMUNICATION LINE
  - LIMITS OF WORK
  - SETBACK LINE
  - NEW GRASSED AREA
  - NEW PAVEMENT AREA
  - NEW TRAVEL AREA
  - AC RAMP

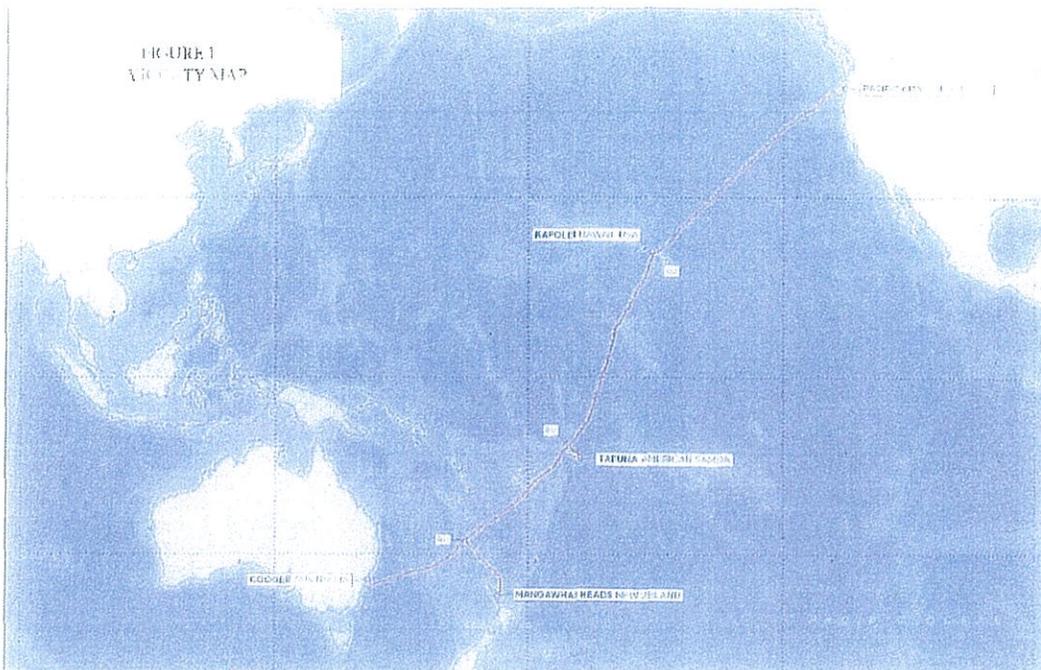
- LEGEND:**
- BMH
  - HDD

**EXHIBIT D**

**SITE AND UTILITIES PLAN**  
TMK 9-2-051-011  
