



SPECIAL MULTI-BOARD MEETING

KAMANANUI PROJECT

JULY 30, 2025 6:30 PM
LEILEHUA HIGH SCHOOL



Aloha Kathleen,

July 7, 2025

We appreciate your outreach and invitation to participate. We remain committed to engaging with the community and still plan to share the full details of our project in the future. In the simplest terms, we are not yet ready to present that at this time.

In the meantime, we would remind you of our offer to meet privately with you to discuss an appropriate and productive engagement process when the time is right.


Mahalo,

MARK “SKIP” TAYLOR

General Manager

KAUKONAHUA RANCH LLC

Timeline



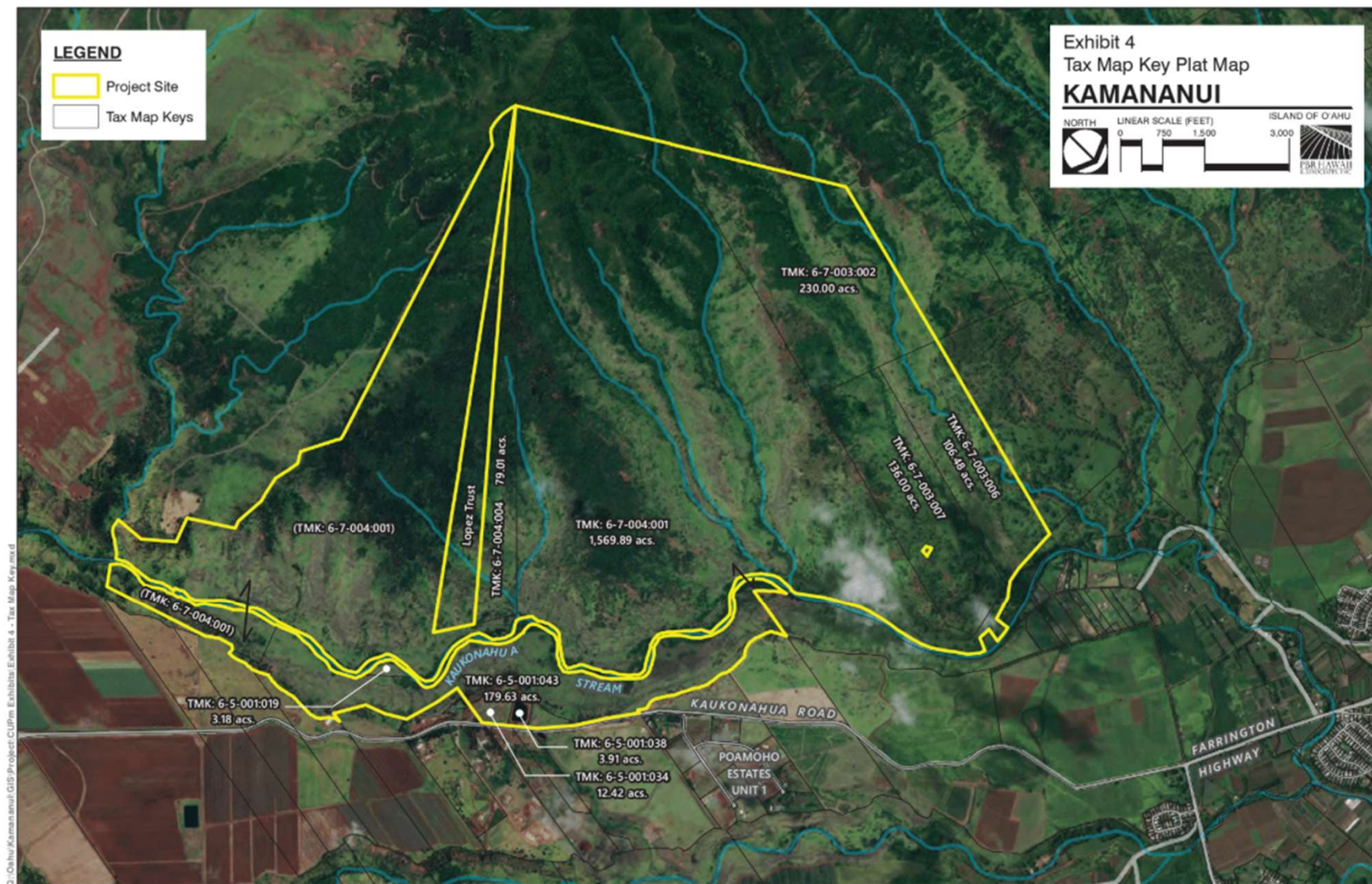
March 2018	Joey Houssian comes to Neighborhood Board
October 2018	CUP Minor Application submission
May 2019	CUP Minor Application approved with conditions
October 2019	DPP Modifies conditions based on Army concerns
January 2024	DPP meets with Kamananui for status update
December 2024	Kamananui submits application to modify CUP
February 2025	DPP requests additional information
April 2025	Kamananui submits additional information
May 19, 2025	KHON News report on project comment deadline
May 21, 2025	Deadline for public comments
June 3, 2025	First Public Presentation of Project at Waialua High

