

A Lifestyle in the Alii Tradition

Development and a special environment can survive in harmony.

Kalahaipua'a on the Kohala Coast of the Big Island has long been known among local Hawaiians as a very special place. It has been the playground of kings and it is here that the remnants of the legendary 600-acre Wainaalii ("Water of the Sleeping Chiefs") Fishpond can be found.

This legendary pond, whose fish were reserved strictly for the alii, stretched along the Kohala Coast from Kalahaipua'a to Kiholo but was largely destroyed by the prehistoric Kaniku lava flow. A few isolated ponds still remain along the coast but 15 acres of the most beautiful and productive remnants are found at Kalahaipua'a at Mauna Lani Resort.

The Kalahaipua'a Fishponds, which are being protected and maintained in the Hawaiian tradition, are Mauna Lani Resort's most treasured assets. The ponds are also the highlight of the luxury, fee-simple Mauna Lani Terrace condominiums, which are now under construction on a parcel immediately adjacent to these spring-fed ponds. Only one month after receiving its public report from the state, Mauna Lani Terrace has reported sales of 21 of its 80 units.

"This one-of-a-kind site, its tranquility, and its ambience, is the primary reason Mauna Lani Terrace is now the hottest project in the Islands," says Robert Rediske, principal broker at Mauna Lani Realty.

The developers have placed these ponds in conservation to

insure their protection but have capitalized on the pond concept and created an artificial lagoon to give all the Mauna Lani Terrace units an 'on-the-water' effect. Fifty percent of the units virtually overhang the artificial Terrace Lagoon, and the remaining 50 percent front the virginal Kalahaipua'a Fishponds."

THE MAUNA LANI Terrace site lies adjacent to the nearly complete luxury-class Mauna Lani Bay Hotel, which when opened in February 1983 is expected to rival the world-famous Mauna Kea Beach Hotel. The site offers a panoramic view of the Kohala Mountains, with the village of Waimea nestled at its foothills. Mauna Kea, Mauna Loa and Hualalai, as well as Haleakala across the channel on Maui, all can be seen.

Not only can the residents of Mauna Lani Terrace enjoy the natural features of the property, but also the amenities of the hotel — such as the re-creation of Waikiki's Third Floor Restaurant — and the proximity to the Francis H. I'i Brown Golf Course.

The architects for Mauna Lani Terrace also designed the Mauna Lani Bay Hotel to insure compatible designs. Project architect is Larry Stricker of the California-based firm of Killingsworth, Stricker, Lindgren & Wilson.

"The keynotes of the Mauna Lani Terrace design are simplicity, tranquility, privacy and flowing relationship from the living space to the natural environment," says Stricker.

"The architecture is contemporary, but at the same time

has a timeless quality. We have used wood and hipped roofs to give the project a residential scale.

ALTHOUGH THE structures are three stories, one enters at the second level, minimizing the sense of height. We have provided high ceilings (9 feet, 5 inches plus), spacious layouts and natural ventilation in addition to air conditioning to promote a Hawaiian lifestyle."

Killingsworth, Stricker, Lindgren & Wilson is internationally known as architect for the Kahala Hilton, the Boca Beach Club at Boca Raton, Florida, Kapalua Bay Hotel and the Jakarta Hilton.

The Mauna Lani Terrace units feature greenhouse windows, spacious master baths with natural light wells, a wet bar on the lanai and kitchens with top-of-the-line appliances, including Thermador microwave and convection ovens, Thermador stainless steel steam dishwashers, Subzero teak-faced refrigerators, and a Ronson Foodmatic Processing Center. For natural ventilation, all units have ceiling fans and some feature motorized louvers with remote controls.

The common areas will be landscaped with indigenous and exotic plants using trellises for shade and a tropical feeling. The common recreation area consists of a 22-by-60-foot pool, sauna, Jacuzzi, children's pool, gas barbecues and picnic facilities.

MAUNA LANI Terrace is set on more than 13 acres, allowing a density of just six units per acre. There are eight distinct floor plans, with sizes ranging from 1,300 square feet to 2,900



The condominiums are situated on lagoons adjacent to historic fishponds.

square feet. Prices of the fee-simple units range from \$290,000 to \$895,000.