SCALE: 1"=20'

**GRAPHIC SCALE**  
1" = 20'





**EXHIBIT E**

Hawaii Submarine Cable Napolei Landing

Final Environmental Assessment

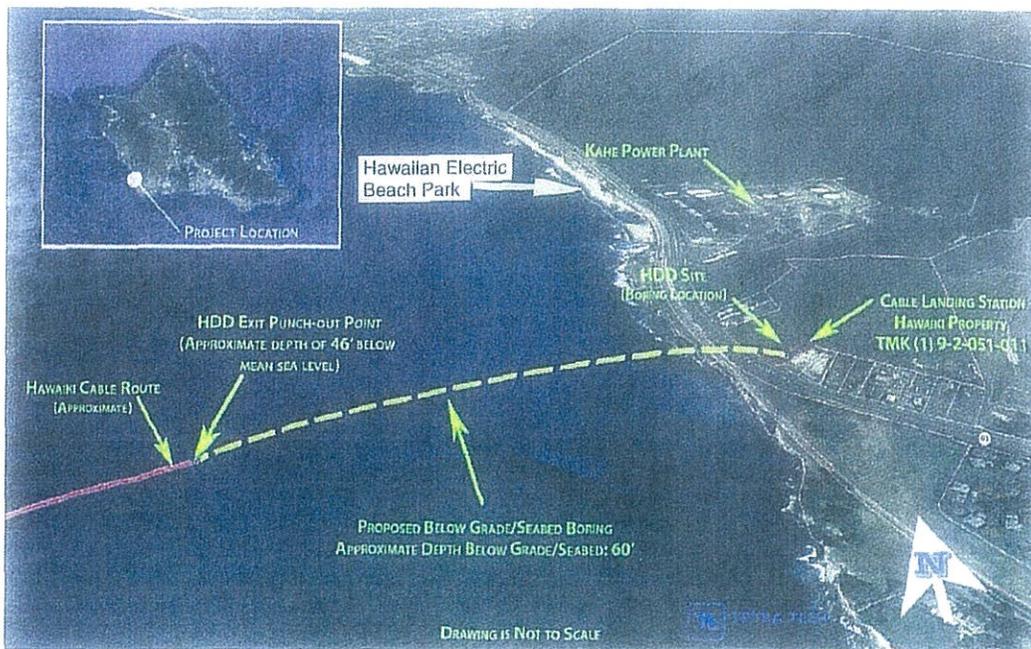
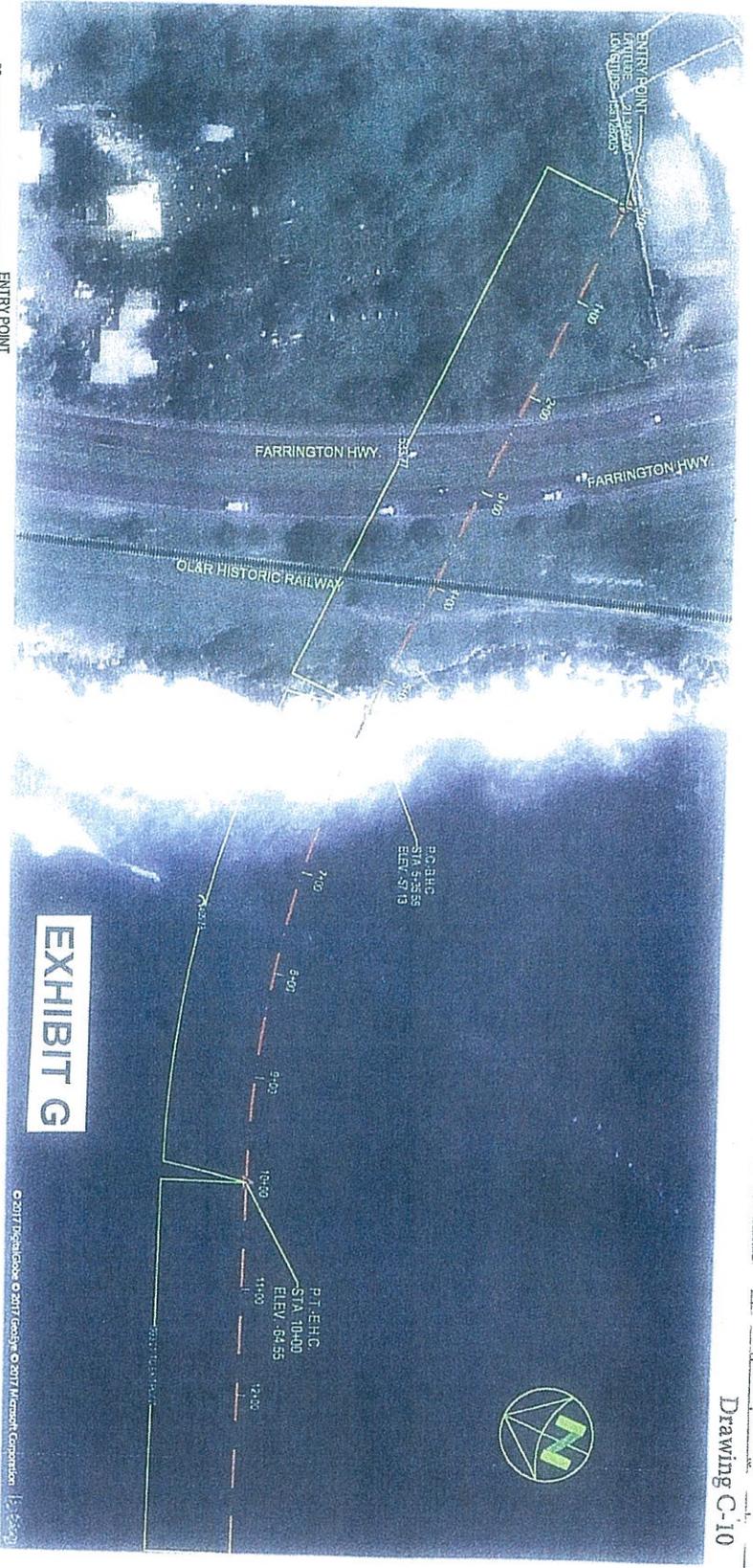


