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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

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HONOLULU, HAWAII 96809

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LAND  
STATE PARKS

REF:OCCL:AA

Tessa Munekiyo Ng  
Munekiyo Hiraga  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Dear Tessa Munekiyo Ng:

CDUA: OA-3985  
Acceptance Date: July 28, 2025  
180-Day Exp. Date: January 24, 2026  
Jul 28, 2025

**NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION**  
**Conservation District Use Application (CDUA) HA-3985**  
**(Board Permit)**

This acknowledges the receipt and acceptance for the processing of CDUA OA-3985 for the Waimea Valley Economic Resiliency Project. This application is being submitted on behalf of your client, Hi'ipaka LLC. The project site is located at 59-864 Kamehameha Highway, Waimea, Waialua, O'ahu, Tax Map Key (TMKs): (1) 6-1-002:002 & 005. The proposed project lies within the limited and general subzones of the State Land Use Conservation District.

Proposed improvements noted as Phase 1 include:

- Visitor Center enhancements consisting of renovations and additions
- Community Resource Center reconstruction and renovation
- Pavilion enhancement and expansion consisting of improvements to plumbing, kitchen expansion and fire sprinklers
- Construction of a traditional hale
- Rockfall mitigation fences behind the Community Resource Center

Proposed improvements noted as Phase 2 include:

- Water system upgrades above ground with limited underground work and new booster pump station
- Sewage treatment plant replacement
- Rockfall mitigation measures in areas not yet identified
- Erosion control measures such as riprap and native out planting along the streambank on as needed basis.

After reviewing the application, the Department finds that:

1. The proposed use is an identified land use in the Conservation District, pursuant to the Hawai'i Administrative Rules (HAR), §13-5-22 P-8 STRUCTURES AND LAND USES,

EXISTING (D-1) Major alteration of existing structures, facilities, uses, and equipment, or topographical features which are different from the original use or different from what was allowed under the original permit. When county permit(s) are required for the associated plan(s), the departments' approval shall be required. Please be advised, however, that this finding does not constitute approval of the proposal. The Board has the final authority to grant, modify, or deny the proposal;

2. Pursuant to Hawai'i Administrative Rules §13-5-40, a Public Hearing shall be held and facilitated by the OCCL;
3. In conformance with Hawai'i Revised Statutes (HRS), Chapter 343, as amended, and HAR Chapter 11-200.1, the Final Environmental Assessment has been reviewed and accepted by the Department. Notice was published in the August 8, 2024, issue of the Environmental Notice; and
4. On January 17, 2025, the Honolulu City Council granted a Special Management Area (SMA) Major permit to allow for the construction of certain phased improvement in Waimea Valley.

While a proposed hydrant was included in the CDUA for phase 1, this proposal is outside the Department's review and authorization should be sought from the State of Hawai'i Department of Transportation pursuant to Hawai'i Revised Statutes (HRS) Chapter 264.

Hi'ipaka LLC is operated and managed by Hi'ilei Aloha LLC on behalf of the Office of Hawaiian Affairs (OHA) of which both are state entities. As the application fee for state projects shall be waived pursuant to HAR §13-5-32, we are returning your CDUA application fee (check #40233 for \$2,500).

Upon completion of the application review process, this CDUA will be presented to the Board for consideration. Should you have any questions, contact Alyssa Accardo of our Office of Conservation and Coastal Lands at [alyssa.m.accardo@hawaii.gov](mailto:alyssa.m.accardo@hawaii.gov) or at (808) 587-0048.

Sincerely,



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Dawn N.S. Chang, Chairperson  
Board of Land and Natural Resources

c: O'ahu Board Member  
ODLO/ENG/DOFAW/SP/SHPD/CWRM/DOH/DAR  
OHA/Aha Moku/  
City & County of Honolulu, DPP/HFD/HPD  
USFW/ USACE  
Waialua Public Library  
North Shore Neighborhood Board No. 27  
North Shore Community Land Trust  
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