An aerial photograph of a coastal area, likely in Hawaii. The image shows a large body of water on the left, a coastline with a beach and a rocky shore, and a large marina filled with sailboats on the right. In the background, there are green hills and mountains under a cloudy sky. The text is overlaid on the left side of the image.

Makakilo • Ko Olina Kapolei • Ewa NEIGHBORHOODS

Speakers:

- **Christina Berry**, CENTURY 21 Island Homes
- **Peter Chessen**, Coldwell Banker Realty
- **Scott Larimer**, Berkshire Hathaway HomeServices Hawaii Realty

OVERVIEW



HISTORY

Development
of Ewa-Kapolei



STATISTICS

Key Market
Statistics for
Ewa-Kapolei



TIPS

Buying and
Selling in
Ewa-Kapolei



MAKAKILO

- Makakilo, translated “observing eyes,” is situated on the foothills of the Waianae Mountains directly above Kapolei
- Perched on hillsides reaching 1,000 feet, Makakilo offers sweeping views and a rich Hawaiian history as the former gathering site of ancient astronomers, the Kahuna Kilokilo
- First homes were constructed in the early 1960’s
- Today, it’s a peaceful neighborhood divided into 3-parts; **Upper Makakilo**, known for newer homes / condos, and cooler elevations; **Lower Makakilo**, featuring older custom homes on larger lots without HOA fees; and **Kahiwelo** by D.R. Horton, located in the Lower-Eastern area of Makakilo Gulch.

MAKAKILO

(TMK Area 1-9-2, 96707)

- **Development History**
- **Market Stats**



MAKAKILO

(TMK Area 1-9-2, 96707)

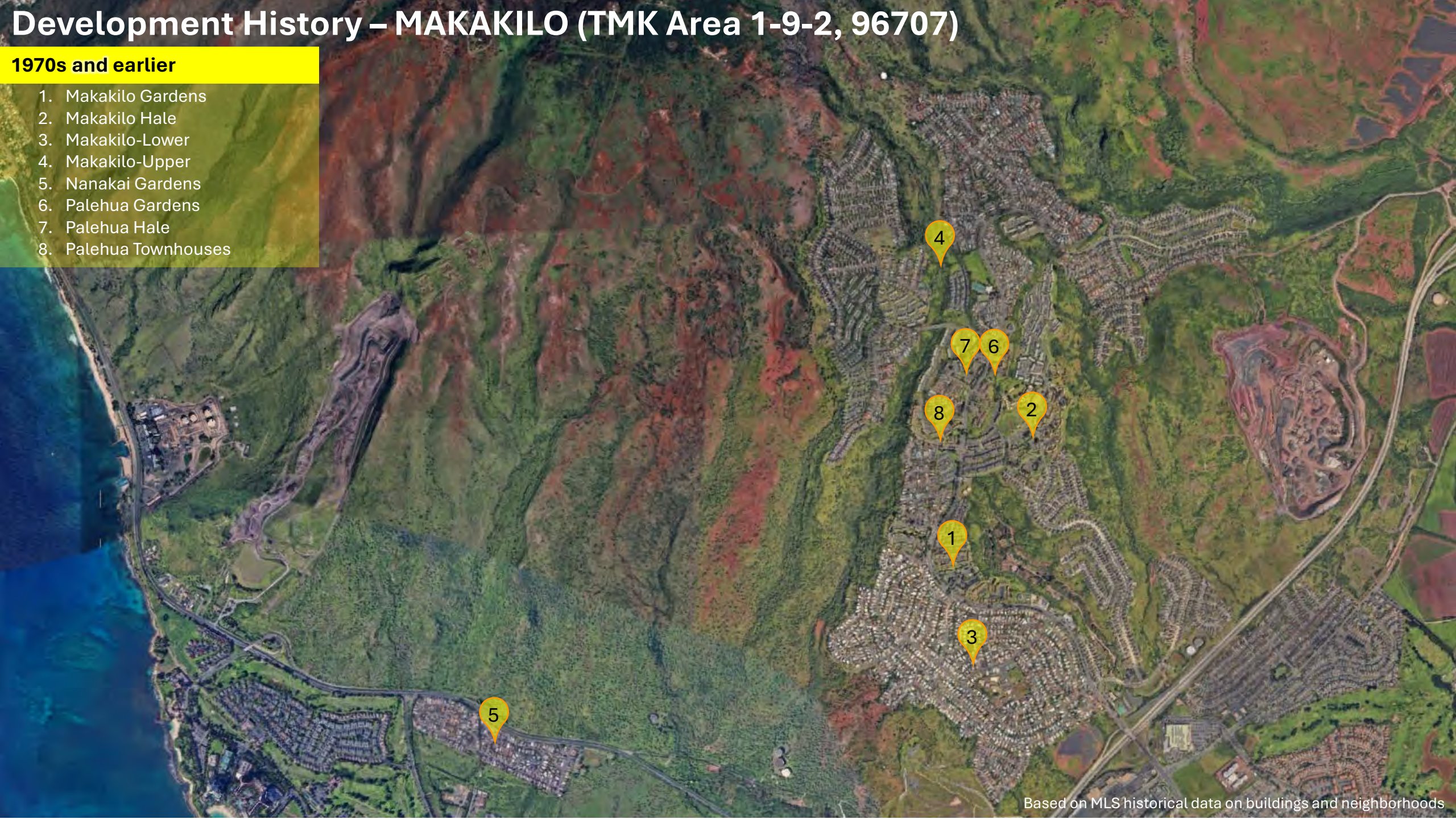
"The Future is now..."

- Finance Realty Company, Ltd (a branch of Finance Factors) purchased land from Campbell Estate in 1960s and initiated Makakilo's Development thru the 1980s. Construction began on the Lower Western region, then moved up the hillside.
- Makakilo is an assortment of Fee Simple & Leasehold Single Family Homes, Townhomes and condos dating from 1960s to current day.
- Many of the homes in Upper Makakilo fall under Palehua Community CC&Rs with quarterly fees.
- Other Notable Projects/Developers include:
 - Nanawai Gardens, AKA Honokai Hale, by Hawaiian Cement Corporation, SFH 1960s –70s
 - Kumulani, Makakilo Ridge, Finance Realty / Schuler, gated community, custom SFHs 90s-2000s
 - Ho'olu Landing at Makakilo (an LLC involving Towne Island Homes, Ltd.) - 47 SFH, 2004
 - Wai Kaloi by Castle & Cooke Homes Hawaii, Inc. 275 SFH, 65-acres, 2006 – 2010
 - Kahiwelo PHI & PHII, DR Horton, SFHs 2008-2016

Development History – MAKAKILO (TMK Area 1-9-2, 96707)

1970s and earlier

1. Makakilo Gardens
2. Makakilo Hale
3. Makakilo-Lower
4. Makakilo-Upper
5. Nanakai Gardens
6. Palehua Gardens
7. Palehua Hale
8. Palehua Townhouses



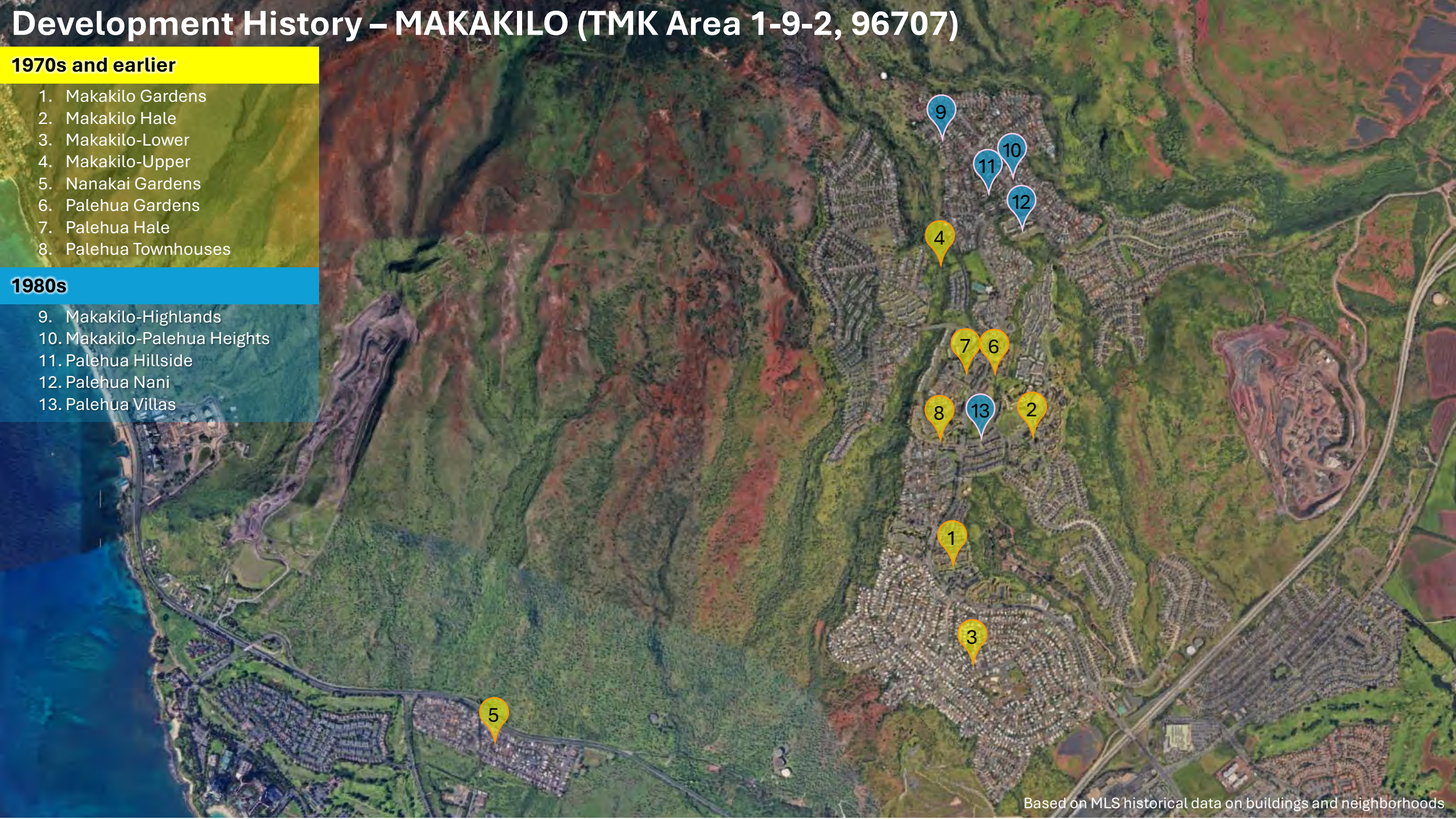
Development History – MAKAKILO (TMK Area 1-9-2, 96707)

1970s and earlier

1. Makakilo Gardens
2. Makakilo Hale
3. Makakilo-Lower
4. Makakilo-Upper
5. Nanakai Gardens
6. Palehua Gardens
7. Palehua Hale
8. Palehua Townhouses

1980s

9. Makakilo-Highlands
10. Makakilo-Palehua Heights
11. Palehua Hillside
12. Palehua Nani
13. Palehua Villas



Development History – MAKAKILO (TMK Area 1-9-2, 96707)

1970s and earlier

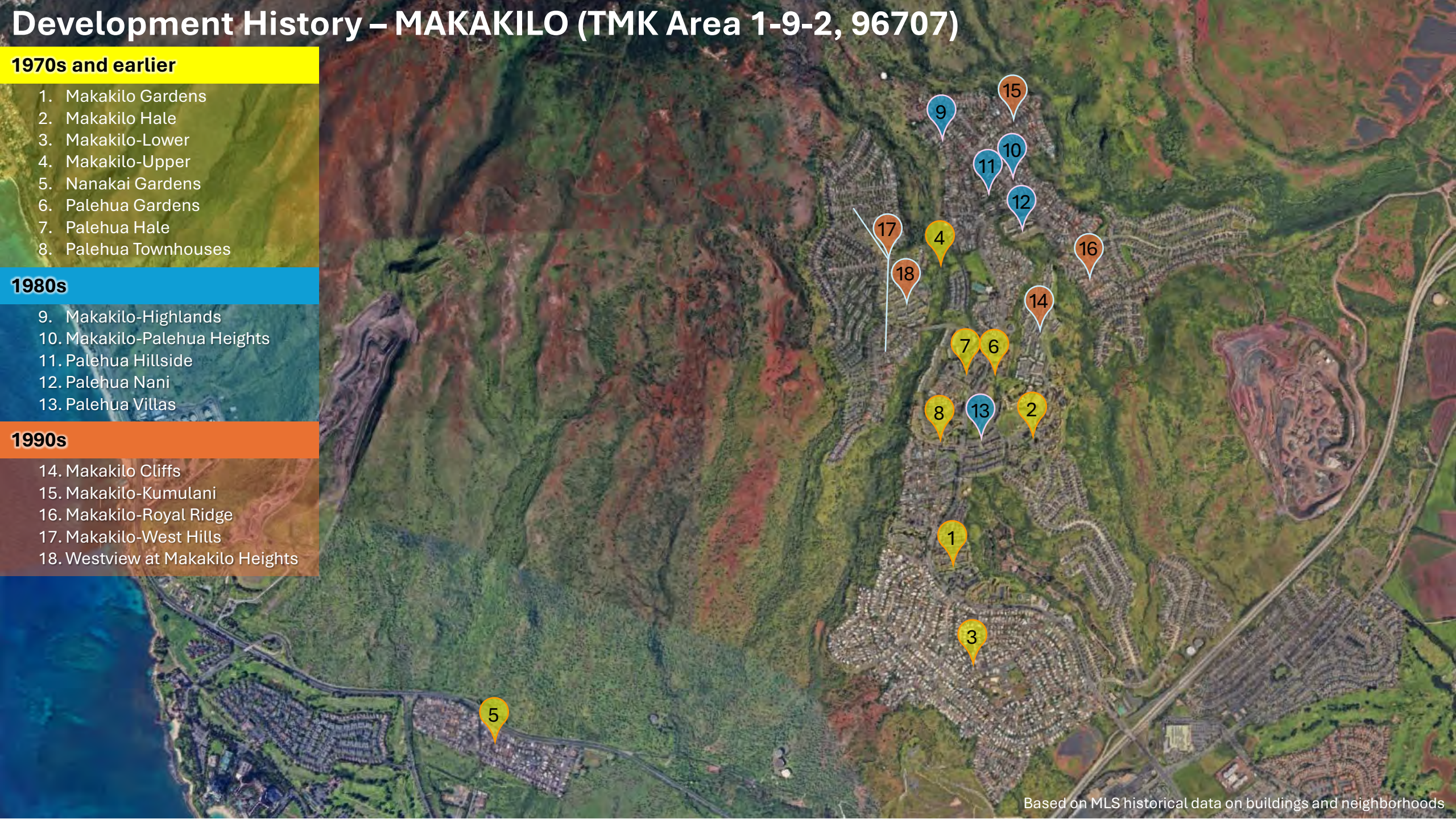
1. Makakilo Gardens
2. Makakilo Hale
3. Makakilo-Lower
4. Makakilo-Upper
5. Nanakai Gardens
6. Palehua Gardens
7. Palehua Hale
8. Palehua Townhouses

1980s

9. Makakilo-Highlands
10. Makakilo-Palehua Heights
11. Palehua Hillside
12. Palehua Nani
13. Palehua Villas

1990s

14. Makakilo Cliffs
15. Makakilo-Kumulani
16. Makakilo-Royal Ridge
17. Makakilo-West Hills
18. Westview at Makakilo Heights



Development History – MAKAKILO (TMK Area 1-9-2, 96707)

1970s and earlier

1. Makakilo Gardens
2. Makakilo Hale
3. Makakilo-Lower
4. Makakilo-Upper
5. Nanakai Gardens
6. Palehua Gardens
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8. Palehua Townhouses

1980s

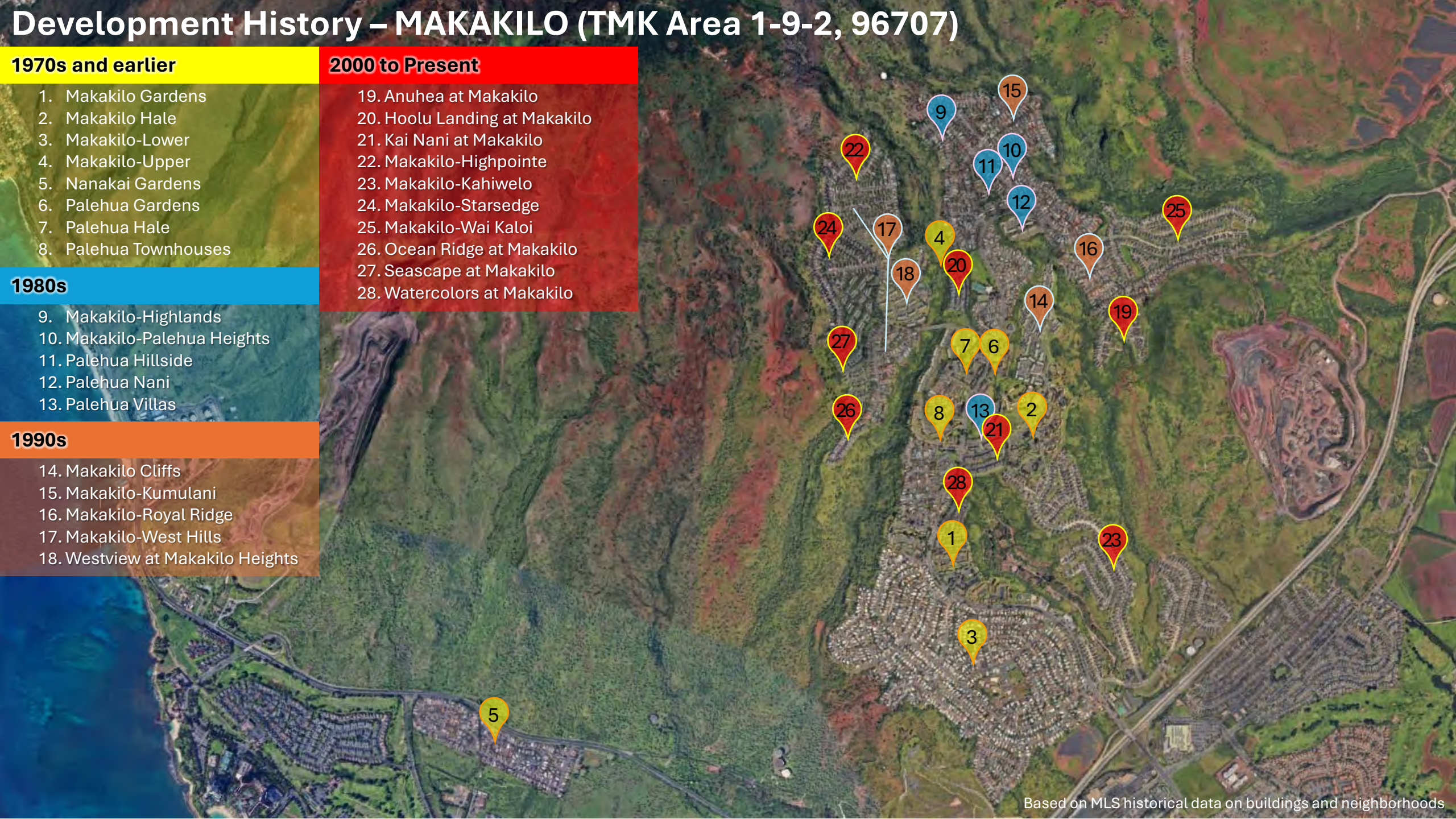
9. Makakilo-Highlands
10. Makakilo-Palehua Heights
11. Palehua Hillside
12. Palehua Nani
13. Palehua Villas