Figure 1-8. Nearshore and Terrestrial Project Location

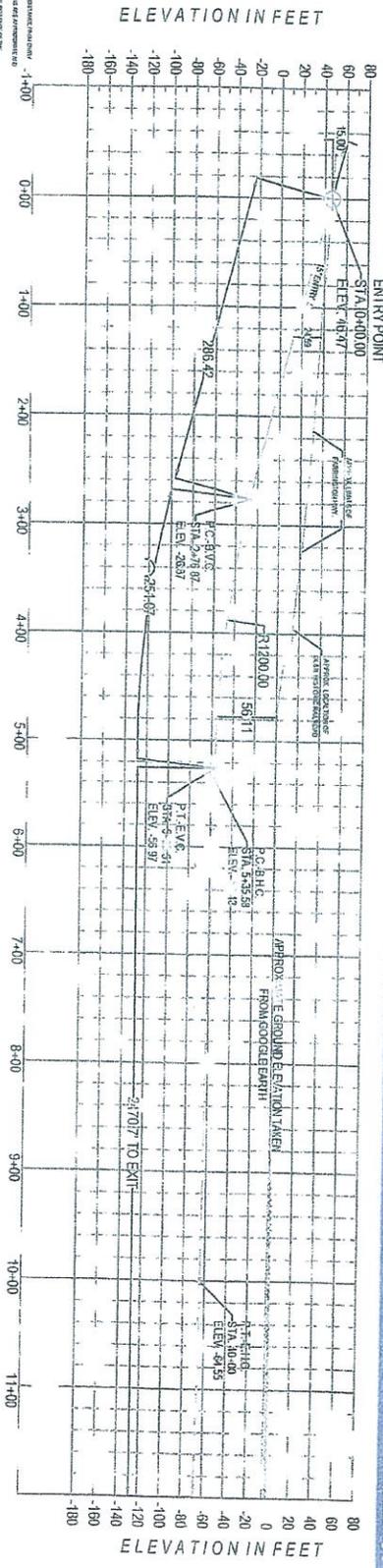
**EXHIBIT F**

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1



HORIZONTAL & VERTICAL  
SCALE: 1" = 40'  
PLAN VIEW

HORIZONTAL & VERTICAL  
SCALE: 1" = 40'  
PROFILE VIEW

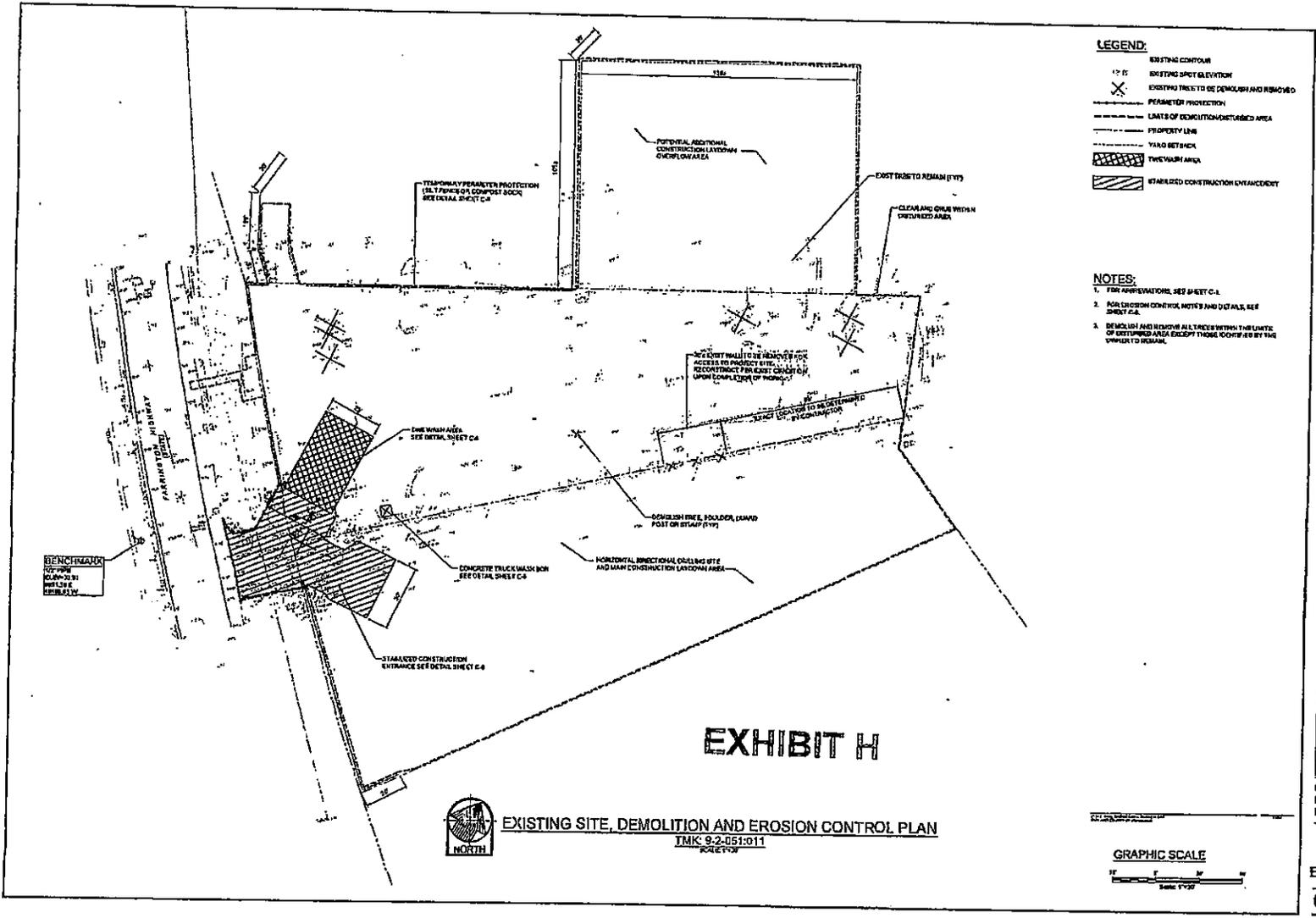


NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	08/14/17	PROPOSED ROAD	JAVAWMI	JAVAWMI
2	08/14/17	REVISION FOR FARRINGTON HWY	JAVAWMI	JAVAWMI
3	08/14/17	REVISION FOR OLAR HISTORIC RAILWAY	JAVAWMI	JAVAWMI
4	08/14/17	REVISION FOR ELEVATION DATA	JAVAWMI	JAVAWMI
5	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI
6	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI
7	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI
8	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI
9	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI
10	08/14/17	REVISION FOR APPROXIMATE GROUND ELEVATION	JAVAWMI	JAVAWMI

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1

EXHIBIT G

© 2017 Tractel, Inc. © 2017 Geomatics © 2017 Metrotek Corporation



# EXHIBIT H



**EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN**  
 TMK: 9-2-051:011  
 SCALE: 1"=10'

- LEGEND:**
- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - ✕ EXISTING TREES TO BE DEMOLISHED AND REMOVED
  - PERIMETER PROTECTION
  - LIMITS OF DEMOLITION/DISTURBED AREA
  - PROPERTY LINE
  - YARD SETBACK
  - ▨ TREE VAULT AREA
  - ▨ STABILIZED CONSTRUCTION ENTRANCE

- NOTES:**
1. FOR APPROXIMATIONS, SEE SHEET C-1.
