

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

April 24, 2026

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.:26OD-033

OAHU

Grant of Perpetual, Non-Exclusive Easement to Humuhumu Services, LLC and Starfish Infrastructure, Inc. for Submarine Communication Cable Purposes on State Submerged Lands; Issuance of Immediate Construction and Management Right-of-Entry Permit; off Kapolei, Ewa, Oahu, Tax Map Key: (1) 9-1-026: seaward of 027.

APPLICANT:

Humuhumu Services LLC, a Delaware limited liability company and Starfish Infrastructure Inc., a Delaware for profit corporation. (collectively "Applicant")

LEGAL REFERENCE:

Sections 171-13, 17, 53(c), and 55 Hawaii Revised Statutes, as amended.

LOCATION:

Portion of submerged lands situated off Kapolei, Ewa, Oahu, Tax Map Key: (1) 9-1-026: seaward of 027. The requested easement is offshore from the parcel of land owned by the City and County of Honolulu, identified as Barbers Point Beach Park at the end of Olai Street in Kapolei.

AREA:

Easement 1 - 4,114 square feet, more or less
Easement 2 - 4,162 square feet, more or less
Easement 3 – 19,276 square feet, more or less
Easement 4 – 17,967 square feet, more or less
Easement 5 – 19,521 square feet, more or less
Easement 6 – 4,964 square feet, more or less
Total Area – 70,004 square feet, more or less

Final easement area subject to review and approval by the Department of Accounting and General Services, Survey Division.

ZONING:

State Land Use District: Conservation

TRUST LAND STATUS:

Section 5 (b) of Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Vacant and unencumbered.

CHARACTER OF USE:

Right, privilege and authority to construct, use, maintain, repair, replace and remove submarine communication cable purposes over, under and across State-owned submerged lands.

TERM

Perpetual

COMMENCEMENT DATE:

To be determined by the Chairperson.

CONSIDERATION:

One-time payment to be determined by independent appraisal establishing fair market rent, subject to review and approval by the Chairperson.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Final Environmental Assessment/Finding of No Significant Impact (FEA/FONSI) was issued on September 25, 2025, and published in the Office of Planning and Sustainable Development's Environmental Notice on October 8, 2025.

DCCA VERIFICATION:

Humuhumu Services LLC

Place of business registration confirmed:	YES <u> x </u>	NO <u> </u>
Registered business name confirmed:	YES <u> x </u>	NO <u> </u>
Applicant in good standing confirmed:	YES <u> x </u>	NO <u> </u>

Starfish Infrastructure Inc.

Place of business registration confirmed:	YES <u> x </u>	NO <u> </u>
Registered business name confirmed:	YES <u> x </u>	NO <u> </u>
Applicant in good standing confirmed:	YES <u> x </u>	NO <u> </u>

APPLICANT REQUIREMENTS: Applicant shall be required to:

1. Pay for an appraisal to determine one-time payment; and
2. Provide survey maps and descriptions according to Department of Accounting and General Services, Survey Division standards and at Applicant's own cost.

REMARKS:

For the Board's reference, Conservation District Use Application (OA-3992) pertaining to the subject project will be considered by the Board under a separate item on today's agenda Applicant requests the request for easement be placed on the same agenda. Nevertheless, Applicant understands that the easement request is contingent upon approval of the Cдуа.

Humuhumu Services LLC and Starfish Infrastructure Inc. ("Applicant") are proposing to construct an Oahu Subsea Cable Telecommunications Project ("Project"). The purpose of the Project is to provide affordable, reliable, and diverse internet connectivity between Hawaii, the continental United States, other Pacific Islands, Australia, and Japan. As designed, the Project would respond to the needs identified under the Hawaii Broadband Initiative launched in 2011 by contributing to the development of state's broadband infrastructure and for at least the next twenty-five (25) years through increased telecommunications speed and reliability.

