

Big Island  
Kona, etc.

BIG ISLAND - KONA  
1990s GHBALAZS FILE

KONA ETC.

NAPLES  
Letters - letters to  
Hoffman

Richard

# Hemmeter's moving

## Says Hawaii mega-resorts no longer



Chris Hemmeter

By Ilene Aleshire  
Advertiser Business Writer

Developer Christopher Hemmeter is moving his headquarters to the Mainland and building up a pool of cash as he makes plans to diversify his interests.

Hemmeter, who built such mega-resorts as the Hyatt Regency Waikoloa and the Kauai Lagoons, said yesterday he still will maintain an office and a home in Hawaii and continue his involvement in community activities. But he and his wife will spend most of their time in California, where he will shift his headquarters next summer, he said.

Hemmeter said if he had been suc-

A4 Saturday, March 17, 1990

## to the Mainland

### earn timely returns

successful in his bid for the waterfront redevelopment project in Honolulu last December, he would have kept his headquarters here. But a group of Baltimore and Hawaii developers, Aloha Tower Associates, won the right to develop the area around Aloha Tower.

His staff still is doing architectural work on other projects in the state, mainly for Japanese customers, Hemmeter said. And he and his two partners are continuing negotiations to sell half of the Kauai Lagoons project to a Japanese investor, which would provide money to build a long-delayed second hotel at that resort.

But beyond that, there isn't much

left for him to do here, Hemmeter said. "The amount of development that we can be involved in within Hawaii is very limited. . . . The type of project we do is no longer available to us in Hawaii."

In the past 10 years there has been a major change in resort development in Hawaii, Hemmeter said. In 1980, he could build a hotel at a cost of about \$85,000 per room, he said, but that same hotel would cost \$350,000 per room to build today — about four times as much.

Income from hotels hasn't risen as fast as the cost of building them, however, Hemmeter said. "The aver-

See Hemmeter, Page A4



# Hemmeter: Developer going

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## FROM PAGE ONE

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age room rate then was \$130 per day; today it's \$200. The percent increase in revenues is relatively small."

It takes a major corporate investor to pay for a new hotel, one who can "carry" the project for years until the initial outlay is recouped and the profits begin to show, Hemmeter said.

"The emphasis has shifted from entrepreneurs such as myself to major corporations who are used to developing projects and carrying them over a period of time," Hemmeter said. "That's why there's tremendous Japanese involvement. They're willing to hold the properties for years."

Chris Hemmeter isn't. He has been cashing in his chips on a variety of projects in recent weeks and, he says, building up a cash reserve that will be used to diversify his business interests.

His headquarters building, the former Armed Forces YMCA, is being sold for an estimated \$80 million. Hemmeter and his partner, VMS Realty Inc., also are selling the Westin Maui Hotel, for an estimated \$380 million.

Hemmeter said that he has received offers for his former home on Kahala Avenue, for sale at \$38 million, and added that he may sell his new Black Point home when it is completed in June. If so,

it would be in the \$70 million range, he said.

Hemmeter said Diane Plotts, Hemmeter Corp. president, will maintain his office here and that there are no plans to liquidate any of his other Hawaii companies. But he is turning his attention to the Mainland and the Caribbean for future development projects.

One Caribbean project is back on track now after original plans for one large resort were replaced by a combination hotel-condominium-marina project, Hemmeter said, and he is looking for other locations in the region.

He will provide development services around the Pacific, in such places as Guam, Japan and Korea, Hemmeter said, but he doesn't plan to develop his own projects there.

He also will diversify into other areas besides development, Hemmeter said, declining to specify where and with whom other than to say that "I will be involved with major players in the investment field."

Hemmeter's departure from Hawaii development marks a watershed of sorts in resort development here, according to Gregory Pai, economic adviser to the governor. "He was a classic entrepreneur — a latter-day Conrad Hilton — who embodied what happened in resort and tourism

## to Mainland

development over the last 25 years."

Hemmeter has broken new ground in both the size and type of his developments, Pai said. Even Hemmeter's emphasis on Asian art in hotels has been adopted by others and incorporated into the "Polynesian mystique" image of many hotels, he said.

Now the wave of development that Hemmeter both rode and fueled has crested, and a huge number of new hotel rooms are coming on the market, Pai said.