  2. FOR EROSION CONTROL, NOTES AND DETAILS, SEE SHEET C-4.
  3. DEMOLISH AND REMOVE ALL TREES WITHIN THE LIMITS OF DISTURBED AREA EXCEPT THOSE IDENTIFIED BY THIS SYMBOL TO REMAIN.

**HAWAII  
 SUBMARINE CABLE  
 LANDING STATION**

82384 FARRINGTON HWY,  
 HAWAII, OAHU, TERRACE 96707

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**OWNERS:**  
 HAWAIIAN TELEPHONE COMPANY  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**ARCHITECT:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**ENGINEER:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**LANDSCAPE ARCHITECT:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**MECHANICAL ENGINEER:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**ELECTRICAL ENGINEER:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**FIRE PROTECTION ENGINEER:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**AGRICULTURAL ENGINEER:**  
 TERRY H. HARRIS ARCHITECTS  
 1555 KALANOA BLVD  
 HONOLULU, HI 96813

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**NO. DESCRIPTION DATE**

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**PERMIT SET**

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**DRAWN BY:** EAQ  
**PROJECT NO.:** 2016-23  
**DATE:** 03/14/17

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**EXISTING SITE,  
 DEMOLITION AND  
 EROSION CONTROL PLAN**

C-5

**FOLDER NOS.: 2017/SMA-15 & 2017/SV-1**

A detailed description of HHD construction and its location is provided in Chapter 1.3.3.3 of the Final EA (Attachment I).

