

Report of the Executive Director – Kaka‘ako
November 5, 2025

I. Planning & Development

Approved permit applications that did not require § 206E-5.6, HRS, hearings:

Approval Date	Name of Applicant	Project
9/15/2025	Victoria Ward Limited	KAK 25-022 Use of concrete slab of demolished building for construction staging
9/19/2025	Zoe Ito/Winston Ing, Sam O. Hirota (Kawaiahao Church)	KAK 25-024 Earthwork (for DPP grading permit)
9/19/2025	Roy Yamamoto (Tetsuhiko Matsuzawa)	KAK 25-026 Interior alterations to fire sprinkler system
9/24/2025	Olena Sokalski (Kawaiahao Church)	KAK 25-023 Demolish foundations of previous multipurpose center
9/24/2025	Prospac Holdings (Bishop Estate)	KAK 25-028 Temporary power for Kali‘u
9/24/2025	MC3 Architects, Robert P. Domingo, AIA	KAK 25-029 Underground storage tank re-lining
9/25/2025	Brett Lau, Redico (Ala Moana Property Owner, LLC)	KAK 25-025 Repair exterior concrete spalling
10/7/2025	Yogi Kwong Engineers, LLC	KAK 25-030 Interior office expansion

Developments Under-Construction

One (1) major new residential building is being completed, four (4) residential buildings are under construction, and other infrastructure projects are underway in Kaka‘ako.

- Ulana Ward Village (KAK 21-001) had a blessing ceremony on November 4, 2025, and residents will soon begin to move into the building. Construction is ongoing at The Park Ward Village (KAK 21-002), Kalae (KAK 22-024), and Ālia (KAK 22-042). Groundbreaking for Launiu (KAK 23-001) occurred on Wednesday, October 22, 2025.
- The Honolulu Authority for Rapid Transportation (HART) has started construction for the City Center Guideway and Stations project.

II. Asset/Land/Property Management

In September-October 2025, no Subordination of Equity Sharing Payment Agreements were executed to allow owners to refinance their mortgage.

In September-October 2025, there were no requests to sell a reserved housing unit during its regulated term.

In September-October 2025, five Release of Unilateral Agreements were executed. No other requests for Unilateral Release were received or are pending further action.

In September-October 2025, there were 17 inquiries relating to Reserved Housing Rules and Regulations.

Kolowalu Park Dog Park

HCDA closed the small dog park on August 20, 2025, after an unknown person(s) dumped mulch throughout the park sometime during the previous evening. The non-pet friendly mulch was safely removed, and our new landscaper installed landscape barriers to contain the existing mulch in its designated area. Additional dog-safe mulch will be installed in both the large and small dog parks to cover bare areas.

During the small dog park closure, new sod was installed to rehab the overall lawn condition. Pavers were installed in high foot traffic areas at the small dog park entrance and near the benches to prevent muddy conditions. HCDA will keep the small dog park closed to allow the sod to strengthen and grass to grow between the pavers. The small dog park is expected to re-open on/around December 1st.

Right of Entry Agreements

There were 11 active Right of Entry (ROE) and/or license agreements through October 2025. See Exhibit A.

III. Capital Improvements

No updates.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List
KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	none
2	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
3	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2026	Supplemental parking and storage	\$1,269.48/ month
4	HART	1-24	Queen St. and Halekauwila St. road remnants (portion)	3/28/2024	3/27/2029	AIS fieldwork (trenching) and utility relocation	none
5	Kanoa Winds LLC	2-24	Lot C	9/4/2024	9/3/2027	For wind turbine demo project	none
6	Ward Management Development Company	5-25	Queen St.	9/1/2025	8/31/2026	For HECO 25kv provisioning underground utilities	none
7	Ohana Sportfishing	License 25-01	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$1,855/ month
8	Dive Oahu	License 25-02	Kewalo Charterboat Building	7/1/2021	6/30/2026	Sublease office space	\$4,595/ month
9	Hawaiian Ocean Adventures R US	License 25-03	Kewalo Charterboat Building	7/2/2021	7/1/2026	Sublease office space	\$1,825/ month
10	Islands Beach Activities	License 25-04	Kewalo Charterboat Building	7/3/2021	7/2/2026	Sublease office space	\$3,855/month
11	Almar Marina Management, LLC	4-25	Kewalo Harbormaster Office	10/8/2025	10/7/2026	Office space	none