KAUKONAHUA RANCH LLC (JOEY HOUSSIAN)

2019 CUP-18

APPROVAL CONDITIONS

- 50% or more of the site must be in active agriculture
- Top gondola terminal limited to 5000 sq ft and no lighting at night
- Review and approval of portable and non-potable water demands
- Wildfire mitigation plan in consultation with neighbors and agencies
- Determination letter from SHPD on significant historic properties
- Comments from USFWS and DOFAW on critical habitat and streams
- Wastewater facilities approved by Hawaii DOH
- Invasive species mitigation plan
- Pueo study
- Annual report on wastewater flows (< 14k gpd) and ag dedications
- Compliance with DPP Traffic Review Branch
- Fire access roads as conditioned by HFD
- **“In case of any addition and/or change in use, the Director shall determine if the proposed change requires a minor or major modification of the conditional use permit.”**



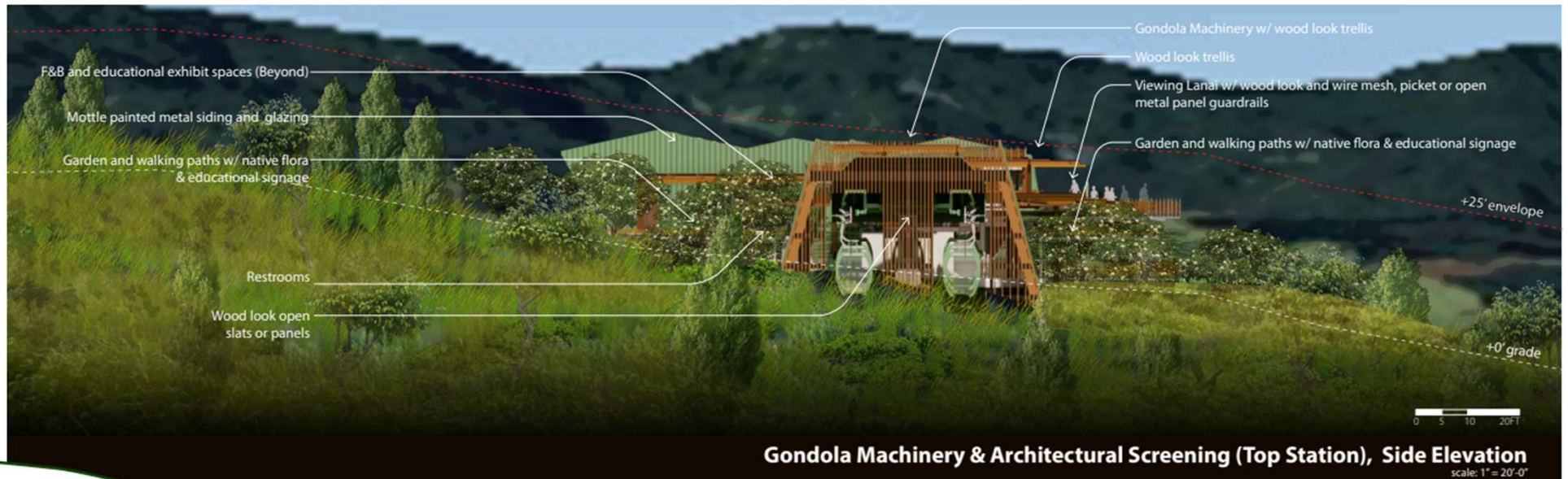
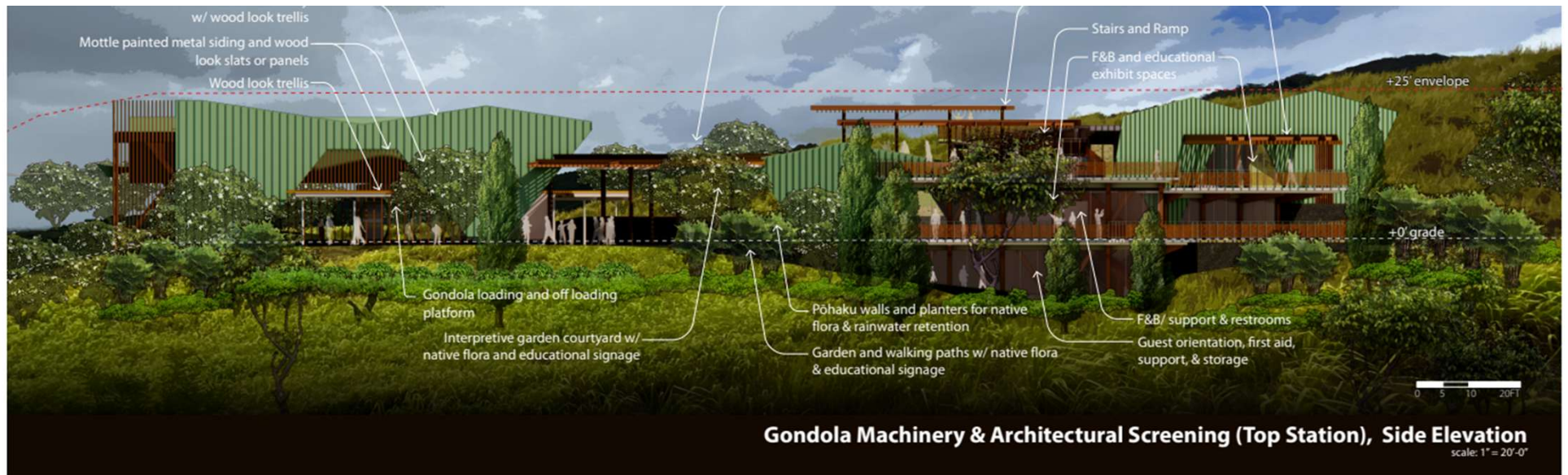
G:\Oahu\Kamananui GIS\Project\CLIP\Exhibits\Exhibit 4 - Tax Map Key.mxd