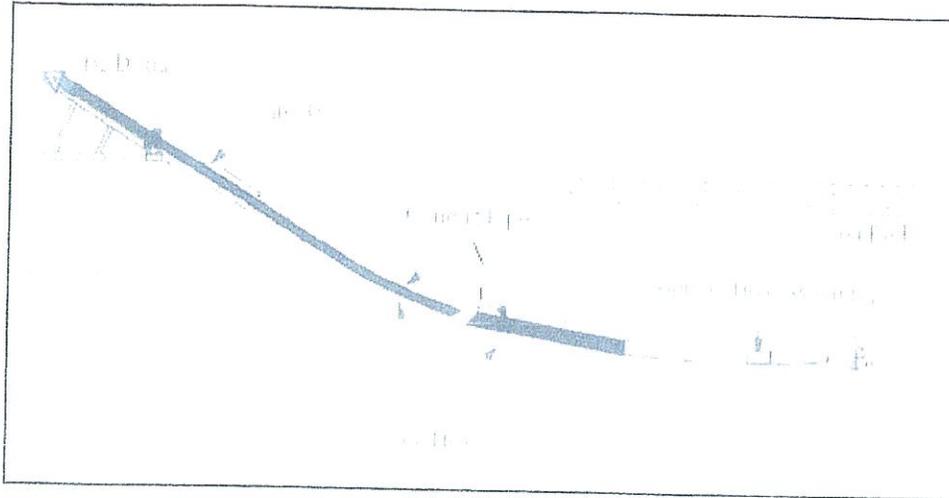


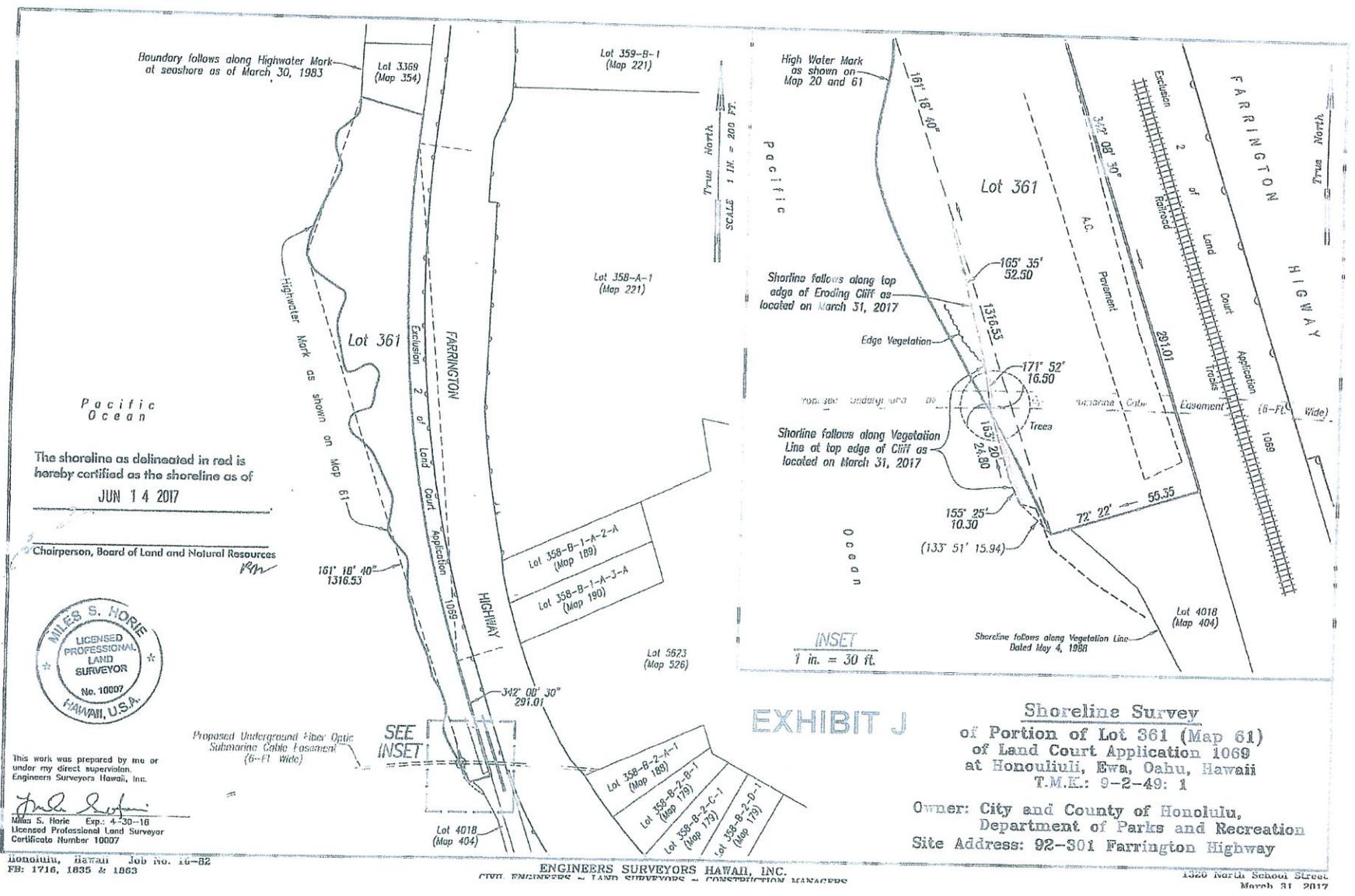
Figure 6. HDD Schematic



Figure 5. Drilling Fluid Recycling Unit

## EXHIBIT I

FOLDER NOS. 2017/SMA-15 & 2017/SV-1



Boundary follows along Highwater Mark at seashore as of March 30, 1983

High Water Mark as shown on Map 20 and 61

The shoreline as delineated in red is hereby certified as the shoreline as of JUN 14 2017

Chairperson, Board of Land and Natural Resources



This work was prepared by me or under my direct supervision, Engineers Surveyors Hawaii, Inc.

Miles S. Horie, Exp.: 4-30-18, Licensed Professional Land Surveyor, Certificate Number 10007