The onshore portion of the Project includes cable landing site on the City and County of Honolulu owned Barbers Point Beach Park, Tax Map Key: (1) 9-1-026:027 and installation of an underground conduit system in public road rights-of-way to a new telecommunications facility that would be located at the University

of Hawaii, West Oahu.

The Project involves the installation of six (6) subsurface landing pipes utilizing Horizontal Directionally Drilling initiating mauka of the shoreline with punchout points upon the submerged land. In addition, three (3) subsea fiber optic cables extend from three (3) punchout points to beyond the State marine waters limits. In short, subsea cables will be installed inside pipes labelled as Easements 3, 4 and 5 mentioned above. The Applicant will be the owners and operators of all six (6) subsurface landing pipes in addition to the three (3) subsea cables once installed and will hold exclusive responsibility for the maintenance of all infrastructure, including landing pipes and subsea cables, pursuant to the requested easement. Any future subsea fiber optic cables that will be utilizing the remaining landing pipes identified above and in OA-3992 as Easements 1, 2 & 6 will require separate easements from the Board. Staff will return to the Board at a later date, seeking approval for disposition.

During the Draft Environmental Assessment stage, government agencies and communities were solicited for comments. Comments received have been incorporated in the Final Environmental Assessment. Therefore, staff did not solicit comments on the subject request.

Applicant also requests an immediate construction and management right-of-entry in view of the timeline of the project, and staff does not have objection to the requested right-of-entry.

PUBLIC LAND TRUST ANALYSIS FOR CEDED LAND DISPOSITIONS:

Pursuant to Section 5(f) of Admission Act, ceded lands shall be held by said State as a public trust "...for the support of the public schools and other public educational institutions, for the betterment of the conditions of native Hawaiians, as defined in the Hawaiian Homes Commission Act, 1920, as amended, for the development of farm and home ownership on as widespread a basis as possible for the making of public improvements, and for the provision of lands for public use."

The subject request will happen on ceded land, subject to the fair market value to be determined by an appraisal. 20% of any revenue collected from the requested disposition will be transferred to the Office of Hawaiian Affairs for the betterment of the conditions of the native Hawaiians.

The proposed Subsea Cable Telecommunications Project will improve reliability, reduce latency, add redundancy, and help ensure the state has continued connectivity and enhanced bandwidth to and from Japan while also connecting Hawaii with the continental United States, other Pacific Islands, and Australia.

The requested easement is non-exclusive and likely no significant impact on the public's use of the submerged land area is anticipated.

Staff believe that the public interest will be served by approving the subject request for the reasons stated above. Therefore, staff recommend that the Board authorize the issuance of the subject request.

Applicant(s) have not had a lease, permit, easement or other disposition of State lands terminated within the last five (5) years due to non-compliance with such terms and conditions.

RECOMMENDATION: That the Board:

1. Determine whether the proposed disposition is consistent with the public trust. If the Board determines that these actions are consistent with the public trust, then the Board is recommended to approve the following:
2. Subject to the Applicant(s) fulfilling all of the Applicant requirements listed above, authorize the issuance of a perpetual, non-exclusive easement to Humuhumu Services LLC and Starfish Infrastructure Inc. covering the subject area for submarine communications cable purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current perpetual easement document form, as may be amended from time to time;
 - B. Upon the final determination of the easement area with the survey description(s) and map(s), if the area differs from the easement area stated herein, there shall be an amendment to the easement to correct the easement area, and if appropriate, an adjustment in the adjustment in the consideration paid for the easement.
 - C. Terms and conditions of Conservation District Use Permit OA-3992.
 - D. Review and approval by the Department of the Attorney General; and
 - E. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Authorize the issuance of an immediate construction and management right-of-entry to Humuhumu Services LLC and Starfish Infrastructure Inc. covering the subject area for submarine communications cable purposes

under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

- A. The standard terms and conditions of the most current right-of-entry form, as may be amended from time to time; and
- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Patti E. Miyashiro
Land Agent

APPROVED FOR SUBMITTAL:



Ryan K. P. Kanaka'ole, Acting Chairperson

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