

1986 KUILIMA PROJECT

8/6/86 HSB

Panel OKs Kuilima Co. Deal for 4 Public Parks

By Peter Wagner
Star-Bulletin Writer

An agreement with Kuilima Development Co. that would provide four public parks totaling about 50 acres in the secluded Kawela Bay-Kahuku Point area was approved by a City Council committee yesterday.

The Planning and Zoning Committee also sent the developer's request to rezone about 500 acres surrounding Turtle Bay Hilton for further resort development to the full Council for third and final approval next week.

Committee Chairman Leigh-Wai Doo, who negotiated the agreement with Kuilima Development, said it would provide acres of open space that were previously accessible only to private leaseholders.

However, committee member Patsy Mink objected to a clause in the unilateral document allowing the developer to alter or end the agreement.

"This erases the validity of the basis on which the zoning would be permitted," she said.

THE CLAUSE says the developer may "at any time, file a petition for removal of the conditions and termination of this agreement, such petition to be processed in the same manner as petitions for zone changes."

Doo said the provision is "stock language" found in all city unilateral agreements.

To bring about any change in the agreement, he said, would require filing a petition with the city Department of Land Utilization, hearings before the Planning Commission, and final approval by the City Council.

But, Mink said, "I can't accept the notion that with three readings, the 100-foot setback is gone — everything is gone."

James Lam, spokesman for a citizens group that lobbied for years for public access to Kawela Bay and nearby shorelines, echoed Mink's concern.

"They have an out," he said. "This sounds like a real double deal."

THE AGREEMENT calls for the creation of four public parks from Kawela Bay to Kahuku Point, ranging in size from two acres to 37 acres, totaling nearly 50 acres.

Six public rights-of-way also would be provided, with public parking and restrooms at each one.

The agreement also establishes a 100-foot-wide shoreline from Kahuku Point to about mid-point of Kawela Bay, open for public use.

In addition, the developers agreed to establish job training and employee transportation programs.

In return for these concessions, the Council is considering rezoning the Kuilima site from residential, agricultural and preservation uses to resort designation.

Kuilima Project Would Include 4 Parks

By Peter Wagner
Star-Bulletin Writer

Public parks with the combined size of Ala Moana Park would be created at isolated Kawela Bay should an agreement drawn up in connection with a massive North Shore resort project be accepted by the City Council.

The agreement, between the city and Kuilima Development Co., provides four public parks totaling nearly 50 acres, plus a 100-foot-wide shoreline for strolling, sunbathing or picnicking.

The shoreline area, which stretches from Kahuku Point to the midpoint of Kawela Bay, totals about 20 acres of beach

and frontage.

Councilman Leigh-Wai Doo, who negotiated the agreement, will ask the Council's Planning and Zoning Committee to recommend approval of Kuilima's rezoning request in return.

The developer wants about 500 acres surrounding Turtle Bay Hilton rezoned for resort development from its present agricultural, residential and preservation zoning.

The request has passed two of three required Council readings and could be up for final approval by the Council's next meeting on Aug. 13, if it is favorably reported out by the committee.

"THE SITE HAS been planned for resort for over 20 years," Doo said. "I think this is as fine a resort project as one can find."

Kawela Bay, long a haven for a handful of leasehold tenants, has remained quietly out of sight, behind non-descript roadside shrubbery near Kuilima Point. But terms of the agreement would end this dreamy exclusiveness, opening the beach from Kahuku Point to the south of Turtle Bay Hilton to Kawela to the north with six public rights of way.

Each of the accessways would have 18 public parking stalls, plus a restroom and showers. And two more rights of way

would be provided, one through the Hilton and the other through the grounds of another hotel planned fronting Kawela Bay.

Doo lauded innovative measures proposed by the developer to meet community concerns about access to the shore and additional traffic on narrow Kamehameha Highway.

"CONDITIONS the developer committed to are firsts, in many ways, for our state," he said. "The amount of public open space along the shoreline is greater than what we have seen in any other place except West Beach Estates. It's about the size,

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Park Space Included in Project

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in total acreage, of Ala Moana Park."

The developer proposes to bus its employees to and from work and to provide a jitney service within the resort's boundaries to prevent traffic hazards.

Doo said the project would provide about 2,500 permanent jobs.