Honolulu, Hawaii Job No. 16-82, FB: 1716, 1835 & 1863

ENGINEERS SURVEYORS HAWAII, INC. CIVIL ENGINEERS - LAND SURVEYORS - CONSTRUCTION MANAGERS

1320 North School Street, Honolulu, Hawaii, March 31, 2017

EXHIBIT J

Shoreline Survey of Portion of Lot 361 (Map 61) of Land Court Application 1069 at Honouliuli, Ewa, Oahu, Hawaii T.M.K.: 9-2-49: 1

Owner: City and County of Honolulu, Department of Parks and Recreation Site Address: 92-301 Farrington Highway

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1

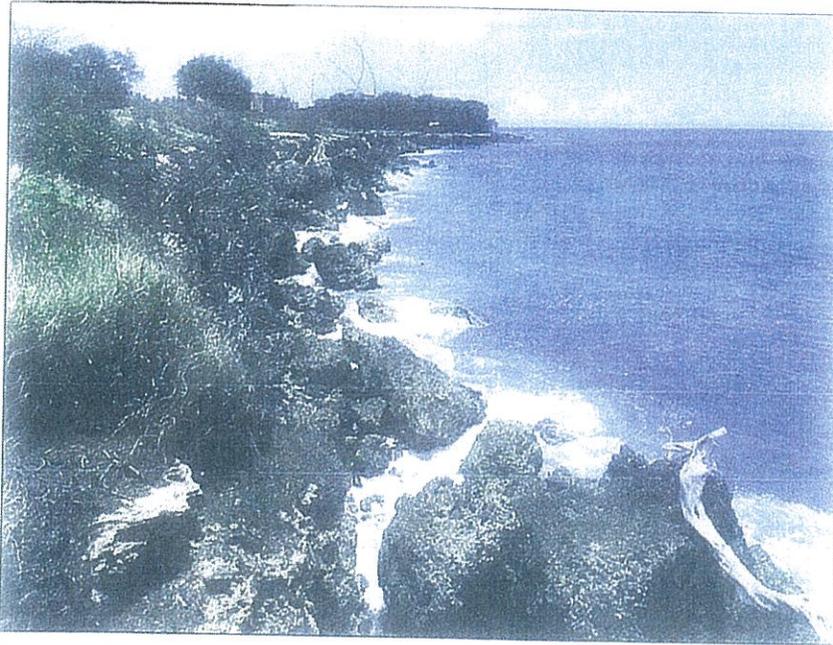


Figure 5. Photograph of the shoreline near HDD crossing (looking south)