Sources: ESRI Online Basemaps (2016); State of Hawai'i DLNR (2013); City and County of Honolulu (2017)

Date: 3/11/2019









Zipline Shed, Side Elevation
scale: 1/16" = 1'-0"



Zipline Shed, Downhill Elevation
scale: 1/16" = 1'-0"



KAUKONAHUA RANCH LLC (DBA
KAMANANUI AGRIBUSINESS)

APPLICATION FOR A
MODIFICATION TO
CONDITIONAL USE PERMIT
(MINOR)

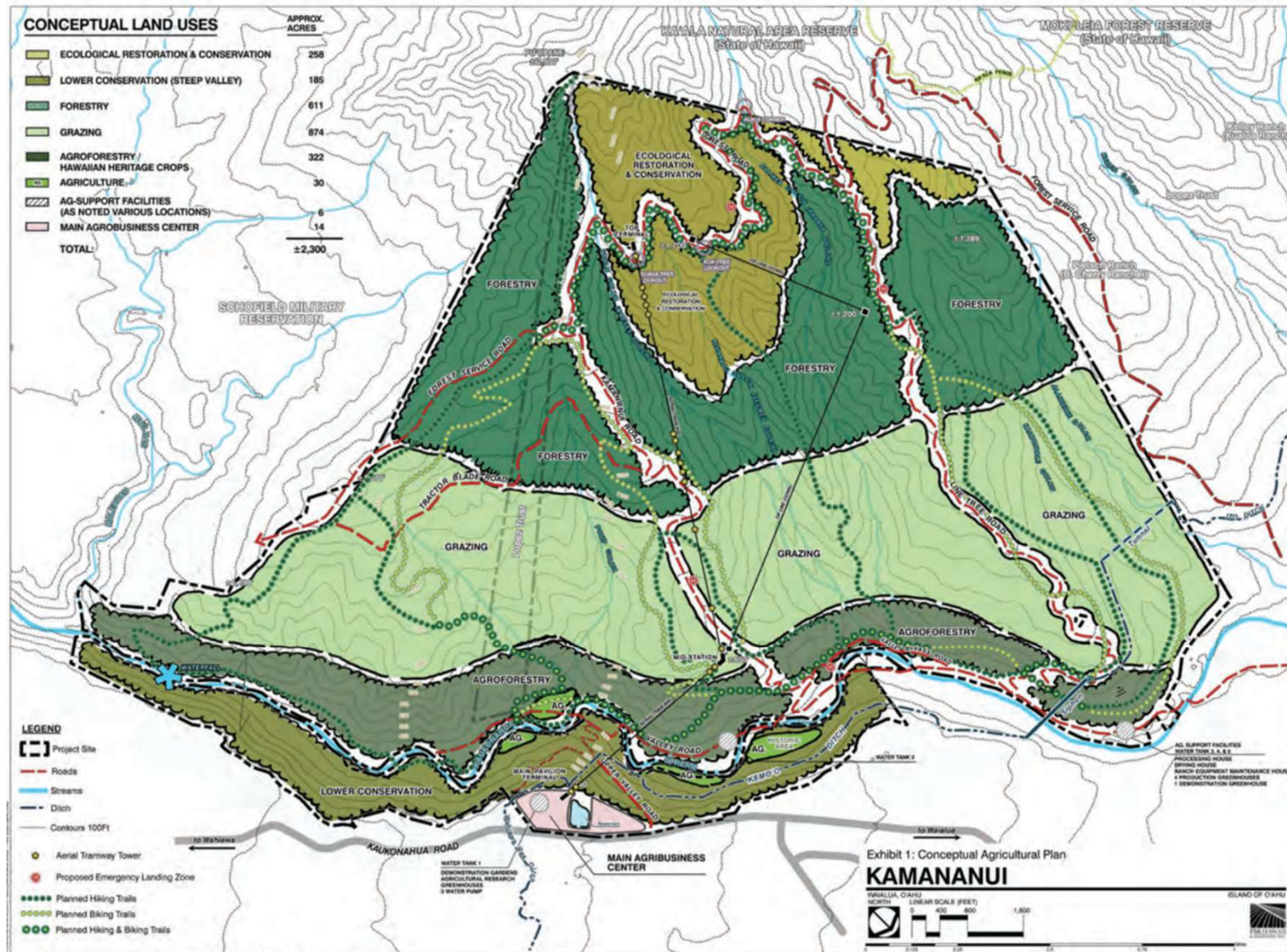
2024/MOD 68
2019/CUP 18

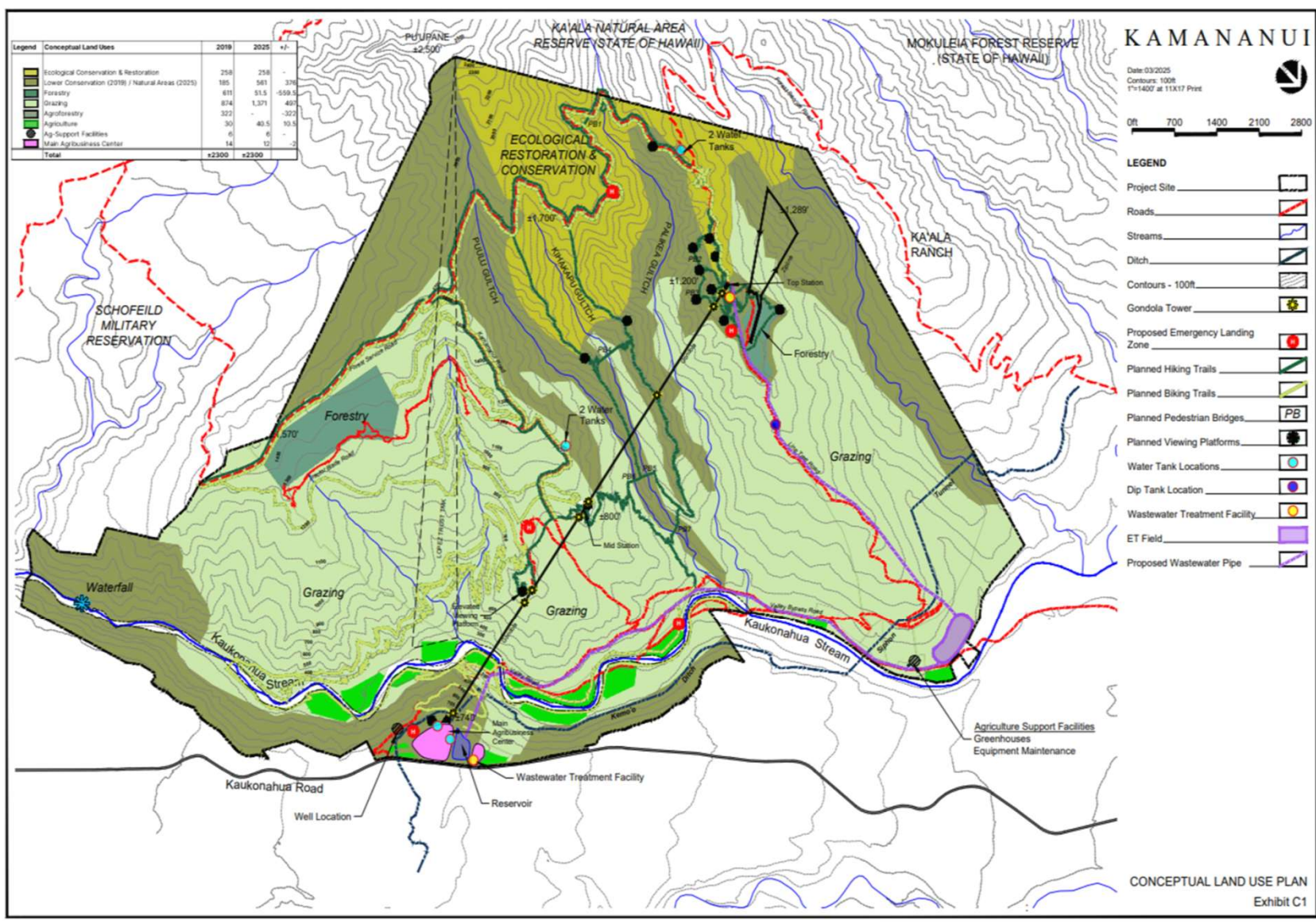
LANDOWNERS:
KAUKONAHUA RANCH, LLC
K VIEW LLC
SEAN GINELLA

- Modify Gondola Route and Stations to Lower Elevations
- Modify Zipline Size and Location
- Modify Hiking and Biking Trails and Related Accessibility Features
- Modify Agribusiness Structures
- Modification of Top Station and Mid Station Layouts and Design
- Modification to Approved Composting Toilet Facilities
- Joint Development Agreement and Incorporation of Adjacent Parcel for Enhanced Access and Driveway Improvements

Table 2: Conceptual Land Use Comparison (Approximate Acreage)