"This would provide a great deal of employment at a far corner of our island, thus stabilizing the population on the North Shore and the Windward side," he said.

The company plans to expand the current facilities at Turtle Bay in several phases over a 20-

year period. The project includes three new hotels, 2,000 condominium units, a second 18-hole golf course and a commercial area.

Under the agreement, a 48-acre park would be located fronting Kawela Bay; a 37-acre park from Kahuku Point to the eastern boundary of Hanaikalo Beach; a six-acre park abutting Punahoaia Marsh mauka of the shoreline; and a two-acre park, about midway between Kuilima Point and Kahuku Point.

The company also has agreed to provide an employee child-care center and a job-training center.

Massive Kuilima expansion OK'd

By Gwenda L. Iyechad
Advertiser Government Bureau

A City Council committee yesterday approved a major expansion of Kuilima Development Co.'s North Shore resort and two public parks that will be established at both ends of the development.

The Planning and Zoning Committee's 8-0 vote to rezone 808 acres between Kawela Bay and just beyond Kuhuku Point

for resort expansion hinged on requirements that Kuilima open the beach for public use.

The Council will vote a final time on the rezoning request next week, but since the committee consists of all nine Council members, that vote likely will mirror yesterday's action.

Council Chairwoman Marilyn Bornhorst was not present when yesterday's vote was taken, although she attended

most of the meeting.

"We do have a substantial amount of open space opening up at the North Shore which we didn't have before," committee chairman Leigh-Wai Doo said of the agreement reached between Kuilima and the city on various requirements that must be met at the resort.

The company, which has the Turtle Bay Hilton and Country Club as the anchor to its resort, plans to build three more hotels, 2,000 condominium units, a second 18-hole golf course and a business area.

But Kuilima will be required to turn over to the city 4.8 acres of land at Kawela Bay and 37 acres between Kahuku Point and the eastern boundary of Hanaka'ilo Beach for two public parks with parking lots, restrooms and showers.

Within the resort, the company also will build two private parks that will be open for public use.

The agreement also opens up to public access 26 acres of beachfront from the mid-point of Kawela Bay to Kahuku Point and requires six public rights-of-way to the beach with 18 parking stalls each.

Those requirements will, in effect, open up the isolated beachfront for the first time to larger public use.

7-9-86

Honolulu

Financial Snag Cancels Ewa

By Peter Wagner
Star-Bulletin Writer

Problems with the joint financing of an \$18.2 million water system in Ewa led to the recent cancellation of purchase agreements for nearly 1,500 acres of Campbell Estate land.

Walter Tagawa of MSM & Associates, developer of the proposed Ewa Marina, said his company's agreement to buy 733 acres adjacent to Ewa Beach was canceled because the company couldn't come up with a \$10 million bond by June 30.

Also canceled last week was an agreement with Hirano Brothers Ltd., developer of Pearl Meadows, to buy 1,044 acres of land north of the marina.

While both developers have already bought some of the land — 180 acres at the marina and 175 acres at Pearl Meadows

— the remaining 1,422 acres are in doubt. Campbell Estate yesterday was considering an appeal from MSM for a time extension on the \$10 million.

Tagawa yesterday said plans for the marina will go ahead with the first increment of 1,500 residential units to be built on the available 180 acres. The property is off Renton Road and north of the shoreline.

The marina is ultimately to be a marine-oriented community surrounding a 1,500-slip marina.

TAGAWA said MSM is trying to secure a loan for the \$10 million. Meanwhile, he said, the company considers its obligation — on a water system for the 180 acres — reduced to \$1.8 million.

The \$10 million was to be MSM's contribution to infrastructure costs of a water

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Marina Project

distribution system to serve Ewa Marina, West Beach Estates and Pearl Meadows, Tagawa said.

The cost of the system — including two wells, numerous storage tanks and distribution pipes — was to be split among the major developers planning to use the water.

Campbell Estate spokesman Clint Churchill yesterday said water and road improvements were among "unfulfilled financial obligations" leading to the cancellations. He would not comment further.

He said, however, Campbell Estate wants both projects to go through as soon as possible. "It's definitely part of the estate's master plan to have these two developments," he said.

Developers of Pearl Meadows, a single-family subdivision, could not be reached for comment.