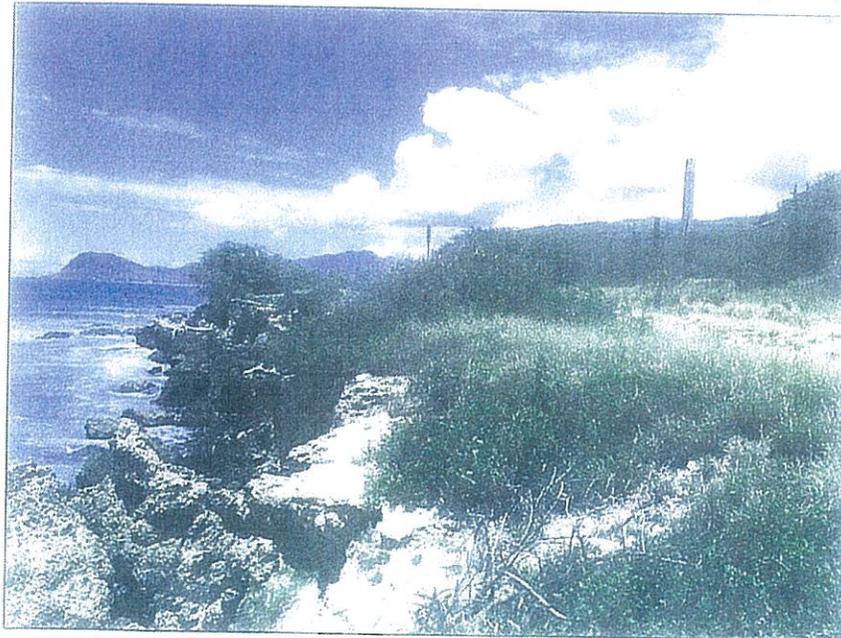
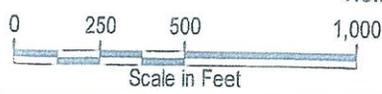
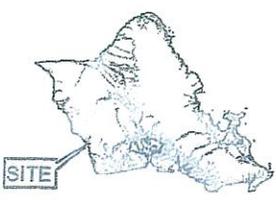
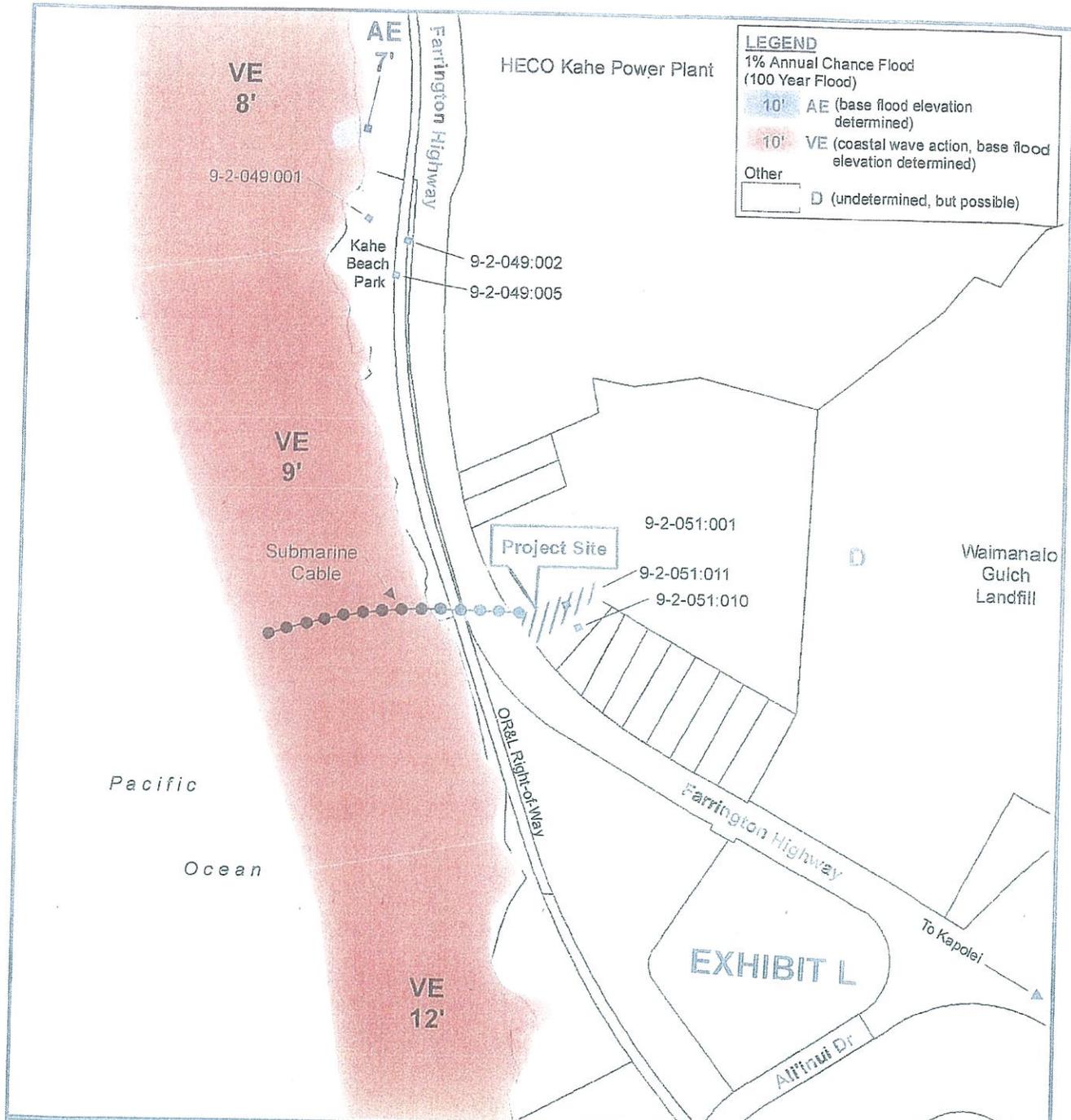