1990s

14. Makakilo Cliffs
15. Makakilo-Kumulani
16. Makakilo-Royal Ridge
17. Makakilo-West Hills
18. Westview at Makakilo Heights

2000 to Present

19. Anuhea at Makakilo
20. Hoolu Landing at Makakilo
21. Kai Nani at Makakilo
22. Makakilo-Highpoint
23. Makakilo-Kahiwelo
24. Makakilo-Starsedge
25. Makakilo-Wai Kalo
26. Ocean Ridge at Makakilo
27. Seascape at Makakilo
28. Watercolors at Makakilo

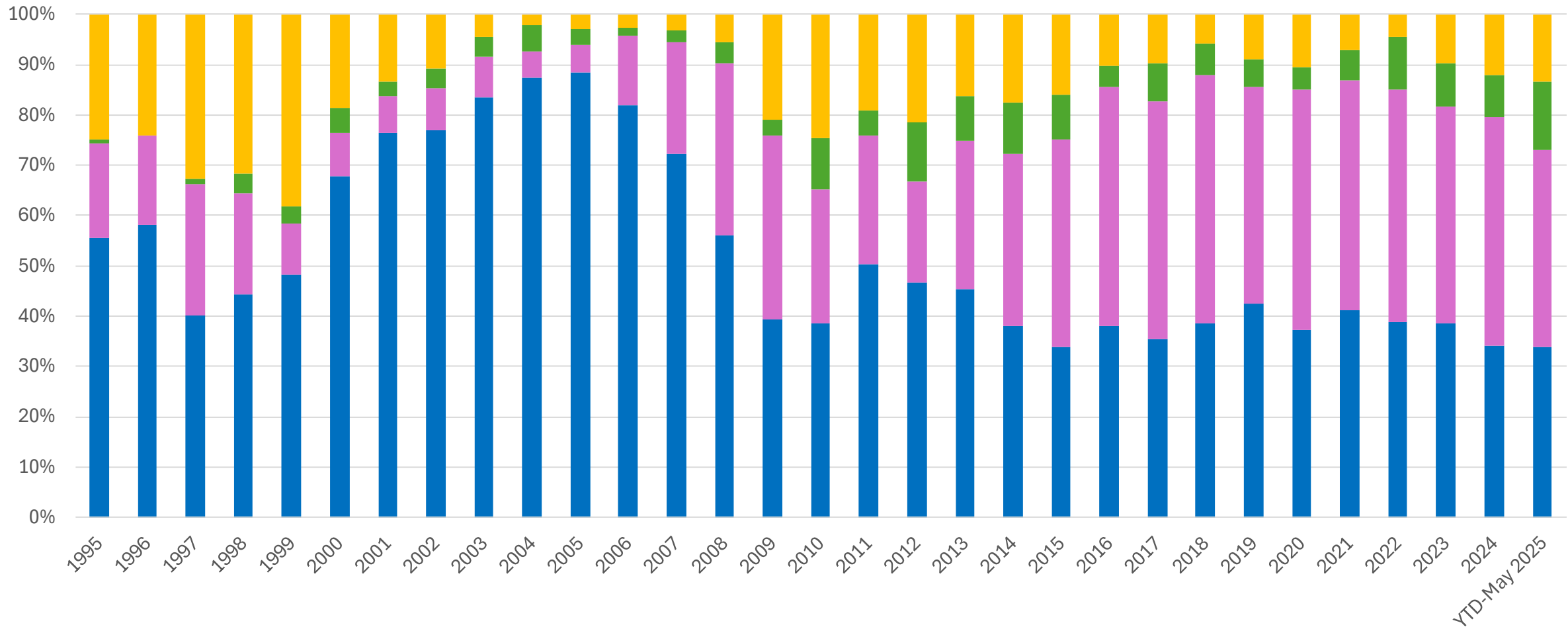


Buyer Financing

MAKAKILO

(TMK Area 1-9-2, 96707)

■ Conventional ■ VA ■ Cash ■ Other

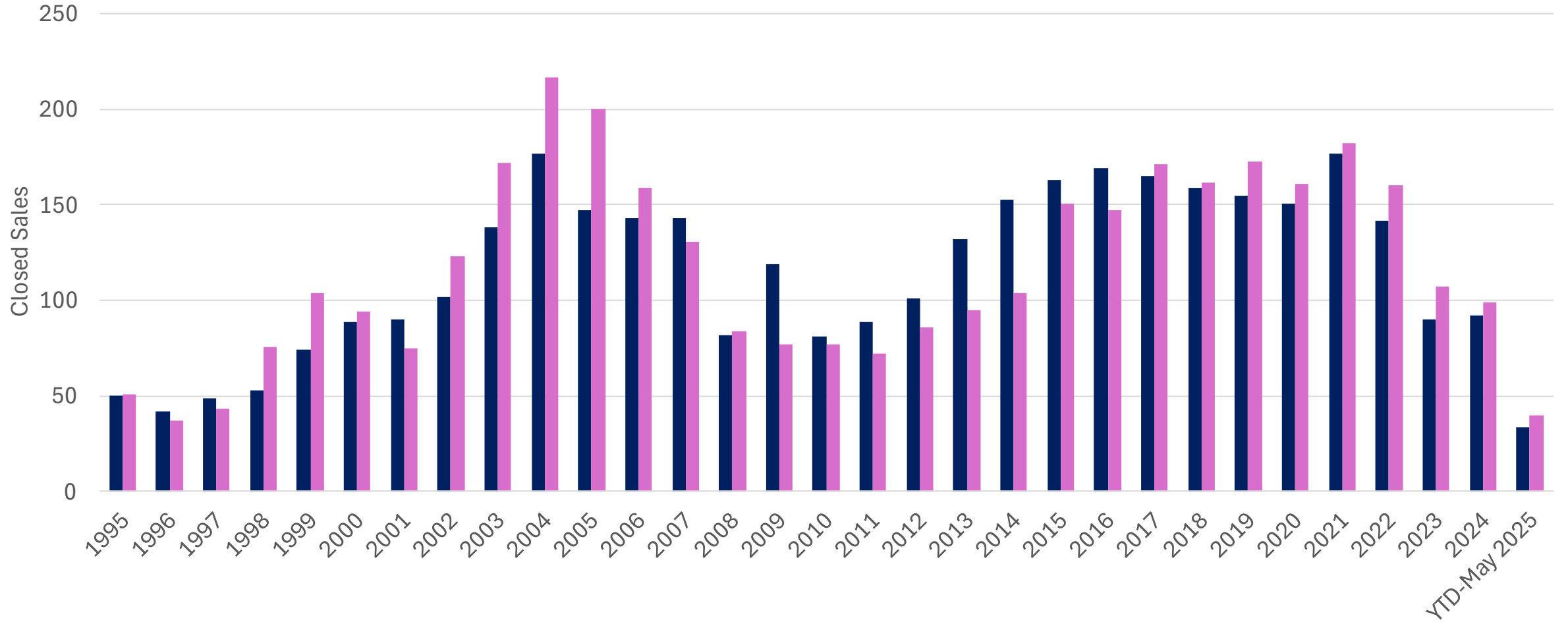


Closed Sales

MAKAKILO

(TMK Area 1-9-2, 96707)

■ Single Family ■ Condo/Townhouse

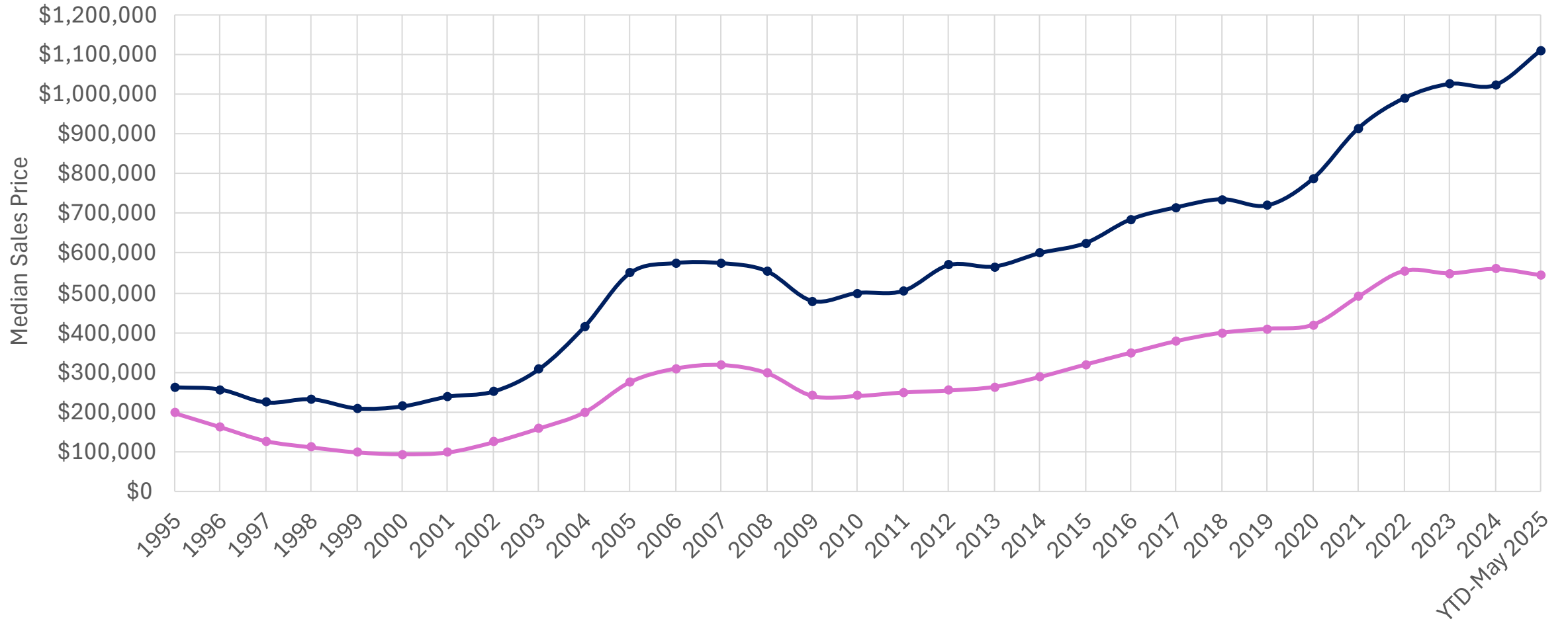


Median Sales Price

MAKAKILO

(TMK Area 1-9-2, 96707)

● Single Family ● Condo/Townhouse





KO OLINA

- Ko Olina is part of an original royal land division that extended from the waters off Pearl Harbor to the summit of the Waianae Mountains
- The name Ko Olina was selected by Reverend Abraham K. Akaka. The word “Ko” means to fulfill and “Olina” means joy. Ko Olina translated as fulfillment of joy
- Within Ko Olina, is Lanikūhonua, an oceanfront gem with meticulously landscaped grounds along the Waianae Coast
- Once the home of Alice Kamokila Campbell, daughter of James and Abigail Campbell, Lanikūhonua has a history as a retreat for royalty, a respite for World War II service members. Lanikūhonua translates to “where heaven meets the earth”

KO OLINA

(TMK Area 1-9-1, 96707)

- **Development History**
- **Market Stats**





KO OLINA

- Once part of sugarcane plantations, Ko Olina transformed into a master-planned paradise when Herbert Horita and his Japanese investment partner, Takeshi Sekiguchi acquired the land in the 1980s. They designed and built the four man-made lagoons, marina basin, golf course and all infrastructure.
- The Ko Olina Lagoons were designed to be continually cleaned by natural ocean currents while serving the needs of the community without concerns of chlorine or chemicals. Sand for the lagoons was brought in from the neighboring island of Lanai.

KO OLINA

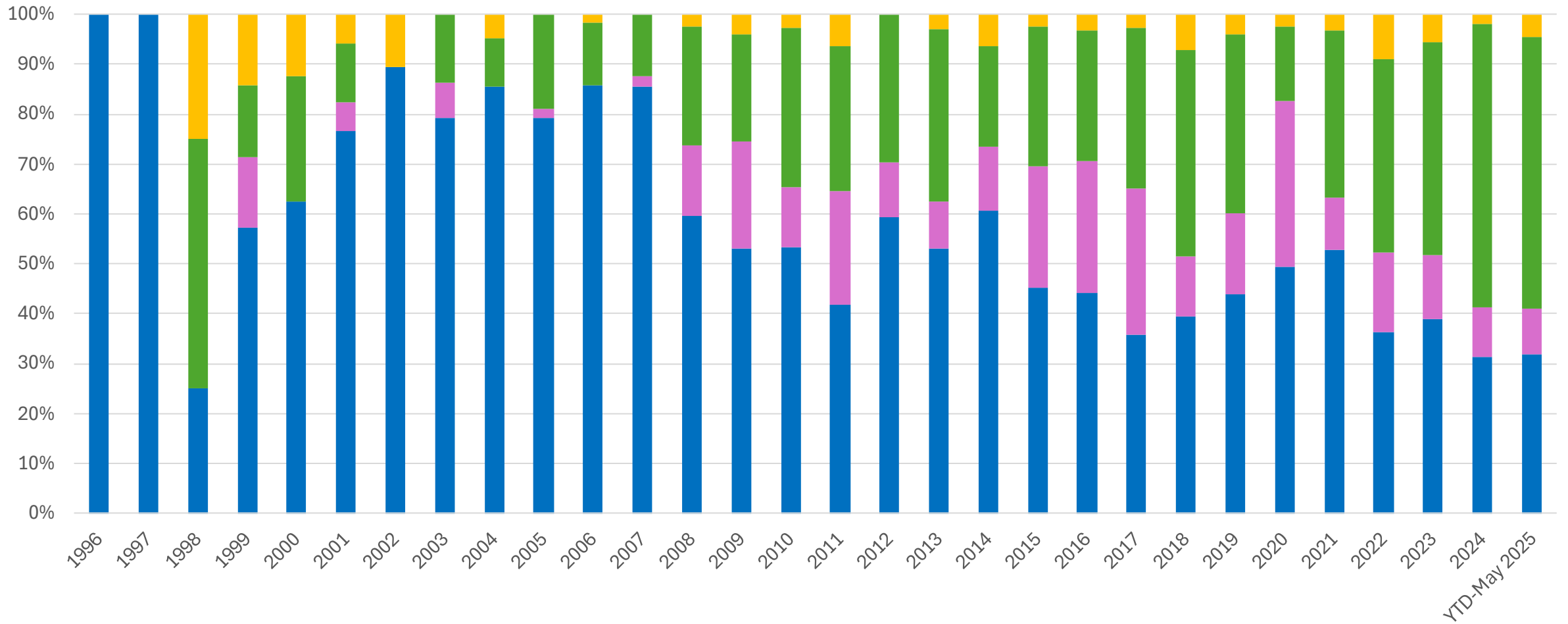
(TMK Area 1-9-1, 96707)

Ko Olina encompasses 642 acres and offers six gated communities that reflect the architectural style of the islands. The initial development was led by West Beach Estates, a partnership involving Herbert K. Horita and Takeshi Sekiguchi, followed by Centex Homes, Brookfield, and Armstrong Properties/A & B Properties.

- **Kai Lani:** located at the entrance of the resort, a development of 116 condos with two-story four-plexes.
- **Beach Villas at Ko Olina:** a development of 247 units located in two towers, just steps from Lagoon 2.
- **Ko Olina Hillside Villas:** features 174 two-story townhomes.
- **The Fairways at Ko Olina:** features 280 townhomes and condos overlooking the second and third fairways.
- **Ko Olina Kai Golf Estates and Villas:** a development bordering the fairways of the golf course, comprised of 324 multi-family condos and townhomes in the middle of the property and single-family homes on the edge of the golf course.
- **The Coconut Plantation:** features an award-winning design based on Hawaii's old plantation villages, the community includes 270 condos and townhomes.