Conceptual Land Uses	2019	2025	Difference (+/-)
Ecological Restoration & Conservation	258 acres	258 acres	No Change
Lower Conservation (2019) / Natural Areas (2025)	185 acres	561 acres	+376 acres
Forestry	611 acres	51.5 acres	-559.5 acres
Grazing	874 acres	1,371 acres	+497 acres
Agroforestry	322 acres	-	-322 acres
Agriculture	30 acres	40.5 acres	+10.5 acres
Ag Support Facilities	6 acres	6 acres	No Change
Main Agribusiness Center	14 acres	12 acres	-2 acres
Total	±2,300 acres	±2,300 acres	-





Kūpa‘a Ka‘ala Alliance

"We stand firmly against the exploitation and misuse of agricultural lands. We are dedicated to protecting the Wai‘anae mountain range and the slopes of Mt. Ka‘ala from Kamananui to Ka‘ena. We are committed to preserving our natural resources, and cultural and historical heritage."

Defend O'ahu Coalition
Hawaii's Thousand Friends
Hui o Kamananui
Keep the Country Country
Keep the North Shore Country
Kahuku Community Association
Ka Pā Hula O Ka Lei Lehua
Kōkua Hawai'i Foundation
Kū Kia'i Mauna Ka'ala
Kūpa'a Kuilima
