



FOR IMMEDIATE RELEASE

Koa Partners and Castle & Cooke Hawai'i Selected to Develop Block D, Waiakoa Affordable Housing Development New Mixed-Use Project in Kamehameha Schools' Master Plan for Our Kaka'ako

HONOLULU (October 14, 2024) – Moving forward on its commitment to community and cultural legacy, Kamehameha Schools announced the selection of [Koa Partners](#) and [Castle & Cooke Hawai'i](#) to transform Block D in Our Kaka'ako into housing for kama'āina.

Waiakoa features two residential structures with approximately 1,032 homes for people like young professionals and families, including 60 percent being affordable housing, making it desirable for kama'āina to attain a home accessible to urban Honolulu. Situated at 756 Auahi Street, spanning approximately 4.2 acres along Cooke and Pohukaina streets, this project exemplifies Kamehameha Schools' dedication to nurturing and stewarding Our Kaka'ako, 'Āina Pauahi, and its broader educational mission. Waiakoa's contemplated uses include open community green spaces, a central plaza and approximately 68,000 square feet of commercial space to expand retail, grocery and dining options in the community.

The name Waiakoa refers to the life-giving waters that once sustained our warriors, helping them protect and care for their communities.

"We aim to create a strong sense of community rooted in cultural connections to 'āina. Working together with our valued partners, "Waiakoa" embodies Kamehameha Schools' commitment to offer diverse housing options in Our Kaka'ako, where 'ohana can flourish and build a lifetime of memories," said Pualani Hao, director of planning and development at Kamehameha Schools. "We look forward to continuing to nurture this special place as part of the stewardship of 'Āina Pauahi and in support of our educational mission to serve Native Hawaiian learners."

This project marks Castle & Cooke's second development in Our Kaka'ako.

"It's an honor to have been selected by Kamehameha Schools to transform this parcel and create much needed homes and opportunities for Hawai'i families. We see this project becoming a kama'āina hub grounded with a Hawaiian sense of place," said Harry Saunders, president of Castle & Cooke Hawai'i. "As we embark on the initial planning phase of this project with Koa Partners, we look forward to a special collaboration that leads toward a shared vision for the future of Block D, aligning with Kaiāulu 'o Kaka'ako's master plan."

“I am truly thankful that Koa Partners is able to serve alongside Kamehameha Schools and Castle & Cooke to deliver something truly special at the piko of Kaiāulu ‘o Kaka‘ako Master Plan,” said Harry Lake, CEO of Koa Partners. “For me personally, I’m honored to work alongside two local organizations to build homes for the people of Hawai‘i, the place where I was born and raised.”

Groundbreaking is anticipated to begin in 2026.

Conceptual renderings are available here.

*subject to change

###

About Kaiāulu ‘o Kaka‘ako Master Plan

The Kaiāulu ‘o Kaka‘ako Master Plan (KKMP) was approved by the Hawai‘i Community Development Authority (HCDA) in 2009. This master-planned community by Kamehameha Schools sets forth to redevelop nine urban blocks in the Kaka‘ako district of Honolulu. Four of the nine blocks have been successfully developed with the remaining five blocks planned for redevelopment in the near future, including commercial and diverse housing. To date, 34 percent of the units have met the state’s affordability guidelines with most of our affordable for-sale and for-rent units within the KKMP ranging from 80% to 100% AMI.

About Our Kaka‘ako

Our Kaka‘ako is a mixed-use, urban-island community by Kamehameha Schools on nine contiguous city blocks in the heart of Honolulu, between South Street and Ward Avenue. Now in its 15th year, the community is currently in the active stages of a multi-year redevelopment and will contain a mixture of low-rise and high-rise structures, a range of housing types, open spaces, a central gathering place, and a neighborhood supportive of commercial and industrial uses. Part of the vision for Our Kaka‘ako is that it will continue to grow as a progressive catalyst for innovation and become the epicenter of urban-island culture, and the lifestyle that it represents. To learn more, visit OurKakaako.com.

About Kamehameha Schools

Founded in 1887 by the legacy of Princess Bernice Pauahi Bishop, Kamehameha Schools (KS) is a private, educational, charitable trust committed to improving the capability and well-being of Native Hawaiian people through education. KS envisions a thriving lāhui where learners, grounded in Christian and Hawaiian values, grow into ‘ōiwi leaders who inspire and contribute to their communities, both locally and globally. For more information, visit www.ksbe.edu and connect via Facebook and Instagram (@kamehamehaschools) and Twitter (@ksnews).

About Koa Partners

Koa Partners (Koa) delivers real estate solutions to clients they are called to serve. As a Real Estate Acquisitions, Development and Transaction Management services firm, Koa’s primary focus is on commercial real estate opportunities in the U.S. market. Koa’s first project in Hawai‘i was Ka‘ono‘ulu in Kihei, Maui. The company is led by former Hawai‘i-born resident, Harry Lake. For more information, visit www.KoaPartners.com.

About Castle & Cooke Hawai'i

Castle & Cooke Hawai'i was founded in 1851 and is now a diversified company with interests in real estate, community development, agriculture, aviation, and renewable energy. One of the nation's oldest and most respected developers, the Hawai'i operations have been guided by these principles: investing in Hawai'i, creating communities, delivering dreams, and diversifying to sustain our future.

For the last 60 years, Castle & Cooke has delivered more than 24,500 homes for Hawai'i families which included Mililani and 400 Keawe, its first development in Our Kaka'ako, a six-story mixed use building between Auahi Street and Pohukaina Street. The Castle & Cooke legacy now continues at [Koa Ridge](#), with the creation of a smart, sustainable and vibrant master-planned community – a place for Hawai'i to live, grow, and thrive. For more information, please visit www.CastleCookeHawaii.com.

Media Contacts:

- Our Kaka'ako
Carole Tang
carole@olomanaloomisisc.com, (808) 780-1896
- Koa Partners/Castle & Cooke
Dawn Hirai
dawn@strykerweiner.com, (808) 722-9445
- Kamehameha Schools
Melissa Leina'ala Moniz
mlmoniz@ksbe.edu, (808) 348-7665