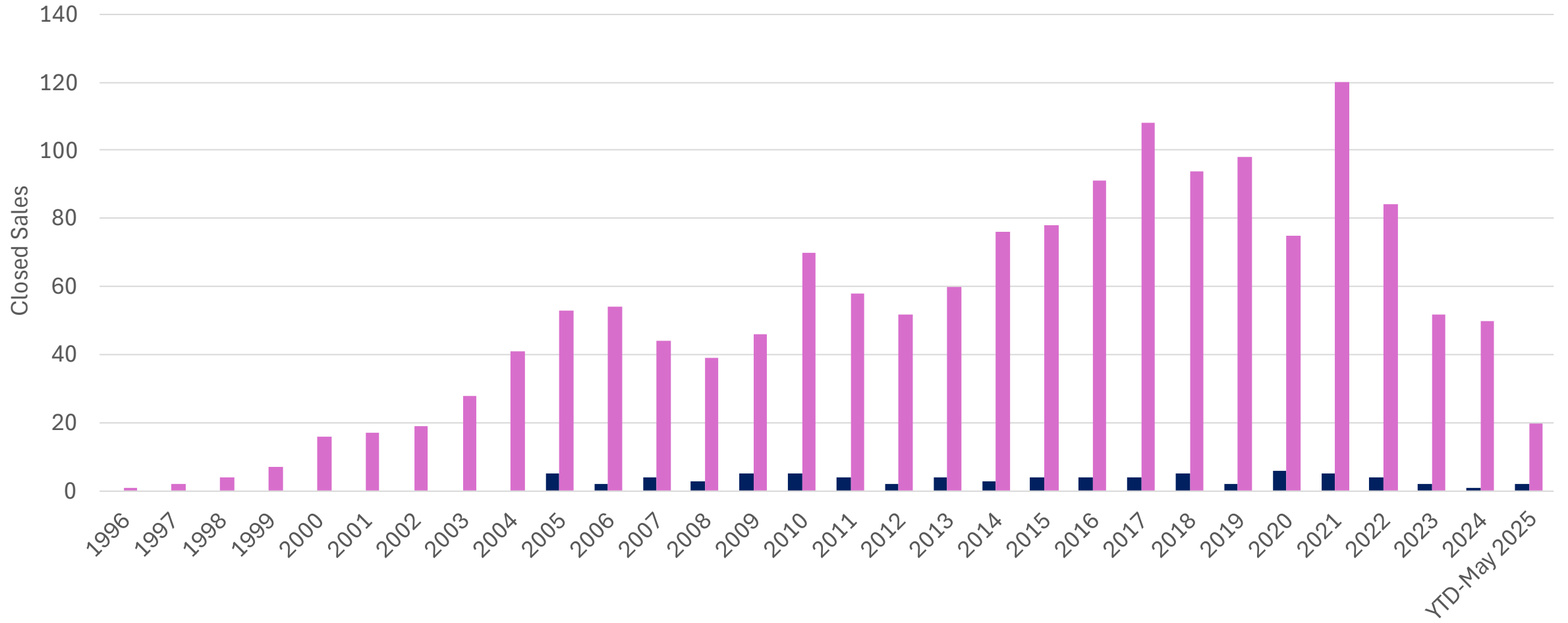
Buyer Financing KO OLINA (TMK Area 1-9-1, 96707)

■ Conventional ■ VA ■ Cash ■ Other



Closed Sales
KO OLINA
(TMK Area 1-9-1, 96707)

■ Single Family ■ Condo/Townhouse

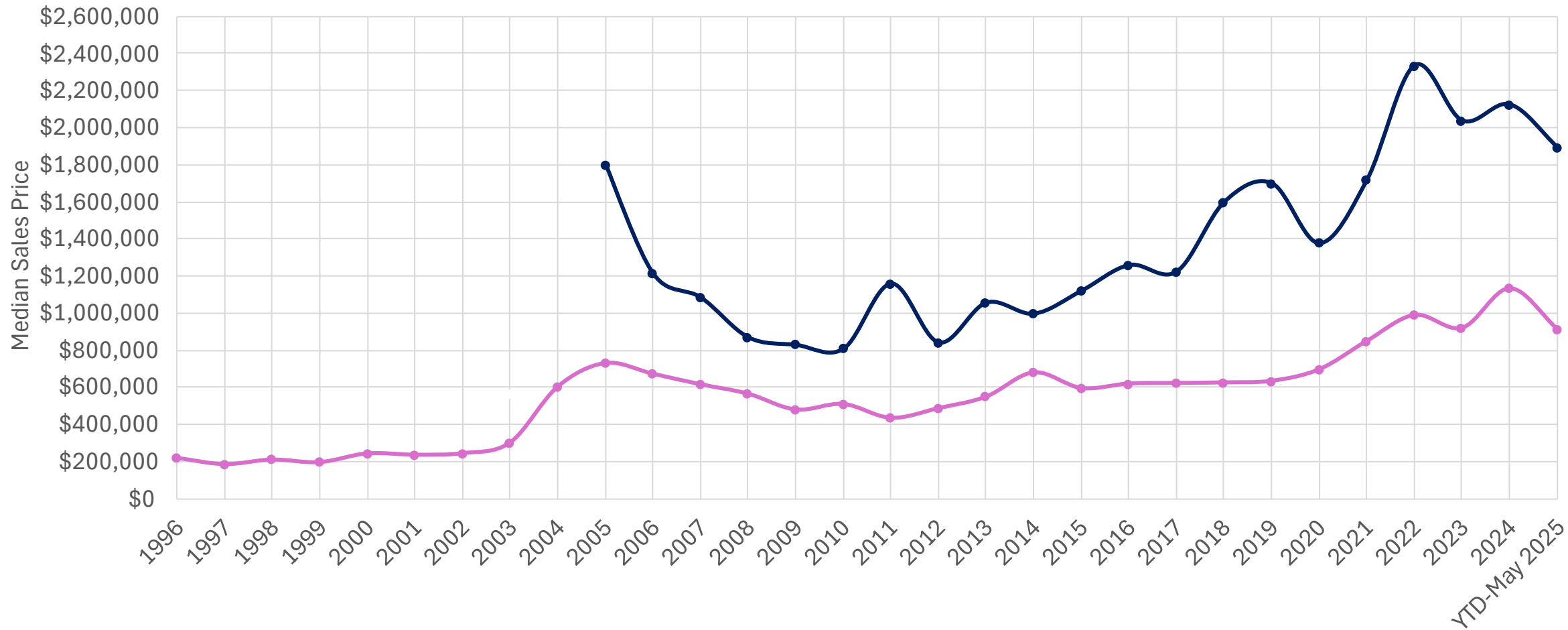


Median Sales Price

KO OLINA

(TMK Area 1-9-1, 96707)

● Single Family ● Condo/Townhouse





KAPOLEI

- Kapolei, a planned community in the city, takes its name from a volcanic cone, *Pu'u o Kapolei*. Translated, *pu'u* means "hill" and *Kapo lei* means "beloved Kapo".
- In 1977, the City & County of Honolulu designated the area as Oahu's second city to accommodate Oahu's future growth.
- Much of the land was part of the estate of industrialist James Campbell. Kapolei sits primarily upon former sugarcane fields.

HISTORY

- **1877** James Campbell purchased more than 40,000 acres across the Ewa Plain for \$95,000.
- **1955** Kapolei was first envisioned in the Estate of James Campbell's long-range "Ewa Master Plan" for its holdings on the Ewa plain. The plan described a balanced range of urban land use, including agricultural, commercial, industrial, and residential.
- **1977** The City & County of Honolulu designates the Ewa area as Oahu's second city to accommodate Oahu's future growth
- **1990** Campbell Estate breaks ground on the City of Kapolei



James Campbell drilled Hawaii's first artesian well, uncovering a vast pure water reserve that transformed the barren lands into a flourishing sugar plantation



Campbell Estate breaks ground on the City of Kapolei

HISTORY

1993 ● Campbell Estate moves its headquarters to the new James Campbell Building in Kapolei

Kapolei Elementary School opens

1998 ● The State of Hawaii dedicates the first government office building in the City of Kapolei

1999 ● Kapolei Middle School welcomes its first students

2000 ● Kapolei Regional Police Station and the City & County of Honolulu's Kapolei Hale open.

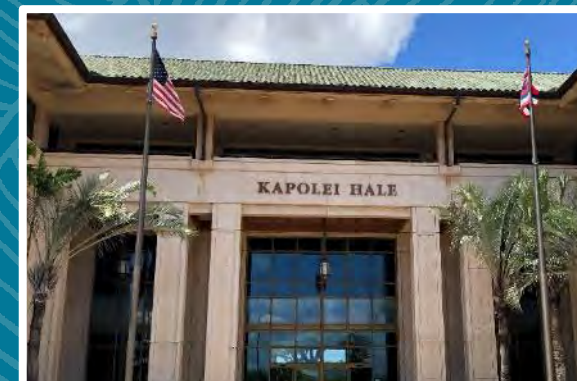
Kapolei High School opens



James
Campbell
Estate
Building in
Kapolei



First State
Building in
Kapolei on
Kamokila
Blvd



Kapolei
Hale

HISTORY

- **2004** Honolulu Advertiser opens its printing and production facility in Kapolei.
- **2010** Kapolei Judiciary Complex opens
- **2011** The 20-mile Honolulu Rail Transit breaks ground in East Kapolei. It will connect Kapolei to Ala Moana Center
- **2012** University of Hawaii West Oahu opens in East Kapolei with 2,000 students.
- **2022** Department of Hawaiian Home Lands relocated to its new headquarters in Kapolei in 2022. It owns a mix of residential, commercial and mixed use properties in Kapolei



Kapolei Judiciary Complex



City breaks ground for Honolulu Rail Transit



UH-West Opens in East Kapolei



Department of Hawaiian Home Lands moves to new Kapolei headquarters

NAVAL AIR STATION BARBERS POINT

Early Origins:

Originally "Kalaeloa" (long cape, headland) was once a legendary birthplace to Hawaiian Kings in ancient times. Its name was later changed after Captain Henry Barber, shipwrecked near the area in 1796. Before WWII, the land was used mainly for agriculture.

World War II Era:

In response to the attack on Pearl Harbor (Dec 7, 1941), the U.S. Navy established Naval Air Station Barbers Point as a strategic aviation facility. It quickly became a major training base and support station for carrier-based aircraft during WWII.

Base Closure:

In 1993, as part of the Base Realignment and Closure (BRAC) process, NAS Barbers Point was selected for closure. In July 1999, the base officially closed, with many of its functions transferred to Marine Corps Base Hawaii at Kaneohe Bay. The U.S. Coast Guard still operates Air Station Barbers Point on part of the former base.



KALAELOA

Today, renamed Kalaeloa, the former Naval Air Station Barbers Point is shifting into a new Era as a mixed-use community with housing, commercial and aviation uses (Kalaeloa Airport/John Rodgers Field)

- **1997** Hawaii legislature establishes 2,150 acres as the Kalaeloa Community Development District
- **1998** Federal government transfers 500 acres to the Department of Hawaiian Home Lands
- **1999** Naval Air Station Barbers Point officially closes
- **2012** Hawaii Community Development Authority becomes the redevelopment authority for Kalaeloa



Ka'ulu by Gentry



Wakea Garden Apartments
Repurposed and refurbished building



Kalaeloa Airport

KAPOLEI

(TMK Area 1-9-1, 96707)

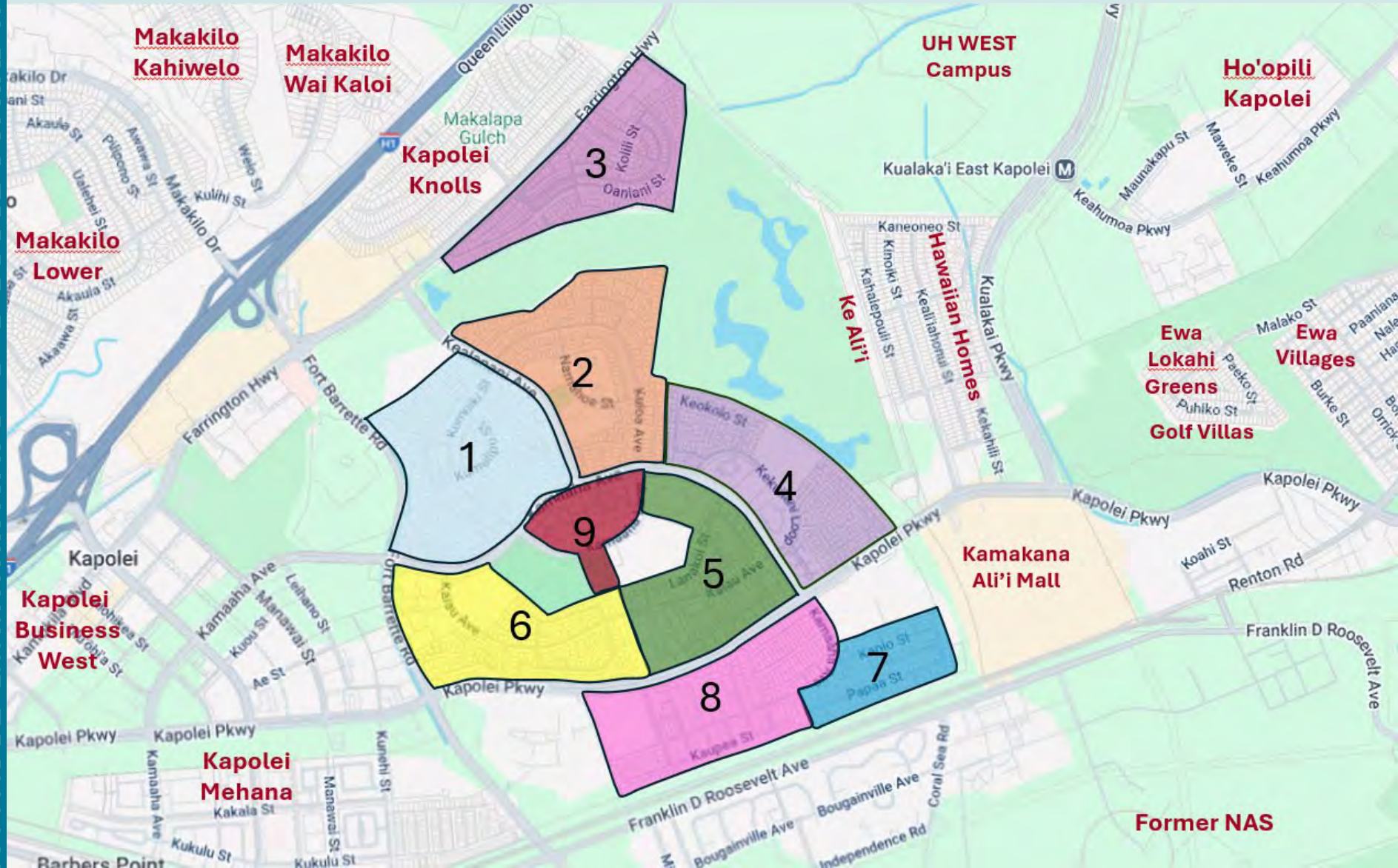
- **Development History**
- **Market Stats**



VILLAGES OF KAPOLEI

DEVELOPERS

- Castle & Cooke Homes Hawaii
- Kobayashi Group
- Mark Development, Inc.
- Oliver McMillan
- Stanford S. Carr Development Corporation
- Watt Hawaii, Inc.
- West Beach Estates



VILLAGES OF KAPOLEI

The Villages of Kapolei Association is a community of affordable and market priced single family homes, condominiums, rental apartments with schools, churches, parks, recreation centers, and a golf course.

The State is the Master Developer who continues to award developing rights to other developers for the construction of the remaining parcels. The Villages of Kapolei is unique in that there are Hawaiian Home Lands Developments, State parcels, and a City Park.



Kumu Iki

VILLAGE 1

Kumu Iki



Aeloa

VILLAGE 2

A'eloa, A'eloa Terrace, Villas at A'eloa,
Senior Residence at Kapolei



Malanai

VILLAGE 3

Malanai, Malanai Iki

VILLAGES OF KAPOLEI



Kekuilani Villas

VILLAGE 4

Kekuilani Palms, Makali'i 2, Kekuilani Villas,
Kekuilani Courts,
Kekuilani Gardens



Nohona

VILLAGE 5

'Iwalani, Makali'i, Kulalani Village,
Nohona at Kapolei



Kealakai at Kapolei

VILLAGE 6

Pae Ko Gardens, Kealakai at Kapolei, Villas at
Malu'ohai, Malu'ohai, Kapolei Ho'olimalima



Kapolei Kai

VILLAGE 7

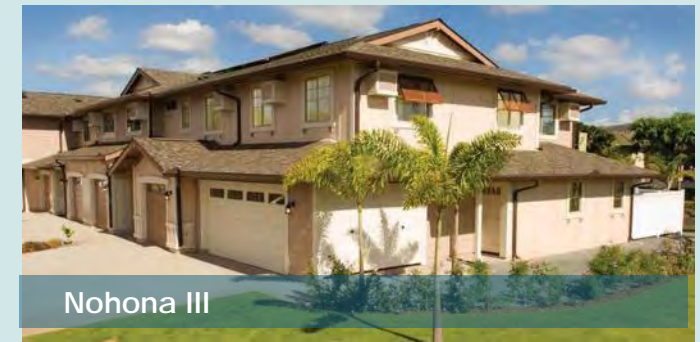
Kapolei Kai



Kaupea

VILLAGE 8

Kaupea



Nohona III

VILLAGE CENTER

Nohona 2, Nohona 3

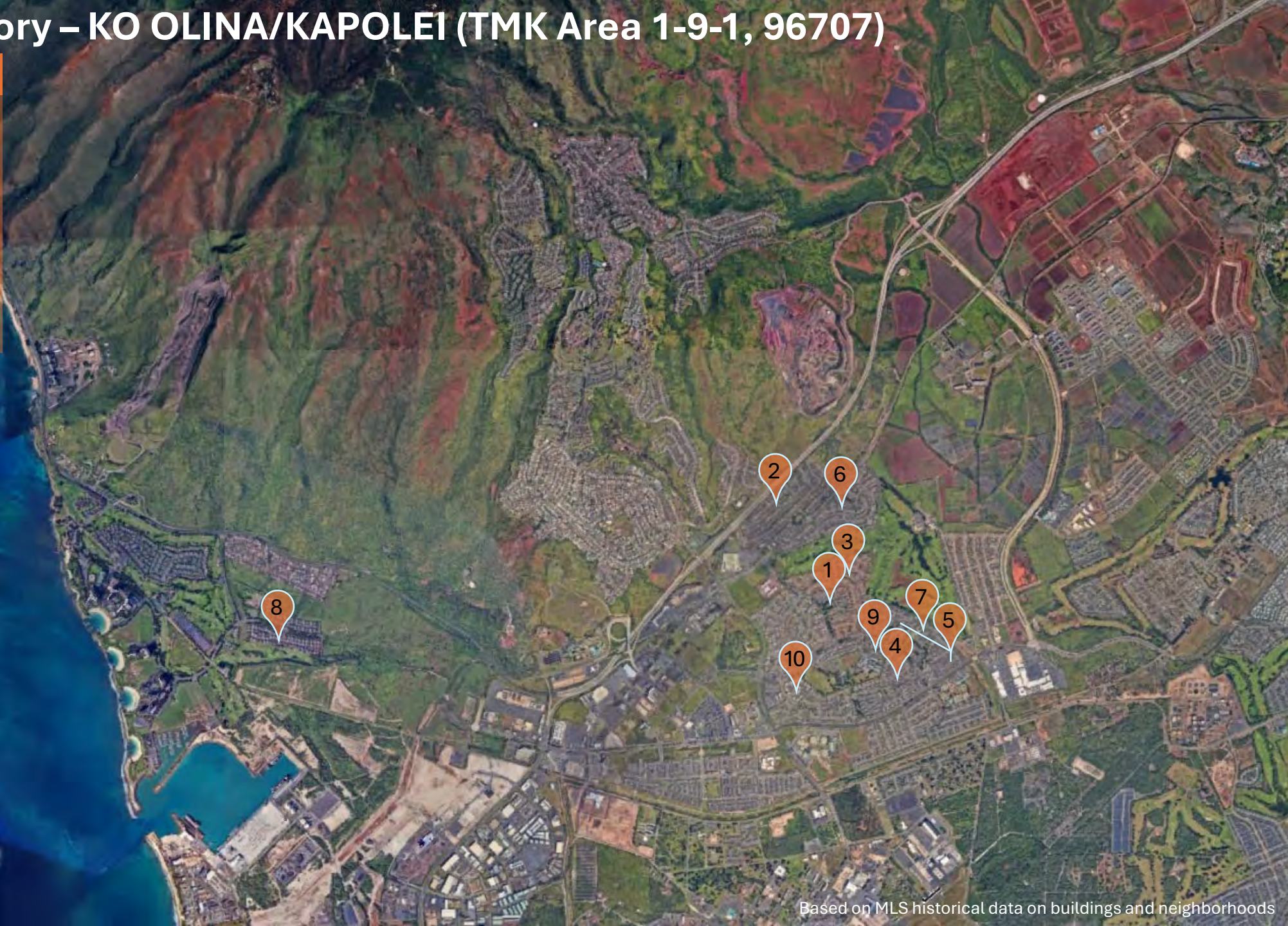
KAPOLEI

(TMK Area 1-9-1, 96707)

- **Villages of Kapolei** is an 888-acre master planned community developed by Housing Finance and Development Corporation (HFDC), a predecessor to Hawaii Housing Finance and Development Corporation (HHFDC), with the support of private developers starting in the late 1980s. The approximately 4,750-unit residential community was envisioned as a step to meeting the demand for affordable housing.
- **Kapolei Knolls** is a 79.5-acre master planned community of 500 SF homes developed by Schuler Homes (now DR Horton) in multiple phases and designs in the 1990s.
- **Mehana at Kapolei Community Association** is a 134-acre master planned community by DR Horton consisting of about 1,150 multi- and single-family residential units. Notable features include live/work units within the townhome communities.
- **KeAli'i** by Gentry built in 2020, includes 63 CPR'd homes alongside the Kapolei Golf Course, with 3-floor plans, a focus on sustainable and eco friendly materials, starting in the \$900,000s
- **Ho'opili** is a 1,526-acre master planned community by DR Horton that is expected to deliver about 11,750 homes over a 20-year development timeline. The first homes were completed in 2017.