Lāhui Foundation

Life of the Land
Mālama Loko Ea Foundation
Mālama Pūpūkea-Waimea
Mokuleia Community Association
Ola Kamananui LLC
Paoakalani Foundation
Sierra Club, Hawai'i Chapter
Sunset Beach Community Association
Surfrider Foundation O'ahu Chapter
Waialua Community Association
Waialua Hawaiian Civic Club



CONCLUSIONS

Difficult to see this as an agricultural project; and numerous concerns remain unanswered.

Seven years into planning, the developer has never presented to the public. They refused to participate tonight, claiming they are still not ready.

We ask the neighborhood boards to approve the resolution requesting DPP to deny the modification application and revoke the Conditional Use Permit, Minor.

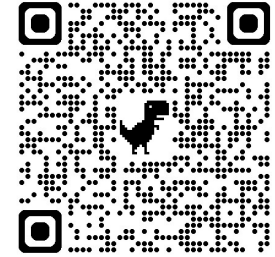
Written comments can be submitted to:

Honolulu Department of Planning and Permitting
RE: Kaukonahua Ranch / Kamananui Agribusiness
Email: DPP@honolulu.gov



Kū Kia'i Mauna Ka'ala

Take the Survey



bit.ly/KaalaSurvey



KeepTheNorthShoreCountry.org/kamananui

MAHALO