Figure 6. Photograph of the shoreline near HDD crossing (looking north)

## EXHIBIT K

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1



**FLOOD ZONE MAP  
 HONOULIULI, EWA**

Hawaiki Submarine Cable Landing  
 Portion of Flood Panel: 15003C0301G  
 (1/19/2011)

TAX MAP KEY(S): 9-2-051: 001, 010, 011  
 9-2-049: 001, 002, 005

FOLDER NO.: 2017/SMA-15, 2017/SV-1



EXHIBIT M

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1

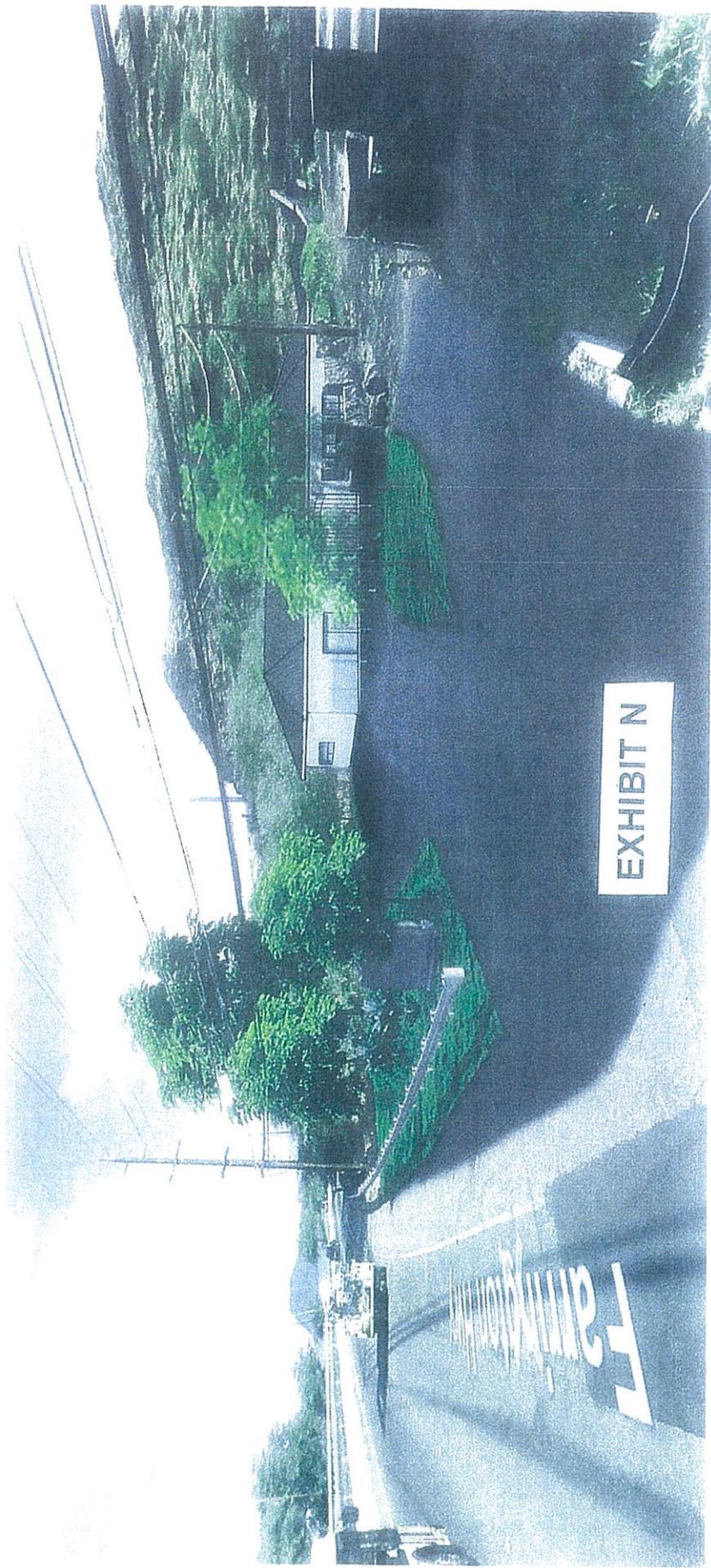


EXHIBIT N

FOLDER NOS.: 2017/SMA-15 & 2017/SV-1