Development History – KO OLINA/KAPOLEI (TMK Area 1-9-1, 96707)

- 1990s**
1. Aelo Terrace
 2. Kapolei Knolls
 3. Kapolei-Aelo
 4. Kapolei-Iwalani
 5. Kapolei-Kekuilani
 6. Kapolei-Malanai
 7. Kekuilani Villas
 8. Ko Olina Fairways
 9. Kulalani Village
 10. Pae Ko Gardens



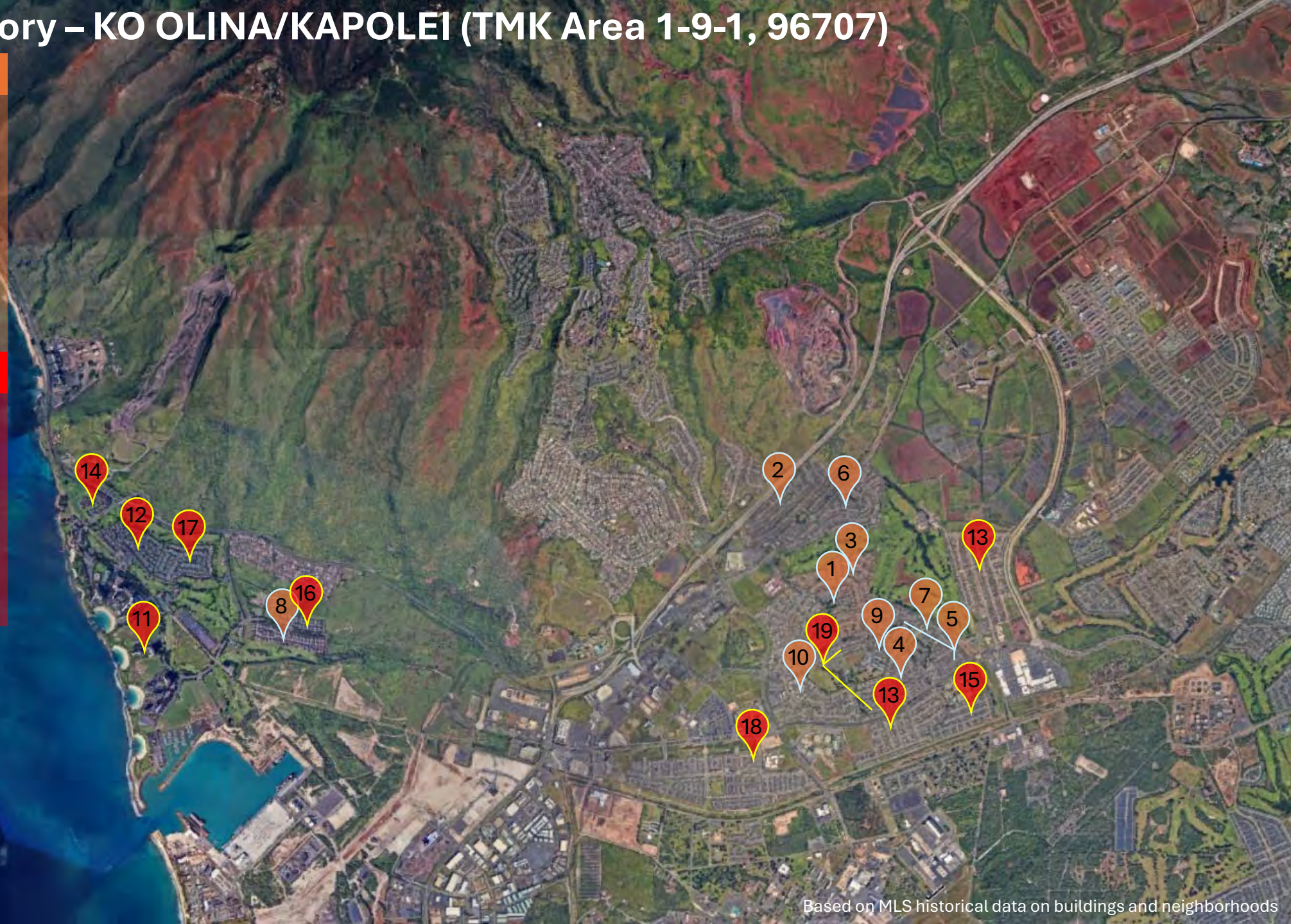
Development History – KO OLINA/KAPOLEI (TMK Area 1-9-1, 96707)

1990s

1. Aeloa Terrace
2. Kapolei Knolls
3. Kapolei-Aeloa
4. Kapolei-Iwalani
5. Kapolei-Kekuilani
6. Kapolei-Malanai
7. Kekuilani Villas
8. Ko Olina Fairways
9. Kulalani Village
10. Pae Ko Gardens

2000s

11. Beach Villas at Ko Olina
12. Coconut Plantation
13. Hawaiian Home Lands
14. Kai Lani
15. Kapolei-Kai
16. Ko Olina Hillside Villas
17. Ko Olina Kai Golf Estates
18. Nanala at Mehana
19. Nohona at Kapolei



Development History – KO OLINA/KAPOLEI (TMK Area 1-9-1, 96707)

1990s

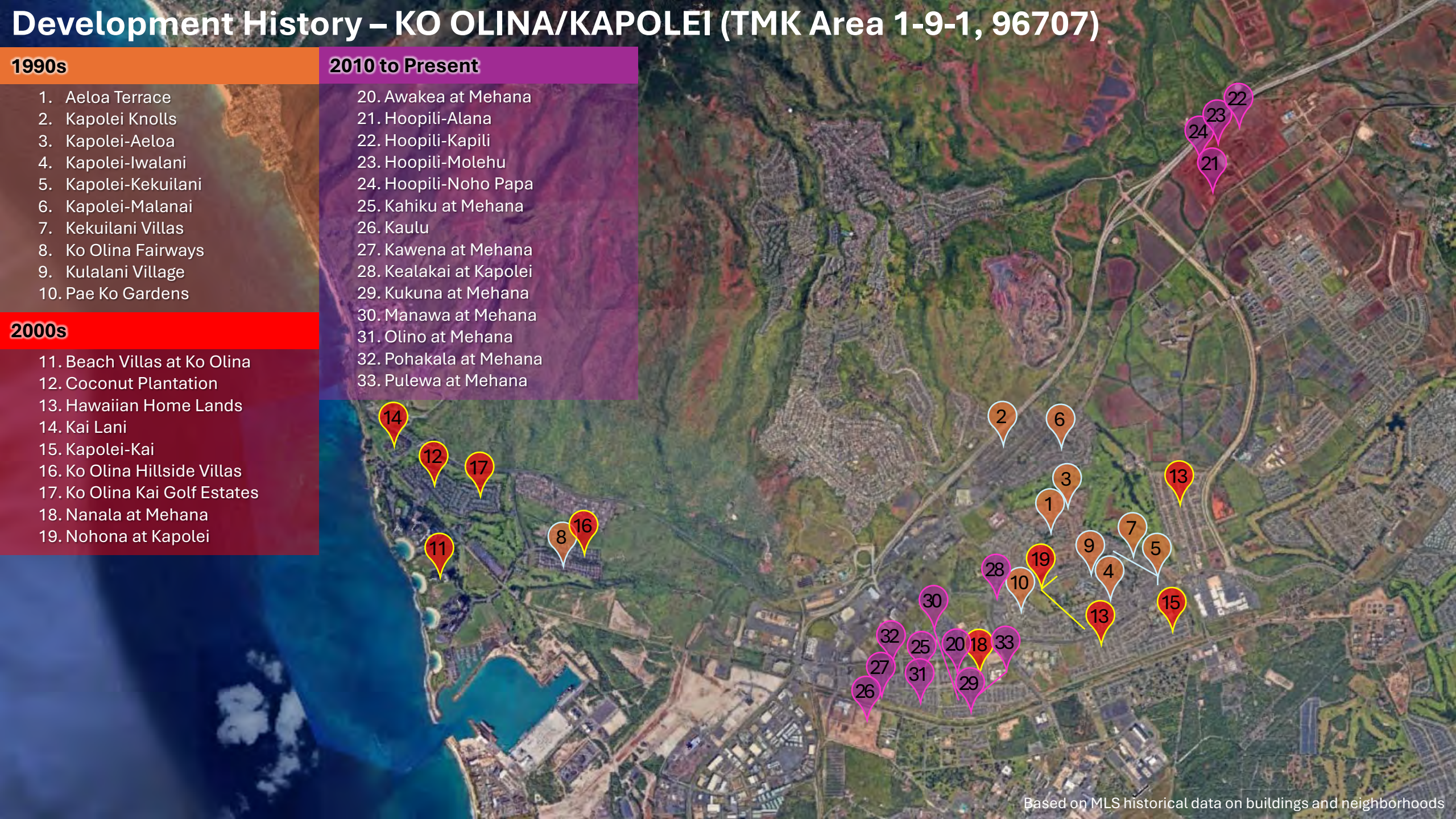
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4. Kapolei-Iwalani
5. Kapolei-Kekuilani
6. Kapolei-Malanai
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10. Pae Ko Gardens

2000s

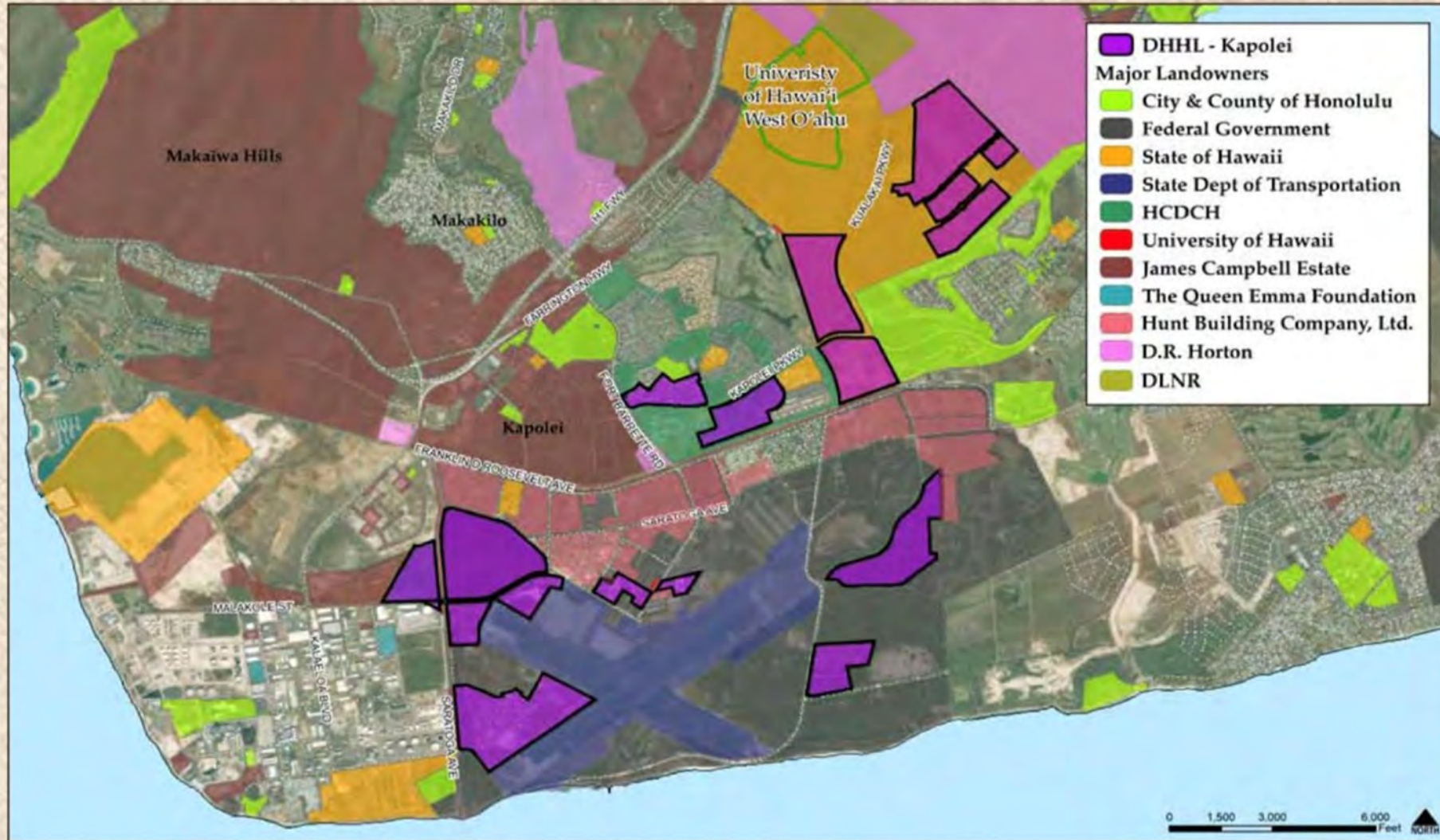
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13. Hawaiian Home Lands
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15. Kapolei-Kai
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17. Ko Olina Kai Golf Estates
18. Nanala at Mehana
19. Nohona at Kapolei

2010 to Present

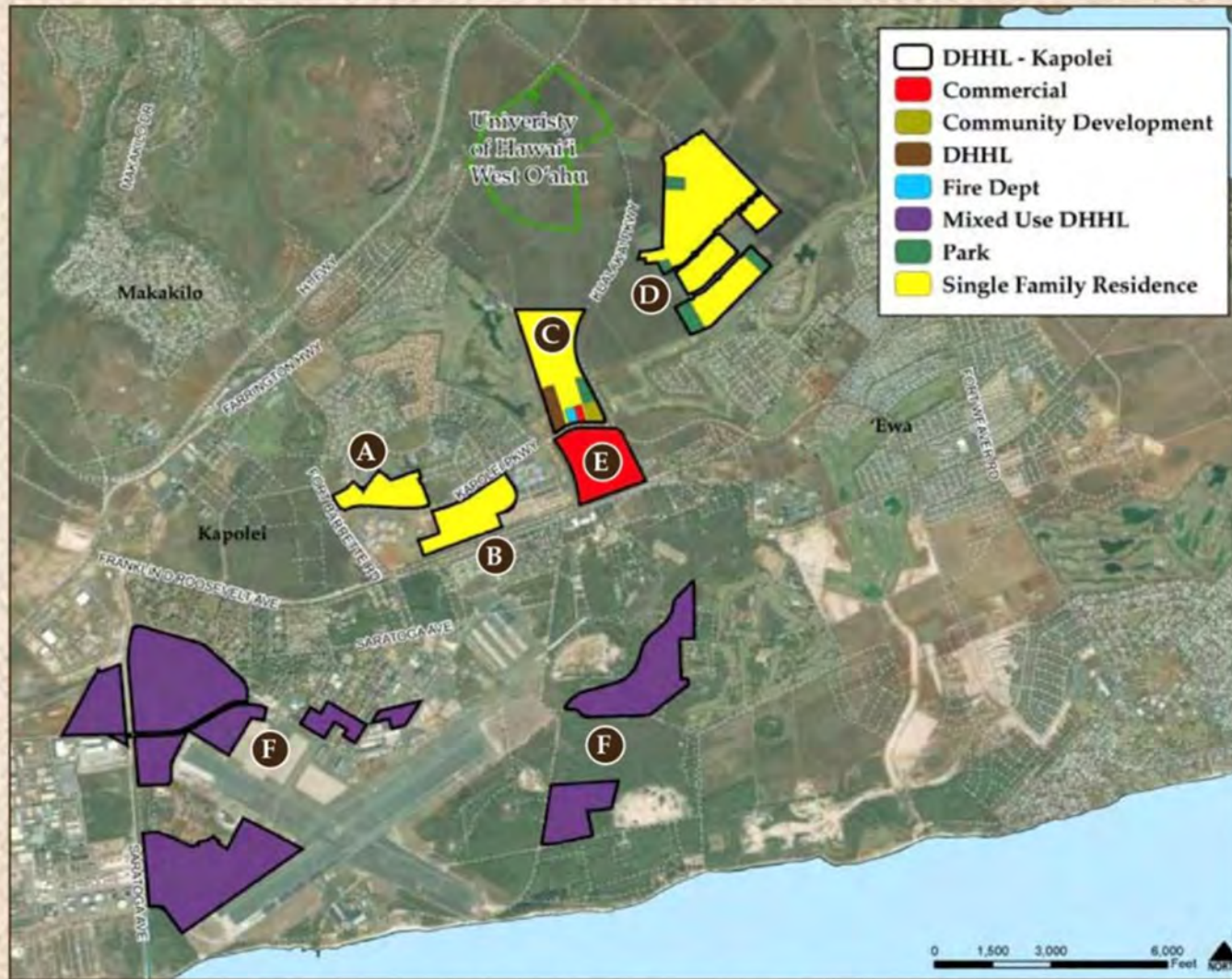
20. Awakea at Mehana
21. Hoopili-Alana
22. Hoopili-Kapili
23. Hoopili-Molehu
24. Hoopili-Noho Papa
25. Kahiku at Mehana
26. Kaulu
27. Kawena at Mehana
28. Kealakai at Kapolei
29. Kukuna at Mehana
30. Manawa at Mehana
31. Olino at Mehana
32. Pohakala at Mehana
33. Pulewa at Mehana



Major Land Owners in the Region



Hawaiian Home Lands



DHHL Owned Parcels

A. Malu'ohai Village 6

Malu'ohai is a 38 acre subdivision within the Villages of Kapolei. 111 single-family homes, 80 single-family rentals, and 35 self-help homes have been constructed.

B. Kaupe'a Village 8

Kaupe'a is a 52 acre subdivision within the Villages of Kapolei. 326 lots will be available with average lot sizes of 5,000 square feet. Houses completed in 2008.

C. Kanehili East Kapolei I (TMK 9-1-151, 152, 153)

Infrastructure completed January 2010. House construction by Gentry Homes started in February 2009. As of August 2010, 210 houses have been occupied.

D. East Kapolei II (TMK 9-1-17: 110)

Majority has been conveyed from DLNR via quitclaim deed. Other uses include two schools, Kroc Community Center and Special Olympics.

E. East Kapolei Commercial (TMK 9116108 - por)

East Kapolei Commercial is a 67 acre parcel located makai of East Kapolei I. 1.5 million square feet of retail/commercial space for a regional shopping center is planned.

F. Kalaeloa

Lands in Kalaeloa are not intended for residential homestead use due to the abundance of land in Kanehili and Kapolei II for residential development and lack of infrastructure. Land parcels are intended for revenue generation.