The condominium is the first of 16 residential clusters called for in Mauna Lani Resort's 22-year master plan. The developers already have invested \$70 million in the Mauna Lani Bay Hotel and another \$8.5 million in the golf course. Although in operation only one year, the golf course has been selected by *Travel Weekly* magazine as one of the world's most beautiful resort courses. Its spectacular over-the-ocean sixth hole shot and its eerie lava formations

around which the course meanders are distinctive features.

The developers, with the backing of the giant Tokyu Corp., have set out to create new standards for resort development. The Mauna Lani Terrace project has been preceded by 10 years of planning and will be followed by other resort projects, such as a racquet club, beach club, other hotels and a shopping complex.

MAUNA LANI'S overall master plan is based on an archaeological study done by the Bishop Museum. As a result of this reconnaissance study, more than

26 acres have been set aside as historic parks. These parks, with their ancient living sites and aboriginal trails, provide newcomers with a glimpse of what life may have been like at Kalahuipua'a before Captain Cook's arrival. The developers of Mauna Lani Resort are maintaining these historic parks to insure that Kalahuipua'a's past is enduringly tied to its future.

Formal opening festivities for the Mauna Lani Terrace sales pavilion are set for Sept. 15 and project completion is expected in November 1983. Site inspections may be arranged now.

Mauna Lani:

There aren't many hotels like this. Overlooking the sparkling clear waters of Makaiwa Bay along the Big Island's grand Kohala Coast, the newly opened Mauna Lani Bay Hotel and its Golf and Tennis Resort is attracting attention from travelers around the world.

From the air, this beautiful hotel resembles a giant arrowhead, its solid contemporary architecture pointing boldly toward the sea. The design allows more than 90 percent of its 351 rooms — built at a cost of \$200,000 each — to have ocean views.

Nearby are wide sandy beaches dotted with palm trees. Sailboats glide on the horizon. If you're not a sun-bather or a sailer, there are 10 championship tennis courts and the spectacular Francis H. I'i Brown Gold Course. It's in a class by itself.

By way of a quick flashback, the Mauna Lani Resort was incorporated in 1972 with the principal investor being the Tokyu Group, a diversified Japanese conglomerate. The minority partner is the Mitsubishi Corp.

The chief executive officer of Tokyu is Noboru Gotoh, a longtime friend of the late Francis H. I'i Brown. Brown was one of Hawaii's most respected sportsmen and is fondly remembered for his efforts to bring championship-quality golf to the Islands.

Brown owned 160 acres of beachfront lands at Kalahui-pua'a and he often talked with Gotoh about developing a hotel and resort in the area. Gotoh's group subsequently bought Brown's land and included it in a total package of about 3,200 acres in fee simple ownership with another 775 acres leased from the state.

The master plan for the resort was prepared in conjunction with Belt, Collins and Associates while the hotel itself was designed by Killingsworth, Stricker, Lindgren, Wilson and Associates.

While the resort is owned by long-established Japanese firms, all major policy decisions are made in conjunction with the resort's local officers and directors. Kenneth



**ronn
ronck**
travel editor

F. Brown, a nephew of Francis H. I'i Brown, is president of the resort company.

The hotel itself, which opened Feb. 1, is operated by the Emerald Hotels Corp., owner of the Hawaiian Regent Hotel in Waikiki. Yoshio Tanaka is the president and Nikolaus O. Klotz is the executive vice president of Emerald.

Mauna Lani is on the seaward side of the Queen Kaahumanu Highway, just north of Anaehoomalu and just south of Puako. It is six miles south of another magnificent resort, the Mauna Kea Beach Hotel, and 26 miles north of Keahole Airport.

Upon arrival at the \$72 million hotel, you are received beneath a high-vaulted porte cochere. A walkway of blue tile leads to the main lobby, which has white marble floors and walls. The furnishings are of rosewood, trimmed with polished brass.

Highlighting the main lobby are waterfalls that border both sides of the main principal staircase descending to the Grand Atrium, an open-air garden which extends the entire length of the hotel. From here, you have a good view of the ocean, the hotel's pool and jacuzzi, the golf course and the ancient Hawaiian spring-fed fishpond preserved on the property.