Land Summary

	Acres	Housing Units
A. Malu'ohai Village 6	38	326
B. Kaupe'a Village 8	56	226
C. Kanehili East Kapolei I	68	403
D. East Kapolei	213	1,457
E. East Kapolei Commercial	67	-
F. Kalaeloa	555	-
TOTAL	997	2,412



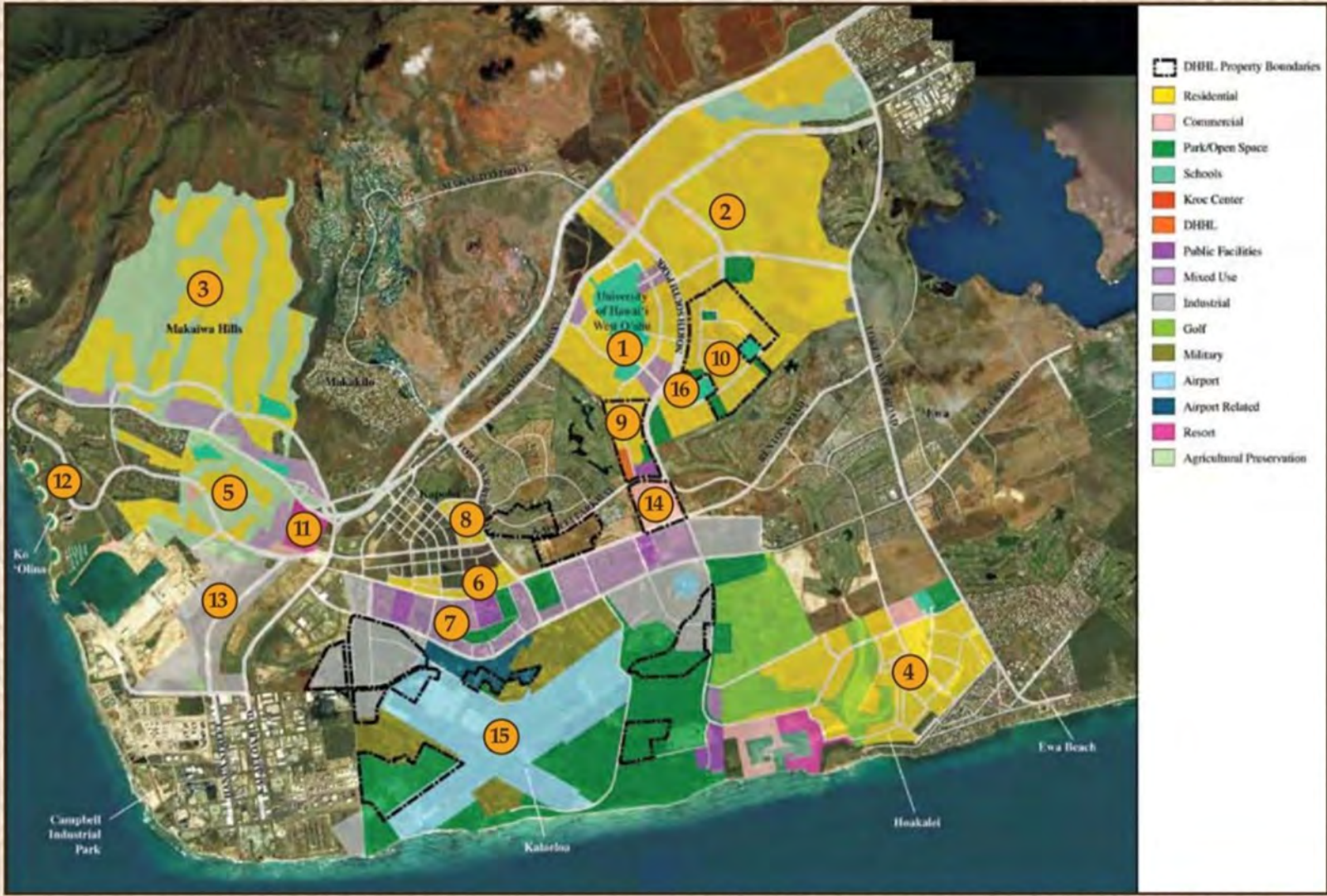
Consolidated Land Development Projects

- 1 U.H. West O'ahu** - University of Hawai'i
 - 500 Ac campus & new town community, 4,000 housing units
 - Status: Received legislative appropriations.
 - Begin Phase 1: 2011
- 2 Ho'opili (East Kapolei)** - D.R. Horton
 - 1,500 Ac, 10,000-15,000 housing units
 - Status: needs SLUBA and Zone Change, environmental planning studies in progress
 - Est. Completion Date: N/A
- 3 Maka'iwa Hills** - Kapolei Property Development, LLC
 - 1,781 Ac, 4,100 housing units
 - Status: Awaiting market upturn & finalizing
 - Est. Completion Date: 2020
- 4 Ocean Pointe and Hoakalei** - Haseko
 - 4,850 housing units, 950 visitor units, One golf course
 - Status: Zone Change, SMA, easements
 - Est. Completion Date: 2010
- 5 Kapolei West** - 'Aina Nui Corporation
 - 516 Ac, 2,370 residential units
 - Status: Entitlements completed, awaiting market change
 - Est. Completion Date: 2020
- 6 Mehana** - D. R. Horton
 - 110 Ac, 1,100 housing units
 - Status: partially under construction
 - Est. Completion Date: 2010
- 7 Kalaeloa** - FIPV, Ltd.
 - 675 Ac, 548 housing units
 - Status: Master planning & financing
 - Est. Completion Date: N/A
- 8 Leihano** (previously known as Luana Koa, Hoakalei Senior Village and Kapolei Senior Village)
 - 40 acre retirement campus next to Kapolei Park. 694 units
 - Status: Entitlements completed, awaiting market change
 - Est. Completion Date: 2011
- 9 Kanehili, East Kapolei I** - DHHL
 - 92 Ac, 403 housing units
 - Status: Infrastructure completed January 2010. House construction by Gentry Homes started in February 2009. As of August 2010, 210 houses have been occupied.
 - Est. Completion Date: 2011
- 10 East Kapolei II** - DHHL
 - 318 Ac, 2,060 housing units (1,060 single-family by DHHL, 1,00 multi-family by other developers)
 - Status: Construction of East-West Road, off-site sewer and drainage, Kroc Community Center, and mass grading of increments IIB and IIC in progress. Engineering for increments IIA and IIB, and Low Density Apartment parcel 1 (LDA1) in process. (Note: LDA1 owned by HHFDC, being developed by Mutual Housing Association of Hawai'i.)
 - Est. Completion Date: 2015
- 11 Kapolei Commons** - MacNaughton Group/Kobayashi Group
 - 40 Ac regional retail center, 300K sq ft (1st phase)
 - Status: land purchased, needs SLUBA, Zone Change
 - Est. Completion Date: 2010
- 12 Ko 'Olina Disney Vacation Club** - A Walt Disney Company
 - 21 Ac, 800 unit resort hotel and timeshare
 - Status: N/A
 - Est. Completion Date: 2011
- 13 Kapolei Harborside** - Kapolei Property Development LLC
 - 345 Ac industrial/business park
 - Status: Entitlements completed, awaiting market change
 - Est. Completion Date: 2018
- 14 East Kapolei Commercial** - DHHL
 - 67 Ac regional retail center
 - Status: 1.5 million sf for supermall being planned in partnership with developer (DeBartolo)
 - Est. Completion Date: N/A
- 15 Kalaeloa** - HCDA (new driver)
 - 3,700 Ac former Naval Air Station Barbers Point to be developed into residential, commercial, office space, and industrial
 - Status: Master plan completed
 - Est. Completion Date: 2025 (3 phases)
- 16 The Salvation Army Ray and Joan Kroc Community Center**
 - 15 Ac, 120,000-square foot community center
 - Status: Under construction
 - Est. Completion Date: Winter 2011



Consolidated Land Development Projects

- ① U.H. West O'ahu
- ② Ho'opili (East Kapolei)
- ③ Makaīwa Hills
- ④ Ocean Pointe and Hoakalei
- ⑤ Kapolei West
- ⑥ Mehana
- ⑦ Barbers Point
- ⑧ Leihano
- ⑨ East Kapolei I
- ⑩ East Kapolei II
- ⑪ Kapolei Commons
- ⑫ Ko 'Olinā Disney Vacation Club
- ⑬ Kapolei Harborside
- ⑭ East Kapolei Commercial
- ⑮ Kalaeloa
- ⑯ The Salvation Army -Kroc Center Community Center

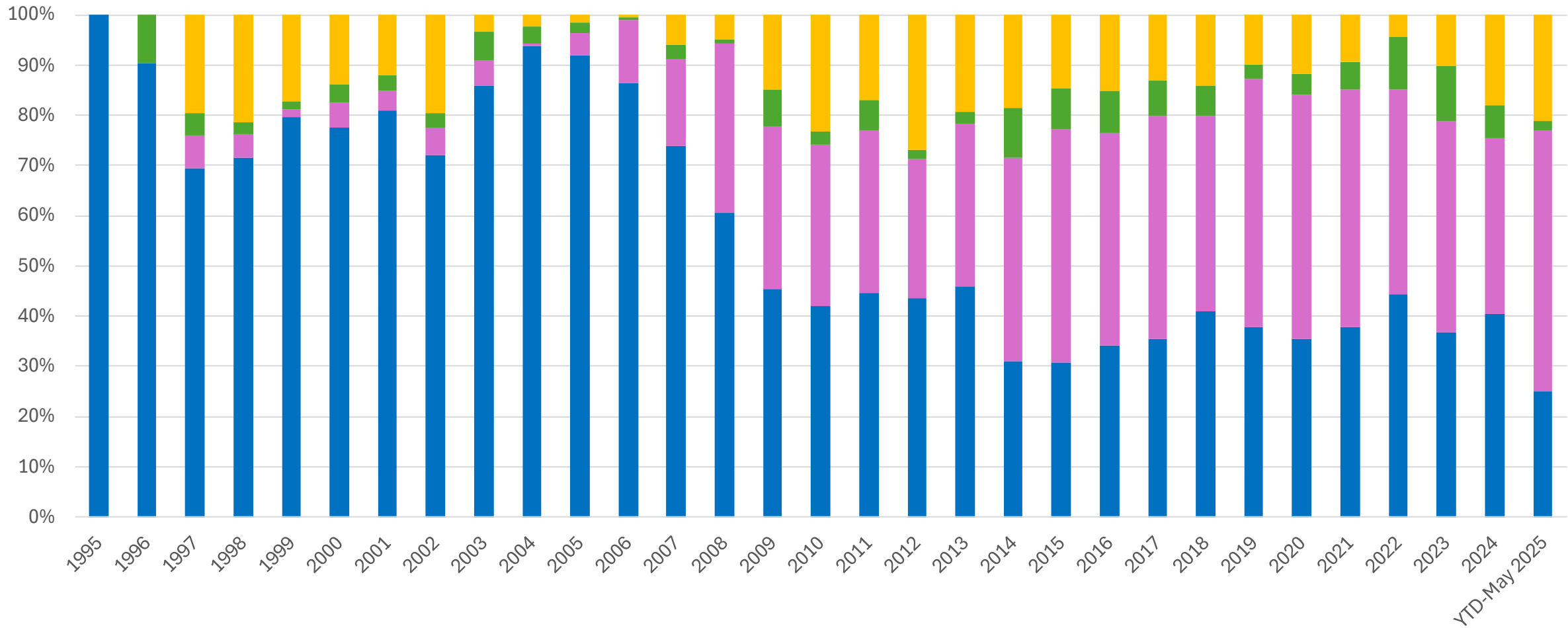


Buyer Financing

KAPOLEI

(TMK Area 1-9-1, 96707)

■ Conventional ■ VA ■ Cash ■ Other

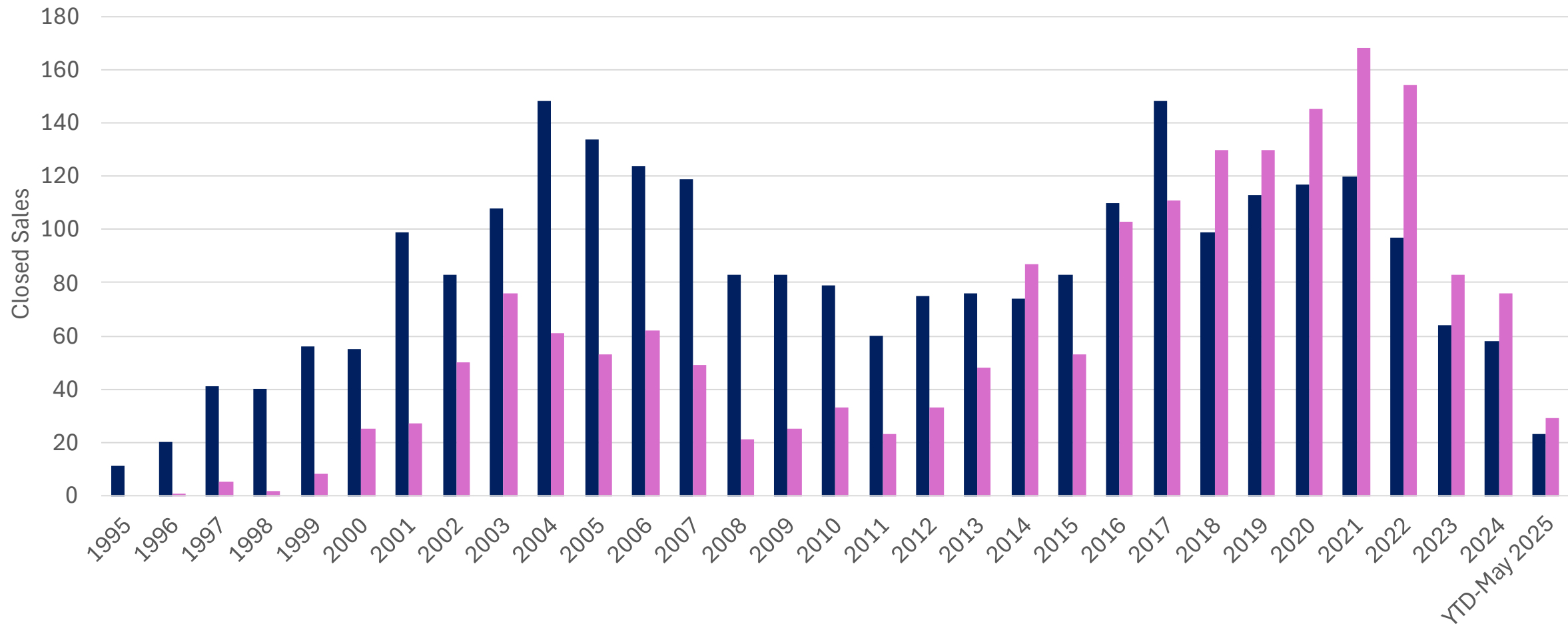


Closed Sales

KAPOLEI

(TMK Area 1-9-1, 96707)

■ Single Family ■ Condo/Townhouse

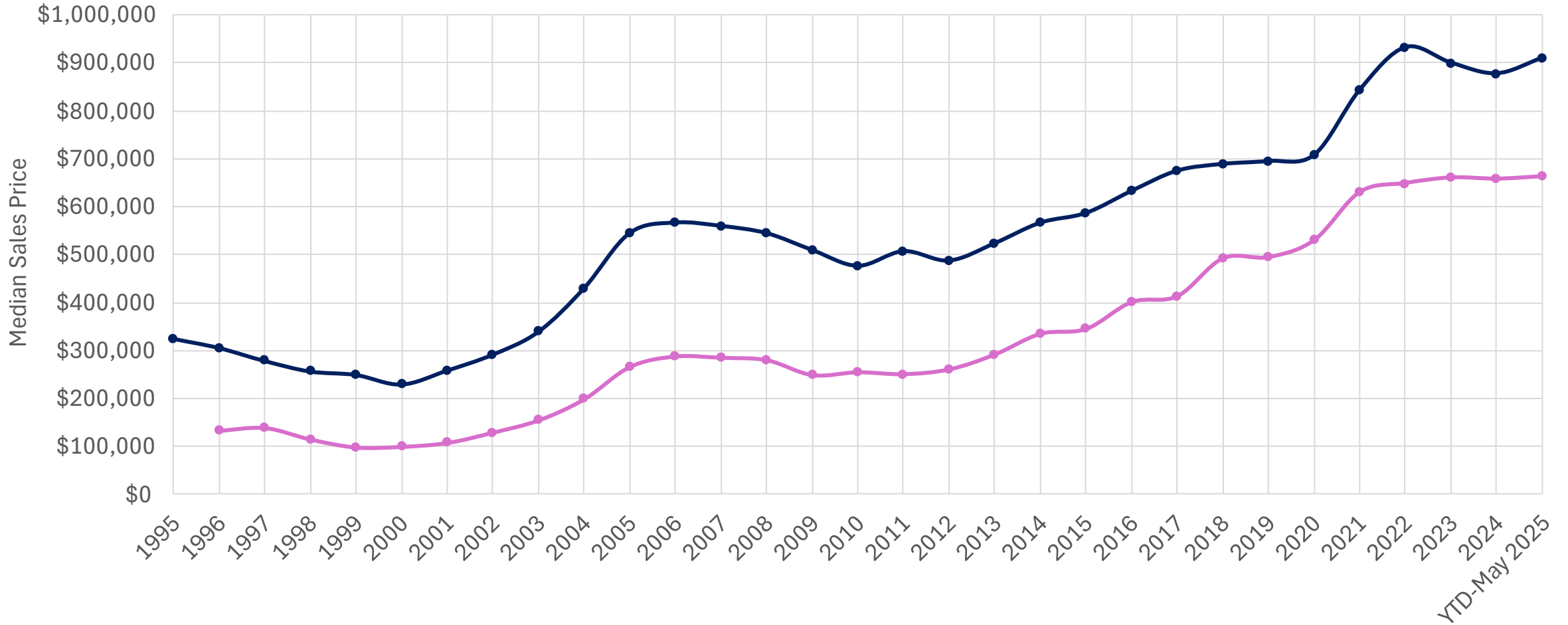


Median Sales Price

KAPOLEI

(TMK Area 1-9-1, 96707)

● Single Family ● Condo/Townhouse



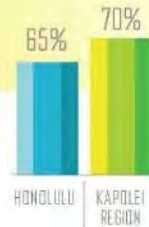
Kapolei.com

KAPOLEI HOUSING GROWTH 1990-2035

SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Placon Econ Pacific LLC



HOME OWNERSHIP RATE



SOURCE: 2010 Census

MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

Kapolei tomorrow vs. Honolulu today



SOURCE: Placon Econ Pacific LLC and Colliers Macaulay Pridemore

KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43
MEDIAN AGE: 31.9

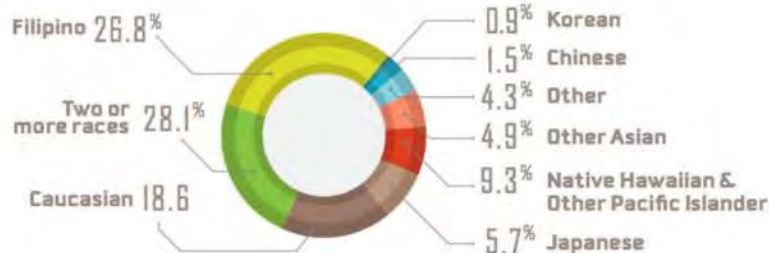
EDUCATION:

High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

SOURCE: 2010 U.S. Census

KAPOLEI REGION POPULATION BY ETHNICITY

SOURCE: 2010 U.S. Census



- Ranked as one of "America's Boom Towns" due to rapid growth – REALTOR.com, 2016
- Ranked #2 fastest growing city in Hawaii in 2022 based on 2010-2020 population growth
- But decreased to #17 fastest growing city in Hawaii as of 2025 based on 2020-2025 growth
- Continued growth and high rankings are anticipated as development projects continue:

Kaulu by Gentry Homes, 30 acres

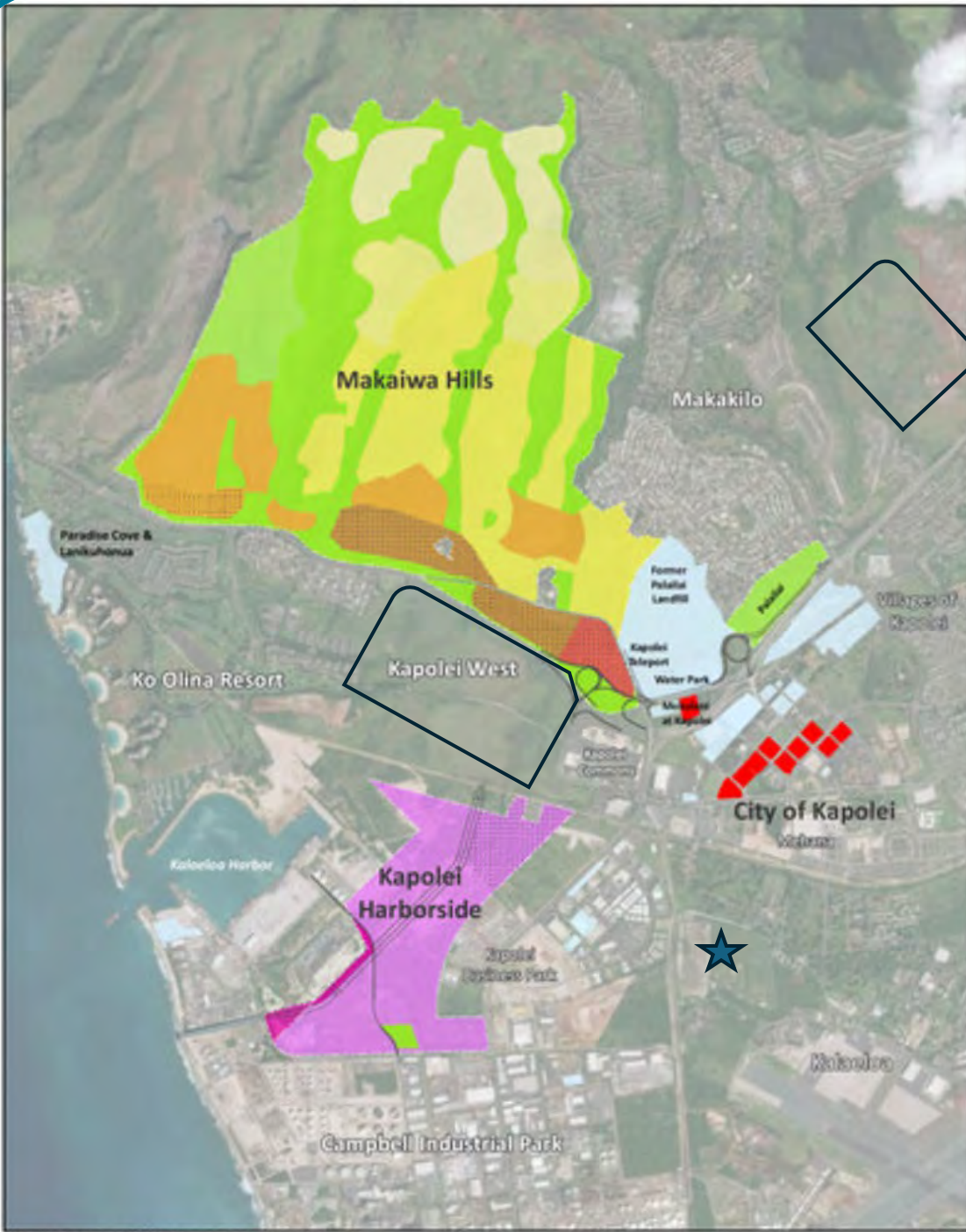
Makaiwa Hills by James Campbell, 1,856 acres

Ho'opili by DR Horton 1,600 acres

Kekainani at Hoakalei by Haseko, 32 homes

Kapolei.com

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- Continued growth and high rankings are anticipated as development projects continue:
 - Ka Ulu** by Gentry Homes, 30 acres
 - Makaiwa Hills** by James Campbell, 1,856 acres
 - Ho'opili** by DR Horton 1,600 acres
 - Kekainani at Hoakalei** by Haseko, 32 homes





EWA

- Ewa, which means "crooked or uneven", was home to some of Hawaii's oldest sugar plantations until its closure in the 1990s, earning its nickname as one of Hawaii's premier agricultural areas.
- At that time, Ewa Sugar Plantation, one of several iconic sugar plantation businesses, employed many residents until its final closure.
- Ewa Beach also holds historical importance due to its closeness to Pearl Harbor and its role during World War II.
- Over the past several decades, Ewa Beach has seen tremendous residential development and population expansion, rapidly evolving from an obscure rural outpost into a bustling suburban community.

Honouliuli Ahupua'a

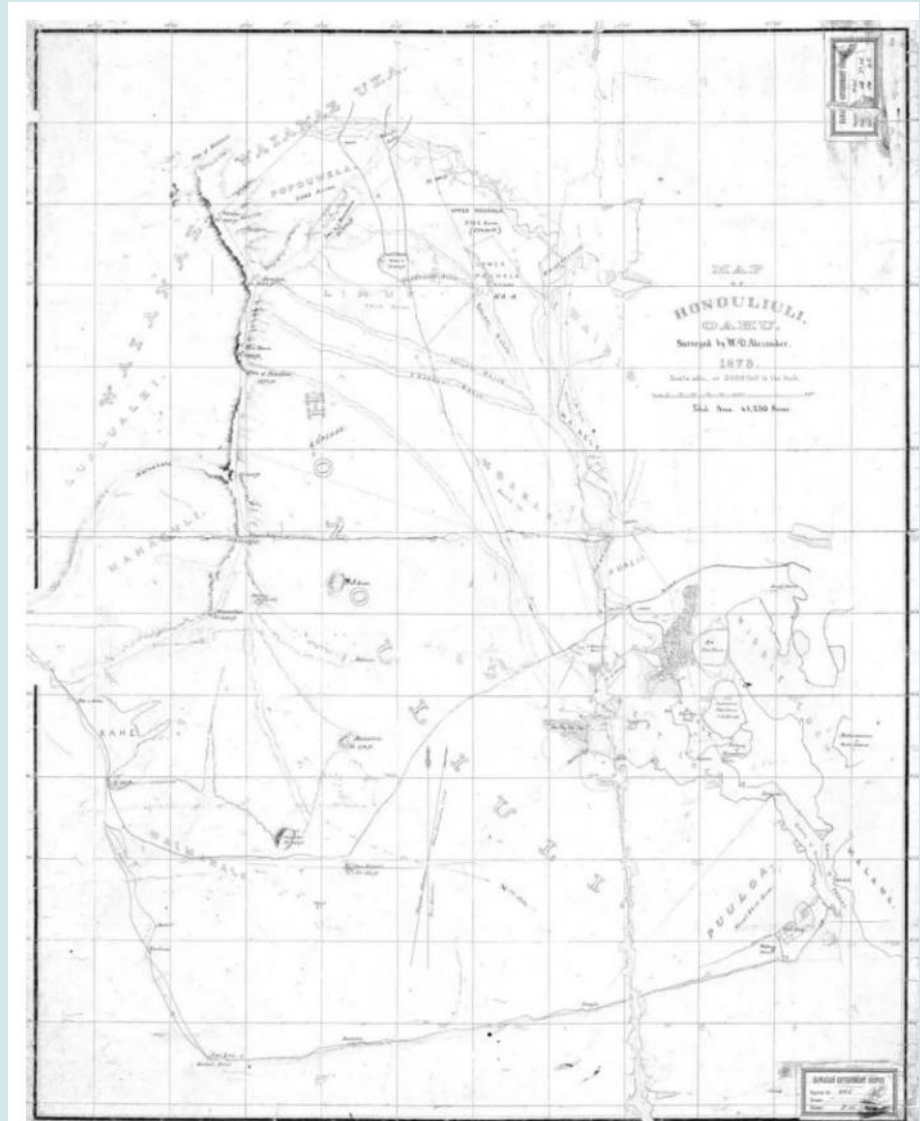
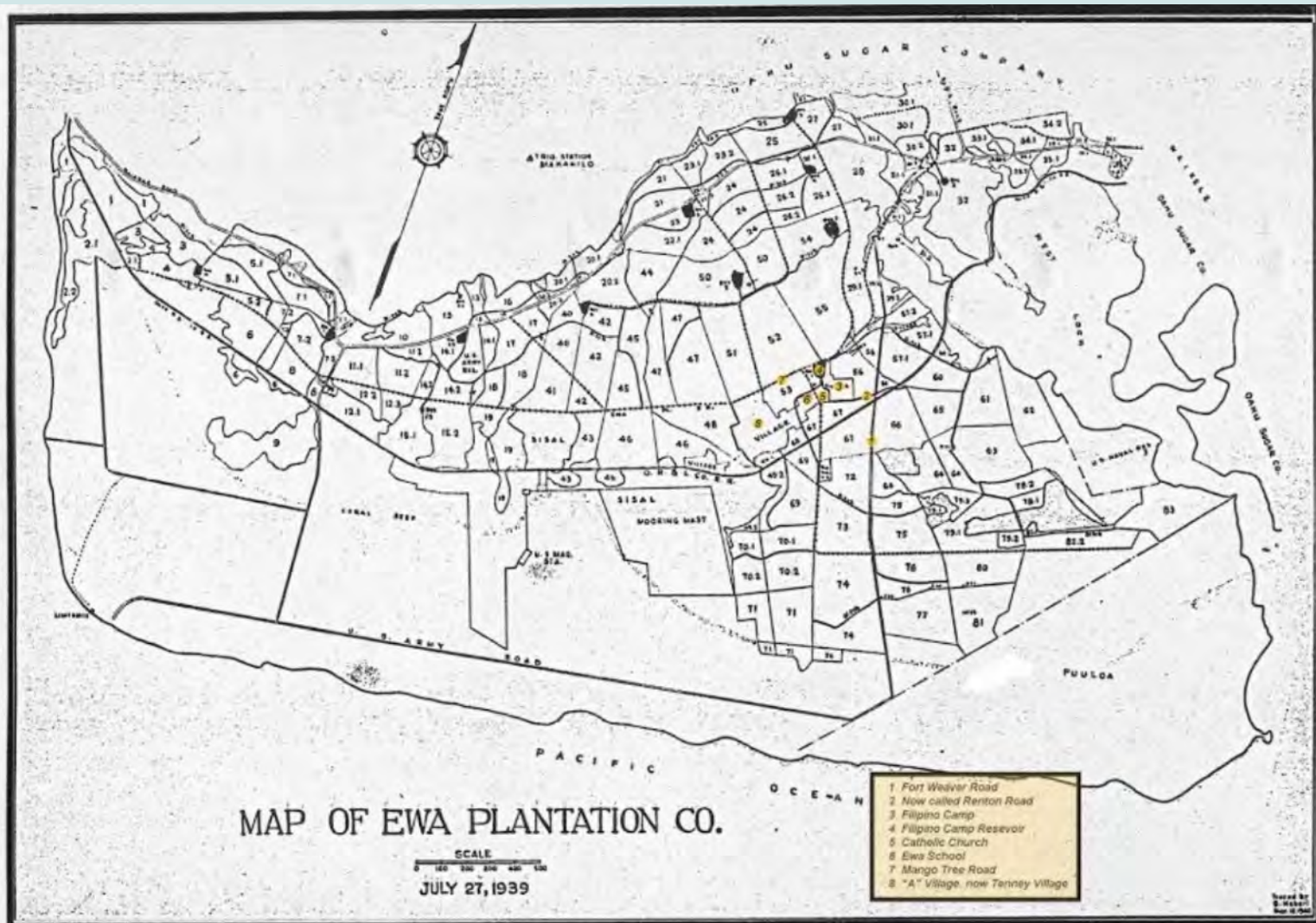


Figure 7. "Map of Ewa Plantation Co." 1939 (Conde and Best 1973:285).

'Ewa Moku (District)

Ewa Plain Land Use



Kapolei Area Long Range Master Plan
Kapolei, Oahu, Hawaii

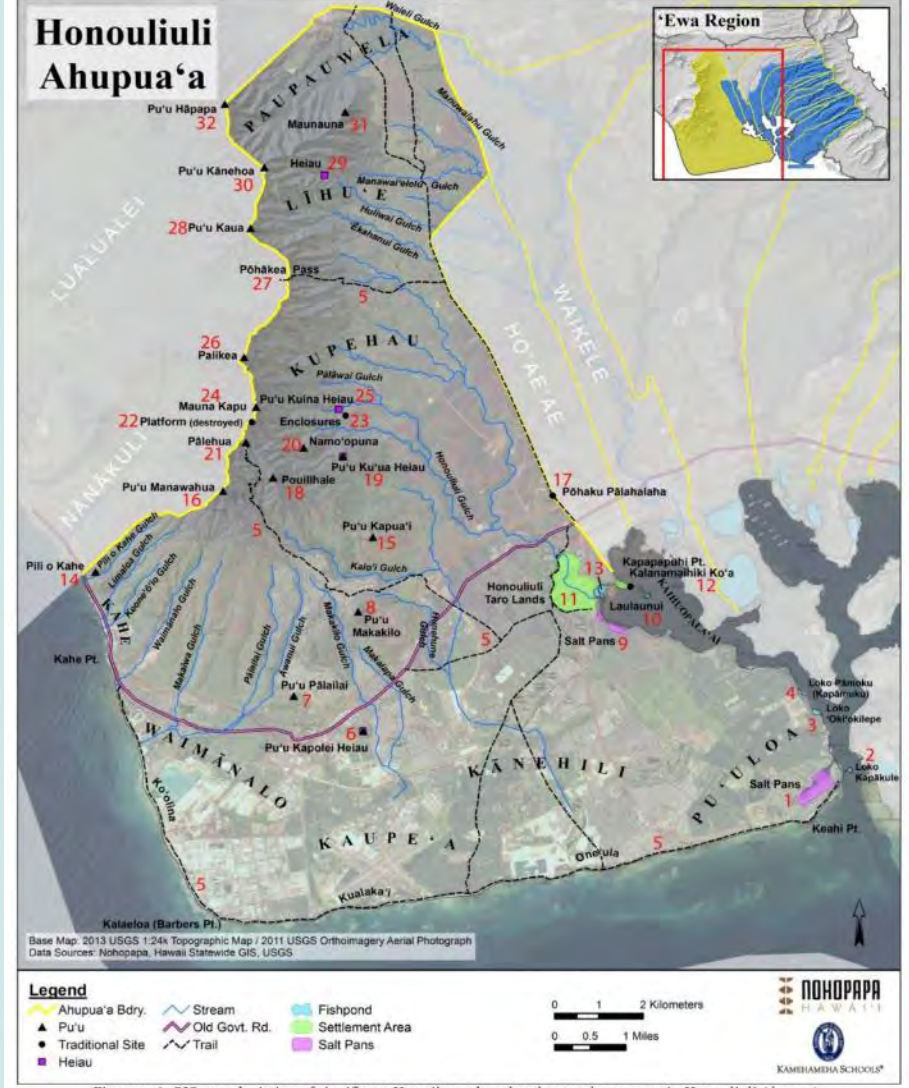


LAND USE CLASSIFICATION

[Symbol]	Residential
[Symbol]	Low Density Apartment
[Symbol]	Medium Density Apartment
[Symbol]	Commercial/Office
[Symbol]	Business Park
[Symbol]	Light Industrial
[Symbol]	Heavy Industrial/Defense Industrial
[Symbol]	Forest
[Symbol]	Park/Open Space
[Symbol]	Mixed Use
[Symbol]	Public Facility/Utility
[Symbol]	Golf Course
[Symbol]	Preservation
[Symbol]	Agriculture
[Symbol]	Military
[Symbol]	Paratour Telecommunications

CIRCULATION

[Symbol]	Roadway
[Symbol]	Trail



Legend

[Symbol]	Ahupua'a Bdry.	[Symbol]	Stream	[Symbol]	Fishpond
[Symbol]	Pu'u	[Symbol]	Old Govt. Rd.	[Symbol]	Settlement Area
[Symbol]	Traditional Site	[Symbol]	Trail	[Symbol]	Salt Pans
[Symbol]	Heiau				

Scale: 0 1 2 Kilometers / 0 0.5 1 Miles

NOHOPAPA
KAMEHAMHA SCHOOLS

Figure 126. GIS map depiction of significant Hawaiian cultural and natural resources in Honouliuli Ahupua'a

SUGAR INDUSTRY

The sugar plantation era marked significant development in Ewa. Benjamin Franklin Dillingham, The Oahu Railway & Land Company, established a rail line to transport cane, pineapples and passengers between Ewa and Honolulu from 1889 – 1947.

- 1899** ● The Ewa Sugar Plantation was officially established
- 1916** ● Ewa Beach began transitioning from primarily agricultural land to a residential community, with homes being built near the sugar plantation
- 1971** ● Ewa Plantation Company ceased operations, and the Oahu Sugar Company took over, leading to demographic shifts as many long-term residents relocated
- 1995** ● The last sugar harvest in Ewa Beach marked the end of an era



Ewa Sugar Mill (Renton Road)



Ewa Railway & Land Company



Ewa Plantation Workers

EWA VILLAGES

- 1900s** ● Villages begins as plantation camp housing for immigrant laborers from Japan, China, Portugal, Korea, and the Philippines.
- 1980s** ● Ewa Villages suffers neglect. Movement grows to preserve and revitalize the historic community.
- 1996** ● The Ewa Villages Revitalization Project begins to restore historic plantation homes.
- 2000s** ● Ewa Villages becomes a diverse, working-class community with strong plantation-era identity.
- Today** ● Ewa Villages stands as one of the few remaining historic plantation towns on O‘ahu, retaining its street grid, architecture, and communal spirit.



Historic Registry



- Home must be at least 50 years old
- Possess Historic Integrity: Meet specific criteria related to its historical, architectural, engineering, cultural, or archaeological significance.
- Must maintain its historic integrity, meaning it should maintain its original materials, design, feeling, location, association, workmanship, and setting.
- Hawaii Historic Register
- National Register of Historic Places (additional)

www.historichawaii.org

Scan QR for Historic Hawaii Foundation Full Guide:

- How to Register, Benefits, Terms, Grants etc.



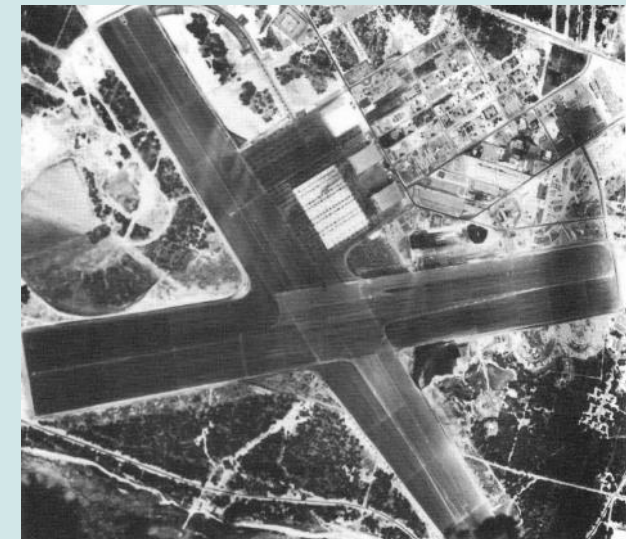
Ewa Plantation Company
Laborer's Village

HRS-508D

"Material Fact: Any fact, defect, or condition that would be expected to measurably affect the value of the property from a reasonable person's perspective"

- Hazardous Materials : Asbestos, Arsenic (Canec), LB Paint *2025
- Water Contamination, Ag Land, Sewer connection, cesspool / septic conversions
- Aircraft / Flight Path, noise pollution
- Lawsuits: Land Settlement, Hurricane Clips, Marina, Health/Defects
- Leasehold vs Fee Simple, conversions

- Rebuild / Purchase Restrictions: Affordable, DHHL, non-conforming
- Deed Restrictions: Shared Appreciation Equity (SAEs)
- NUCs, STRs, TVUs
- SMAs, Tsunami, Flood, Zoning
- Zero-Lot Lines
- Multiple HOA & AOAOs, M-1
- New Construction, infrastructure
- Schools *DOE School Finder



EWA BEACH

(TMK Area 1-9-1, 96706)

- **Development History**
- **Market Stats**



EWA BEACH

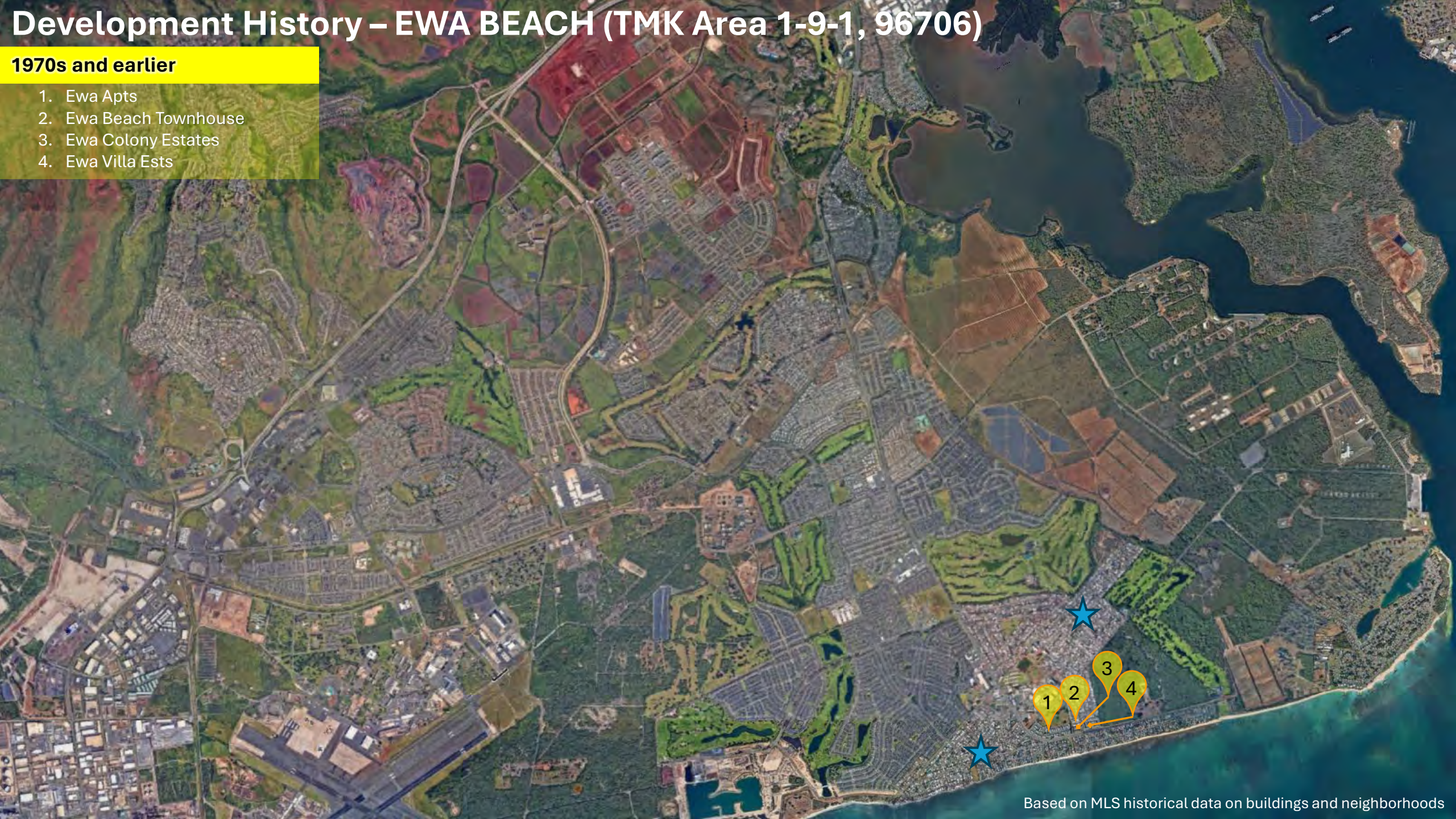
(TMK Area 1-9-1, 96706)

- **Ewa by Gentry** is a 1,283-acre master planned community developed by Gentry Homes, Ltd. with most of the planned 8,500 homes completed. The homes include low-rise condos, townhomes and single family dwellings. Notable characteristics include detached CPRs and zero lot line parcels.
- **Ocean Pointe Residential Community Association** covers about 1,100 acres. Developed by Haseko Hawaii, Inc. from about 1998 to 2008, the community consists of 2,536 residential units that include single-family homes, paired homes and townhomes.
- **Hoakalei Resort Community Association** is a 726-acre master planned community developed by Haseko Hawaii, Inc. consisting of the 887-home residential community of Ka Makana at Hoakalei, the 131-home gated community of Kipuka at Hoakalei, 72 townhomes in Lei Pauku, and the 350-home gated community of Kuapapa at Hoakalei. Kekainani, which is currently for sale, is the final phase of Kuapapa.
- **West Loch** is a 255-acre master-planned community developed by the City and County of Honolulu Department of Housing and Community Development. The project consisted of Phase I, about 600 residential units in West Loch Estates, and Phase 2, 720 residential units in West Loch Fairways and 150 rental units in West Loch Elderly Village.
- **Ho'opili** is a 1,526-acre master planned community by D.R. Horton, expected to deliver about 11,750 homes over a 20-year development timeline. It is the first transit-oriented development in a community that will include community and recreation centers, commercial farms and community gardens, shopping and dining options, and schools from elementary through high school. The first homes were completed in 2017.

Development History – EWA BEACH (TMK Area 1-9-1, 96706)

1970s and earlier

- 1. Ewa Apts
- 2. Ewa Beach Townhouse
- 3. Ewa Colony Estates
- 4. Ewa Villa Ests



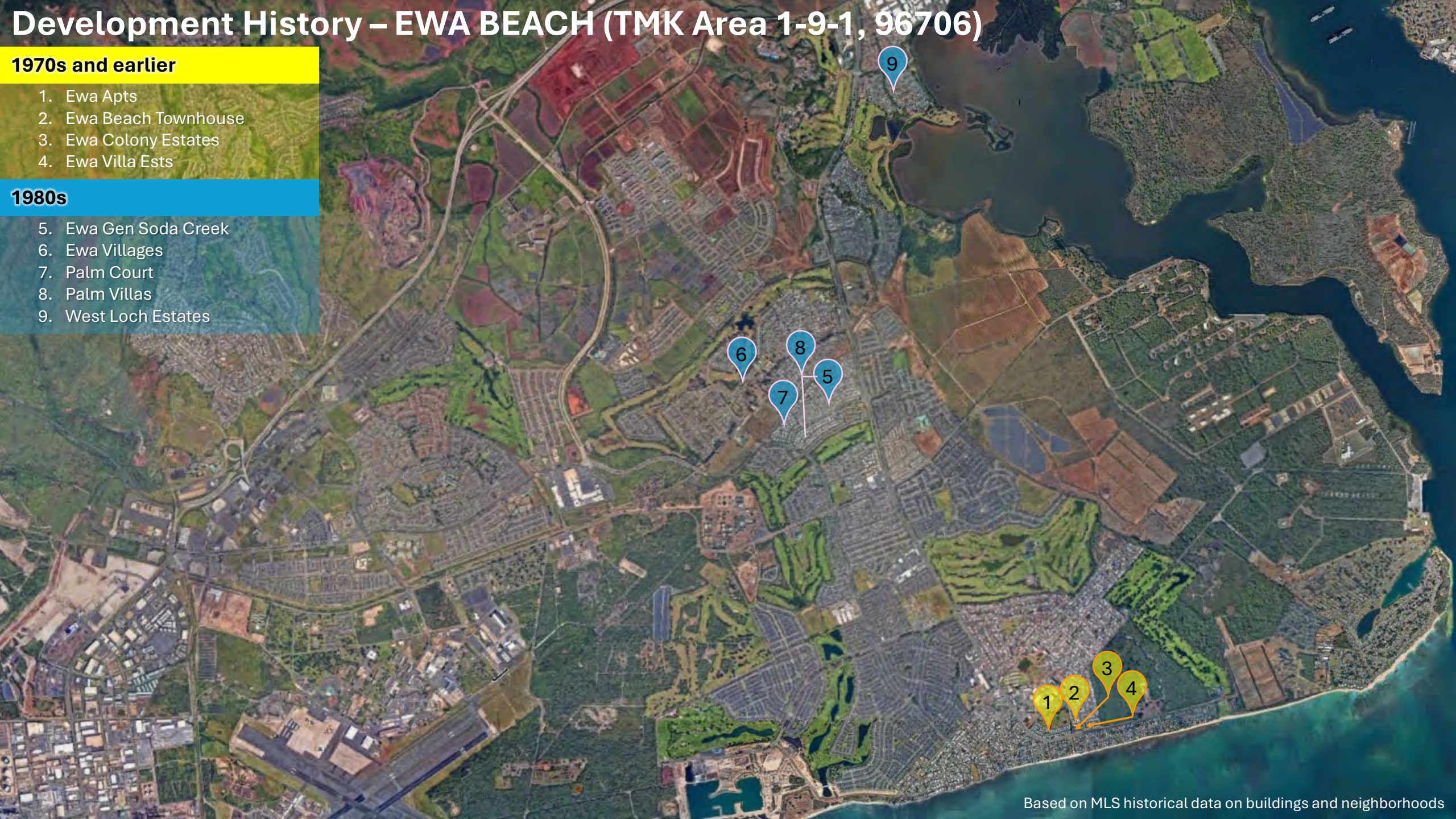
Development History – EWA BEACH (TMK Area 1-9-1, 96706)

1970s and earlier

- 1. Ewa Apts
- 2. Ewa Beach Townhouse
- 3. Ewa Colony Estates
- 4. Ewa Villa Ests

1980s

- 5. Ewa Gen Soda Creek
- 6. Ewa Villages
- 7. Palm Court
- 8. Palm Villas
- 9. West Loch Estates



Development History – EWA BEACH (TMK Area 1-9-1, 96706)

1970s and earlier

1. Ewa Apts
2. Ewa Beach Townhouse
3. Ewa Colony Estates
4. Ewa Villa Ests

1980s

5. Ewa Gen Soda Creek
6. Ewa Villages
7. Palm Court
8. Palm Villas
9. West Loch Estates

1990s

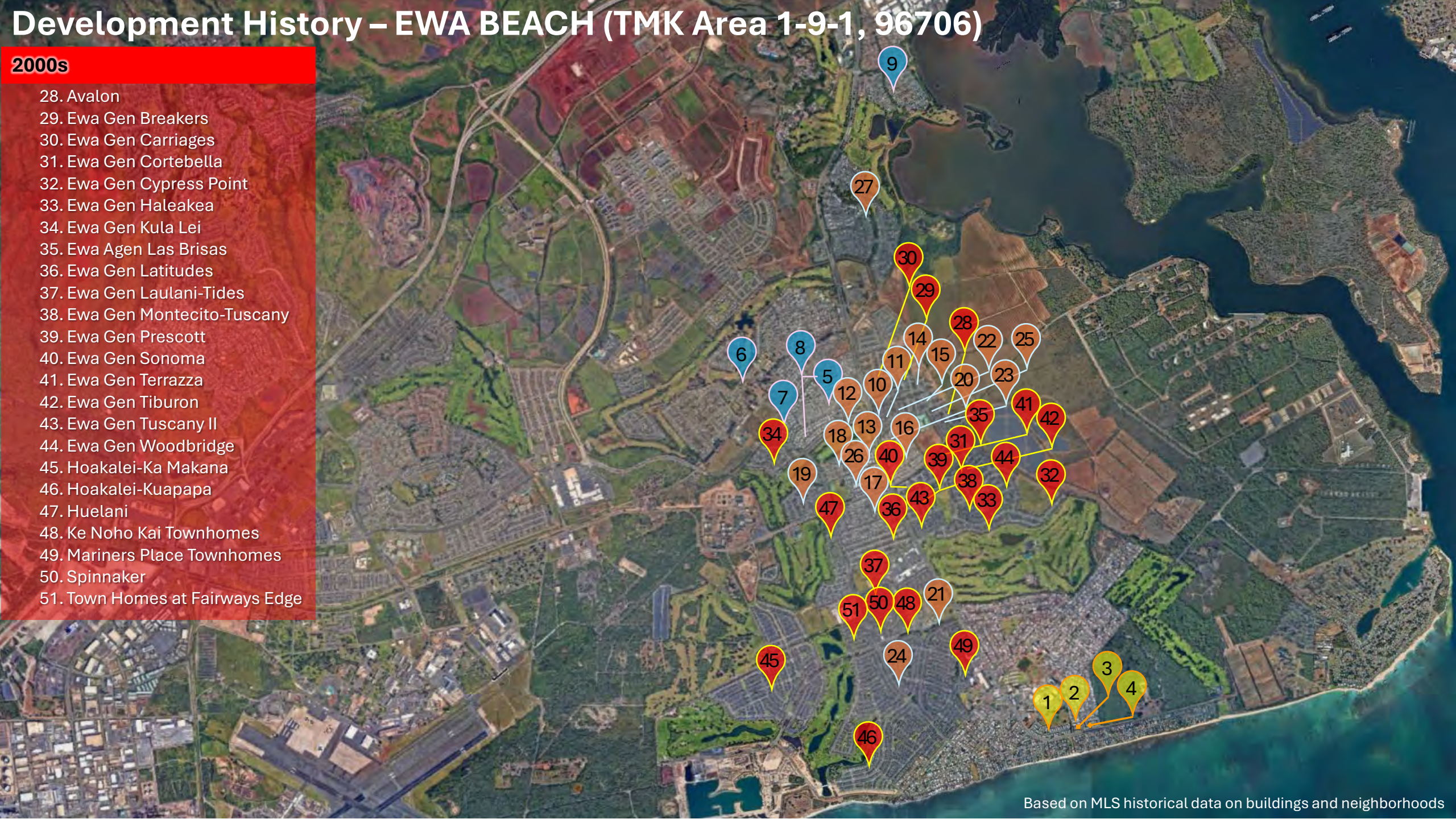
10. Alii Court
11. Alii Cove
12. Arbors
13. Coronado
14. Ewa Gen Meridian
15. Ewa Gen Seabreeze
16. Ewa Gen Summerhill
17. Ewa Gen Sun Terra
18. Ewa Gen Sun Terra on the Park
19. Ewa Gen Sun Terra South
20. Ewa Gen Trovare
21. Ke Aina Kai Townhomes
22. Lofts by Gentry
23. Lombard Way
24. Ocean Pointe
25. Shores at Suncrest
26. Sun Rise
27. West Loch Fairways



Development History – EWA BEACH (TMK Area 1-9-1, 96706)

2000s

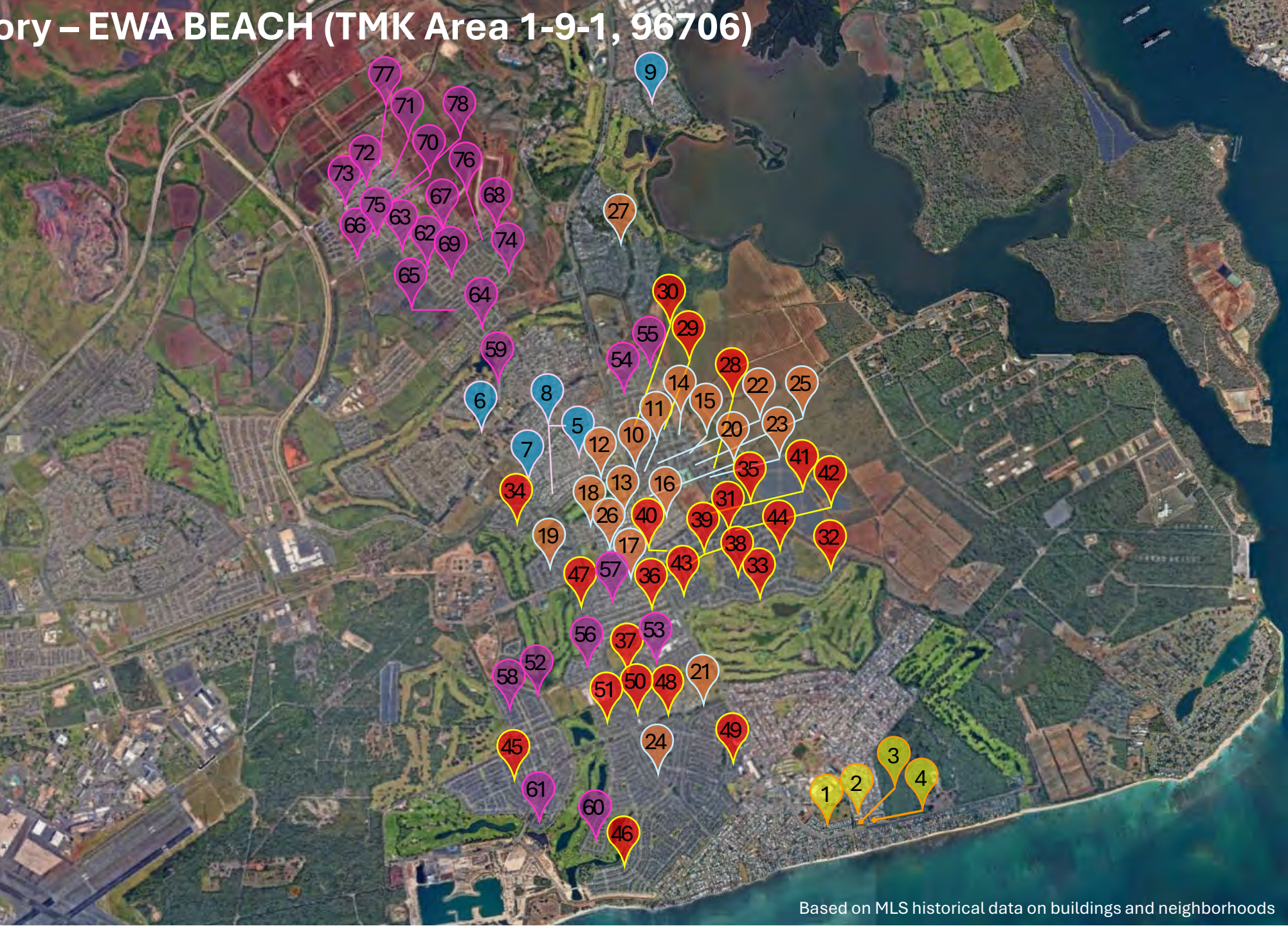
- 28. Avalon
- 29. Ewa Gen Breakers
- 30. Ewa Gen Carriages
- 31. Ewa Gen Cortebella
- 32. Ewa Gen Cypress Point
- 33. Ewa Gen Haleakea
- 34. Ewa Gen Kula Lei
- 35. Ewa Agen Las Brisas
- 36. Ewa Gen Latitudes
- 37. Ewa Gen Laulani-Tides
- 38. Ewa Gen Montecito-Tuscany
- 39. Ewa Gen Prescott
- 40. Ewa Gen Sonoma
- 41. Ewa Gen Terrazza
- 42. Ewa Gen Tiburon
- 43. Ewa Gen Tuscany II
- 44. Ewa Gen Woodbridge
- 45. Hoakalei-Ka Makana
- 46. Hoakalei-Kuapapa
- 47. Huelani
- 48. Ke Noho Kai Townhomes
- 49. Mariners Place Townhomes
- 50. Spinnaker
- 51. Town Homes at Fairways Edge