Tropical fish, native to the offshore reefs, fill the waterways throughout the hotel grounds. Glass-sheathed elevators are another striking feature of the Grand Atrium.

As already mentioned, each of the hotel's guest rooms cost about \$200,000 to build. Of these, 324 have ocean views and the rest look toward the fishponds, golf course and the snow-capped Mauna Kea and Mauna Loa peaks.

The guest rooms have 9-foot, 6-inch ceilings and are appointed in teak and rattan. All include air conditioning in

section **E**

Prepared by the staff of the Honolulu Advertiser

Honolulu, February 13, 1983

Sunday Travel

The Sunday Star-Bulletin & Advertiser

© by Honolulu Advertiser, Inc. All rights reserved.

splendor along the Kohala coast



The Mauna Lani Bay Hotel resembles a bold arrowhead pointing toward the sea. It offers ocean views from 324 of its 351 rooms.

Noel Black photo



Mauna Lani Bay Hotel photo

Play on the sixth hole is across a surging ocean cove.



Mauna Lani Bay Hotel photo

The lobby overlooks a landscaped atrium, open to sea and sky.

addition to ceiling fans.

Some of the rooms have a pair of full-sized beds while others have a single, king-sized bed. There are comfortable sitting areas as well as dressing rooms and 90-square-foot lanais. Twelve suites have entry foyers, wet bars and adjacent living areas connected by louvered mahogany shutters.

The mountain view rooms go for \$165 per day. The ocean views are \$180 per day and the ocean fronts are \$195 per day. If you'd like a suite, it can be yours for \$250 per day.

All rates are based on the European Plan. Add the normal 4 percent state tax to all rates.

Resort shops occupy wings on both sides of the main lobby. There are men's and women's sportswear shops as well as stores to buy sundries, gifts, antiques and fine art. A beauty salon and barber shop also have been included.

Dining at the Mauna Lani is a true delight. There are four dining facilities ranging from light fare to the finest in international cuisine. Cocktails are served at each of the dining areas as well as the two hotel bars.

The Bay Terrace is the hotel's principal restaurant. It is a multi-level room furnished in earthen colors with fine table settings. Breakfast is served from 6:30 a.m. and lunch is buffet style. Coats are required for men at dinner.

Mauna Lani's specialty restaurant is The Third Floor, a recreation of the award-winning restaurant at the Hawaiian Regent. Only here it's on the first floor instead of the third.

Like its Waikiki namesake, The Third Floor at the Mauna Lani Bay Hotel features an intimate — and expensive — dining experience that begins at 6:30 p.m. At present, there is an \$80,000 inventory of fine wines.

Light fare at the hotel is provided at The Ocean Grill, which is located next to the large free-form pool. Lunch is served from 11 a.m. to 5 p.m.

If you want something different, take a walk over to the Golf Clubhouse. Here the restaurant provides breakfast, lunch and dinner overlooking the golf course.

For many travelers, of course, the real reason to visit the Mauna Lani is its fabulous 6,813-yard, par-72 Francis H. I'i Brown Golf Course. It was designed and constructed during a three-year period at a cost of \$6.7 million. The clubhouse cost another \$1.8 million.

The championship course was designed by a Belt, Col-



Mauna Lani Bay Hotel photo

Golfers tee off on the sixth hole of the spectacular Francis H. I'i Brown Golf Course.

lins team headed by Raymond F. Cain in collaboration with golf course designer-builder Homer Flint. The 18-hole course has two distinct nine-hole complexes — the front nine is situated on open, black forms of a'a lava while the back nine overlays brown forms of pahoehoe lava.

When it officially opened two years ago, Country Club Golfer magazine called this course "one of the world's finest . . . an astonishing golfing experience that will be second to none in your life."

Don't take such praise at face value. Visit the Mauna Lani Bay Hotel and Resort and check it out for yourself.



Mauna Lani Bay Hotel photo

The Bay Terrace Restaurant is the Mauna Lani's main dining room.



Mauna Lani Bay Hotel photo

A walkway of blue tile leads to the hotel's Main Lobby.