Development History – EWA BEACH (TMK Area 1-9-1, 96706)

2010 to Present

- 52. Ewa Gen Coral Ridge
- 53. Ewa Gen Laulani-Trades
- 54. Ewa Gen Makamae
- 55. Ewa Gen Northpark
- 56. Ewa Gen Parkside
- 57. Ewa Gen Sandalwood
- 58. Ewa Gen Seabridge
- 59. Ewa Villages-Hoonani
- 60. Hoakalei-Kipuka
- 61. Hoakalei-Lei Pauku
- 62. Hoopili-Akoko
- 63. Hoopili-Aulu
- 64. Hoopili Haakea
- 65. Hoopili-Haloa
- 66. Hoopili-Hinahina
- 67. Hoopili-Hooulu
- 68. Hoopili-Ikena
- 69. Hoopili-Iliahi
- 70. Hoopili-Ilima
- 71. Hoopili-Kaikea
- 72. Hoopili-Kaikoi
- 73. Hoopili-Kohina
- 74. Hoopili-Lehua
- 75. Hoopili-Liko
- 76. Hoopili-Mamaka
- 77. Hoopili-Nahele
- 78. Hoopili-Olena



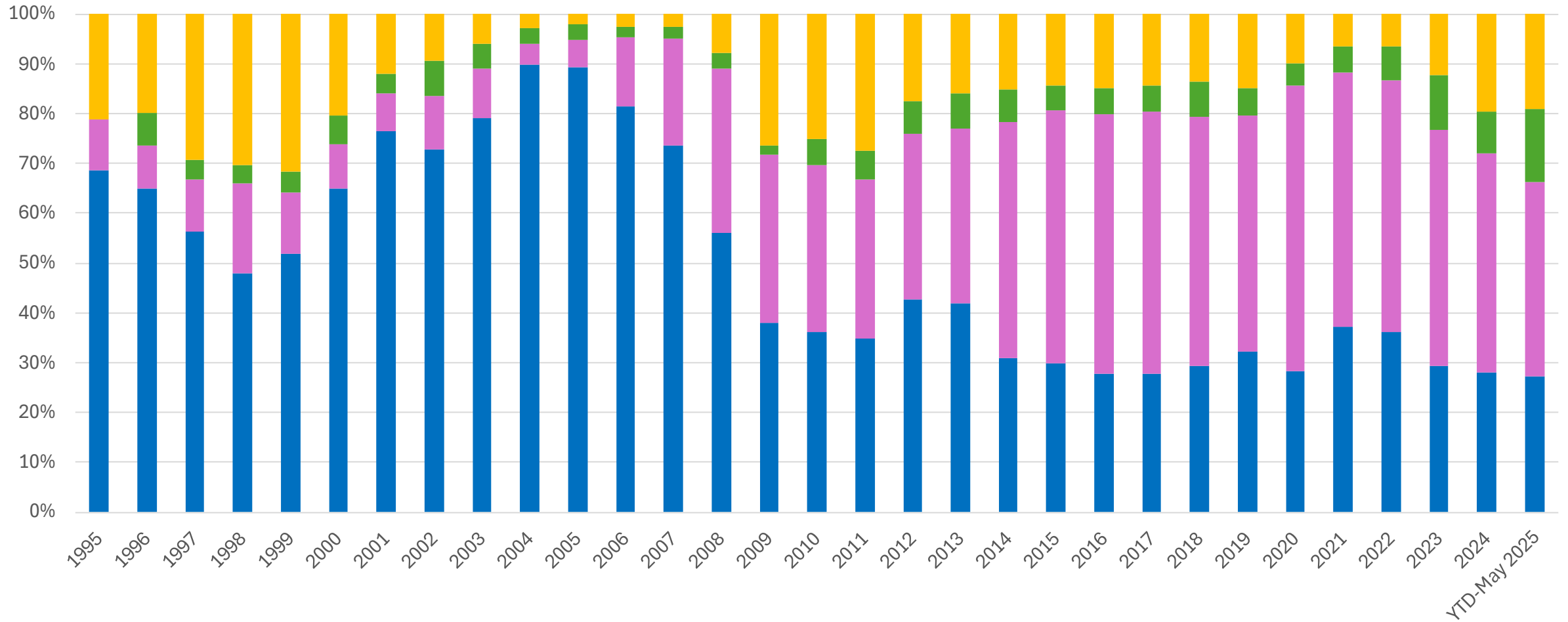
Based on MLS historical data on buildings and neighborhoods

Buyer Financing

EWA BEACH

(TMK Area 1-9-1, 96706)

■ Conventional
 ■ VA
 ■ Cash
 ■ Other

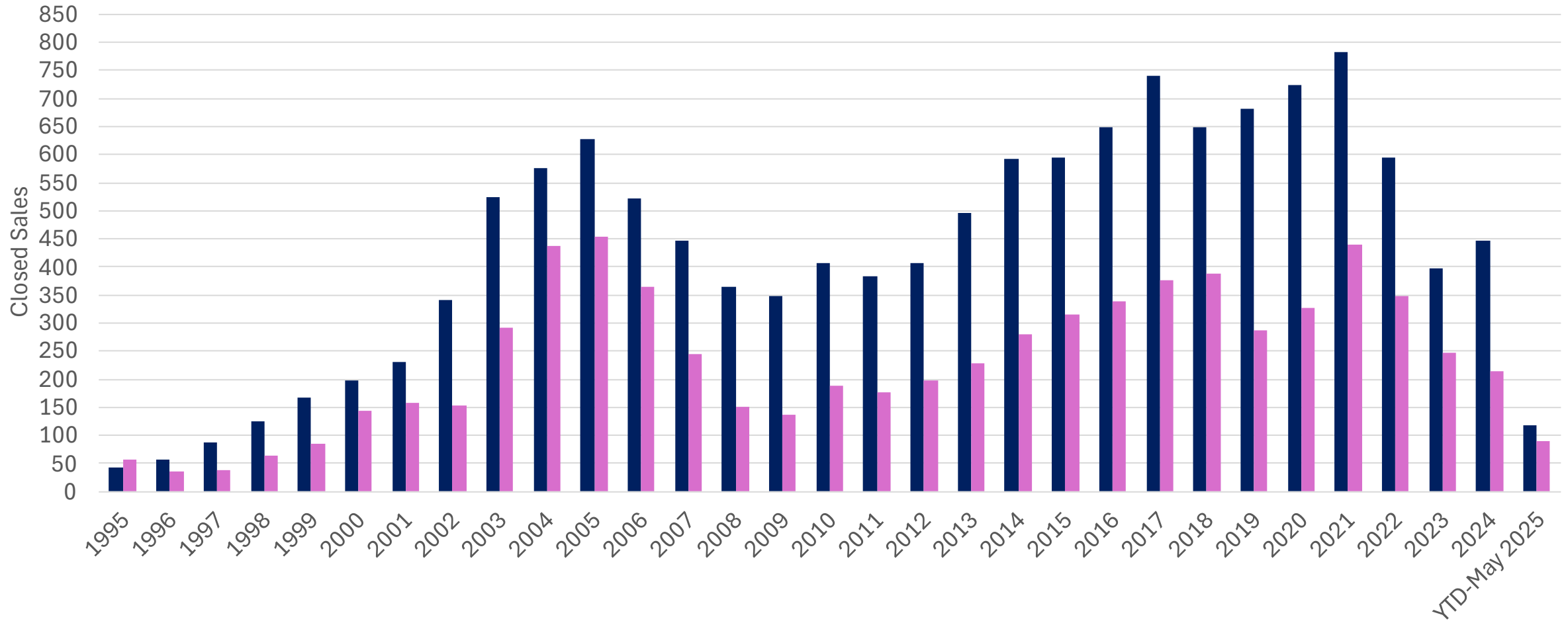


Closed Sales

EWA BEACH

(TMK Area 1-9-1, 96706)

■ Single Family ■ Condo/Townhouse

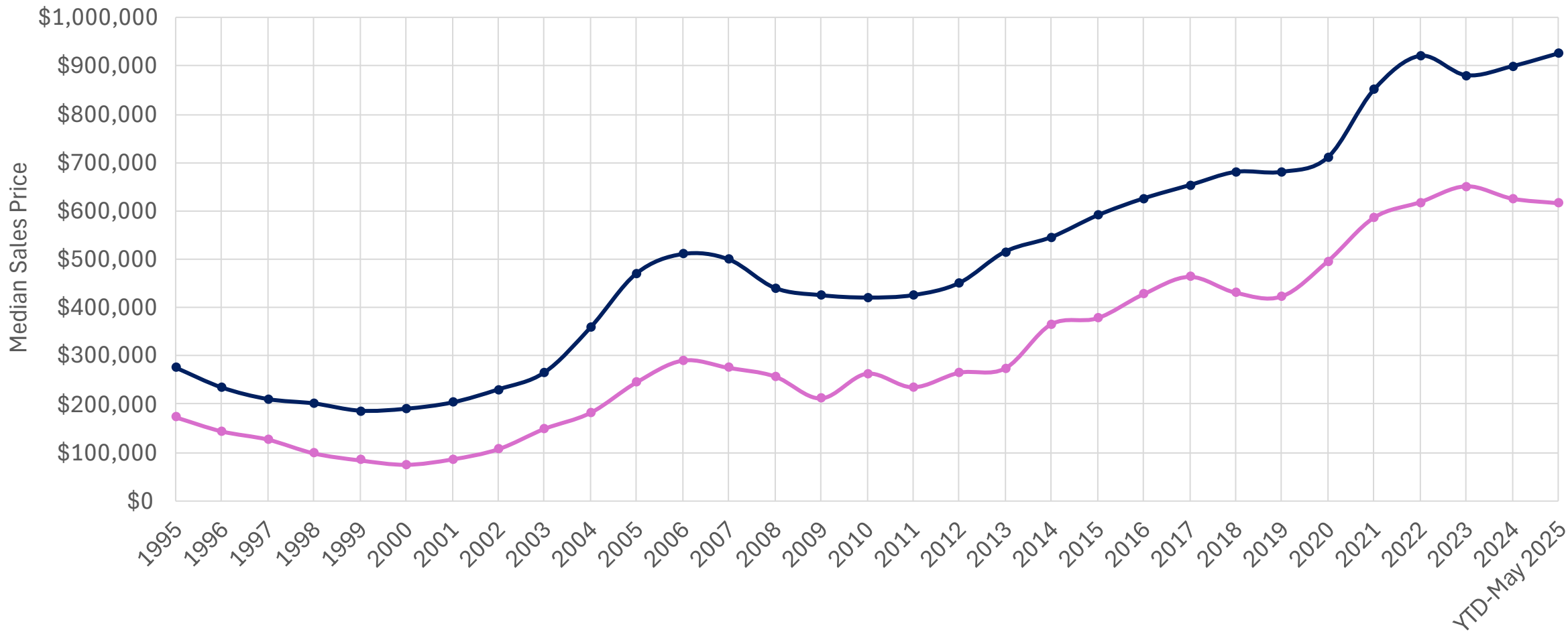


Median Sales Price

EWA BEACH

(TMK Area 1-9-1, 96706)

● Single Family ● Condo/Townhouse



EWA - KAPOLEI - KO OLINA ACTIVITIES



Wet N Wild Park



Salvation Army Kroc Center



Wai Kai



Coral Crater Adventure



Barbers Point Lighthouse



Ko Olina Lagoons



Camp Palehua



Hawaiian Railway Society

GOLF COURSES



360 Ewa Beach Country Club



Coral Creek Golf Course



Ewa Villages Golf Course



Hawaii Prince Golf Course



Hoakalei Country Club



Kapolei Golf Club



Ko Olina Golf Club



West Loch Golf Course

LODGING



Four Seasons Ko Olina



Aulani Disney



Beach Villas at Ko Olina



Marriott Ko Olina Beach



Embassy Suites Kapolei



Residence Inn Kapolei



Hampton Inn & Suites

Hawaiian Railway & Farrington Hwy-H1W

(Oahu Railway & Land Company) (Department of Transportation)



Near Fort Weaver Road Crossing*



Railroad Crossing, current day**



Ewa Railway Depot, circa 1920s



Hawaiian Railway Society Depot, current day



OR&L No. 70, Ko Olina area, circa 1940s*



Engine Car No. 302, Ki



Sea Road, 1940s



Philippine Sea Road, current day



Ewa Area Railroad Tracks, circa 1940s*



Ewa Area Railroad Tracks, current day



OR&L train, Mokuleia Field, 1942-43



Ko Olina, current day**



Sugar cane fields looking East from Ewa Mill Station*



Honolulu Train Tracks, current day



Near Kaena Point, circa 1920s



Kaena Point, current day

Interstate Route H-1, Kapolei Interchange Complex, Phase 2

Kapolei, Ewa District, Island of Oahu



Mass grading of approximately 27,000 CY and 20,000 CY of embankment with grading of approximately 12 acres



Waikea Overpass was constructed at night requiring closure of H-1. Traffic detours provided to maintain access to Waikoloa Coast (H-1, facing eastbound).

Schematic Plan of overall "Interstate H-1 Addition and Modification of Highway Access, Makakilo and Palakal Interchanges"



Photos provided by Goodfellow Bros. Hawaii, Inc.

Roadway to future growth of Kapolei, Oahu's "Second City"

Kapolei, Oahu's "Second City" is quickly developing into a major urban center with residential, commercial and government facilities. Growth has led to increased traffic volumes along existing roadway systems in the area. As a result, the State of Hawaii, Department of Transportation in partnership with James Campbell Company, LLC designed and constructed the Interstate Route H-1, Kapolei Interchange Complex, Phase 2, as part of the overall "Interstate H-1 Addition and Modification of Highway Access, Makakilo and Palakal Interchanges." This project is an integral part in providing direct access in and out of the heart of Kapolei, facilitating continued development within Kapolei and catalyzing future development to the west, both mauka and makai of the H-1 Freeway.

Project Elements:

- Construction of a new Waikea Street Overpass to extend Waikea Street across H-1 Freeway for future connection to the proposed Mauka frontage road.
- Construction of westbound loop off-ramp from H-1 Freeway to Waikea Street to access Kapolei City.
- Construction of Farrington Highway, westbound on-ramp from Waikea Street to Farrington Highway fronting the water park.
- Installation of prestressed girders and the pouring of cast-in-place concrete decks for new overpasses in phases with coordination of night closures of H-1 Freeway.
- Utilization of CarbonCure Technology for the first time as a sustainable transportation initiative to reduce CO₂ emissions. Installed 3,886 CY throughout project, which will offset about 350,000 pounds of CO₂.

*Photos courtesy of the Hawaiian Railway Society - Bob Brown Photography, Hawaiian Railway Society Collection, Victor Norman Photography, Hawaiian Railway Society Collection. Source(s): Hawaii State Archives, <http://pki.hawaii.gov/galleries/2/album.php>; **Yoursland.com, <http://www.yoursland.com/stock-photos/13/land-4-1000x600-11.html>



HART (Rail)



What's to come...



Scan QR for DPP
Development Plan

Recreation...



Schools...



What's to come...

'EWA DEVELOPMENT PLAN



2. THE VISION FOR 'EWA'S FUTURE

This chapter presents a statement of the vision for 'Ewa's future, discusses the key elements of the vision, and presents illustrative maps and tables.

2.1 VISION STATEMENT

This vision for 'Ewa has two horizons. The first horizon extends from the present to the year 2035. This horizon was used to project likely socio-economic change in 'Ewa and to assess the infrastructure and public facility needs that will have to be met over that period.

The Vision to 2035 - By 2035, the 'Ewa Development Plan area shown in Exhibit 1.1 will have experienced tremendous growth, and will have made significant progress toward providing a Secondary Urban Center for O'ahu. Population will have grown from 68,700 people in 2000 to over 164,000. Between 2000 and 2035, over 35,000 new housing units will have been built in a series of master planned communities.

Job growth will be equally impressive, rising from 16,400 non-construction jobs in 2000 to over 87,000 in 2035. O'ahu residents and visitors will be attracted to 'Ewa by a new university campus, the Ko Olina Resort, the Hoakalei Resort, a major super regional park, and a thriving City of Kapolei which has retail and commercial establishments and private and government offices.

Beyond 2035 - In the course of the Development Plan revision in 1995, it became clear that there was value in looking beyond the planning horizon to identify what 'Ewa should look like when "fully" developed.

Such a perspective helped identify where open space should be preserved within the urbanized area, and where to set the limits to development in 'Ewa for the foreseeable



Scan QR for DPP
Development Plan



Makakilo | Ko Olina | Kapolei | Ewa

TMK 191 to 192



Makakilo

West Loch

Ho'opili

Ewa Villages

Ewa by Gentry

Iroquois Point

Ocean Pointe

Hoakalei

Ewa Beach

Campbell Industrial Park

Kataeloia Airport

Mehana

Kapolei

Ko Olina

Four Seasons Resort

Aulani Disney Resort & Spa

Beach Villas at Ko Olina

Marriott's Ko Olina Beach Club

Embassy Suites by Hilton

Residence Inn

Hampton Inn & Suites



MAHALO

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Linda Okita, Pineapple Mortgage