There also are increasing pressures on future resort development, including labor shortages, availability of land and need for roads and services, Pai said. He and several business leaders in the community said that they were not surprised by the news that Hemmeter is moving his headquarters out of the state.

"Most of the large resort development has been done," Bank of Hawaii President Larry Johnson said, adding that, although the move is not unexpected, Hemmeter will be "sorely missed."

Developer Jack Myers, who also competed unsuccessfully for the Aloha Tower project, said that he, too, was not surprised that Hemmeter is turning his attention elsewhere. "He is, in the classic sense of the word, a mover and shaker," Myers said. "He will get things done wherever he goes."



KONA  
FILE

Diving with a Difference - We Care

**DIVE  
MAKAI  
CHARTERS**



POST OFFICE BOX 2955  
KAILUA-KONA, HAWAII 96745  
PHONE & FAX: (808) 329-2025

Att. George Balazs

Capt. Tom Shockley

Capt. Lisa Choquette

8/14/96

Red  
2nd  
P  
---

Hi, George -

Long time!!! News - Miss Piggy  
wandered in to say "Hello" on Mon. -  
looking very fit!!

Saw sizeable (24" ???) young  
Hawks off Au Au Crater 2 weeks ago.

Fair # of young (dinner plate size)  
greens showing up all over!

Turtle tower after a spell of absolutely  
frantic activity, has been strangely empty  
part way on 1st dive. Have to try it on  
2nd. Sun is coming up later, & in winter  
never dive it 1st - no one's "home"!!

We'll see - hope all's well -

Lisa

SHAW  
TDBS  
Resighting  
Diving with a Difference - We Care  
Photocopy  
needed  
TO  
Geo.



# DIVE MAKAI CHARTERS

POST OFFICE BOX 2955  
KAILUA-KONA, HAWAII 96745  
PHONE & FAX: (808) 329-2025

Att: George Balazs

8/15/96

Capt. Tom Stockley

Capt. Lisa Choquette

7/14/94  
SL=61.3 cm

Hi; George -

Left Front - J 498

Left Rear J 426

♀ 1 new little  
one

at "Turtles" today - it was  
very busy there. Tags looked  
shiny & new?? Bigger??

Easy to read - didn't have to  
go too close!

Ever see a turtle w/ a Sea

Cucumber riding around attached  
to its tail?? Comical!

Remora?  
prolapse?

Yours for  
lots of turtles,  
Lisa

LISA CHOQUETTE

OF DIVE MAKAI Charters  
Turtles Towers

at KALOKO, Big IS.



Diving with a Difference - We Care



# DIVE MAKAI CHARTERS

POST OFFICE BOX 2955  
KAILUA-KONA, HAWAII 96745  
PHONE & FAX: (808) 329-2025

7/25/95

Capt. Tom Shockey

LISA CHOQUETTE

Capt. Lisa Choquette

OPTIONAL FORM NO 7-93 Continuation of fax

**FAX TRANSMITTAL** # of pages 5

To: George Balazs	From: Shawn Murakawa
Dept./Agency	Phone # 808-943-1276
Fax # 619-226-3944	Fax # 808-443-1240

NSM 7640-01-017-7002 FORM-101 GENERAL SERVICES ADMINISTRATION

Hi, George -

Turtle Tower was awesome today -

Lowering over the sight & had 8 in view in that small area - most being cleaned - at once

# Left hind flippers J441 was there - have in my records same turtle on 12/3/94. Approx. shell size 25"

Hope you've had a chance to enjoy the video -

Hope all's well -

Lisa

copy original  
7/14/94  
kaloko  
63 lbs  
SL 59.2 cm  
= 23"

P.S. One my daughter saw not your Dunali's one - this one too big - > 25!"  
Was not your of Puffin Bl # on that other flippers!

not for TDPS

Shawn - 2 entries, sighting only, scuba & 12/3/94 7/25/95 J441 (copy and return)

12-3-94

LEON A. THEVENIN  
104 Puako Beach Drive  
H.C.R. #1  
Kamuela, HI 96743

George Balays  
Hon. HI

Puako - S. Kohala  
Green Turtles - algae.

I called Don Inoué, Curator of Ipuena Lani's Ponds related to purple algae growth on Turtles in Puako. He claims they brush this off occasionally found on those in captivity at the Resort.

He was going to show you on his subject.

I strongly feel this algal growth is not good for these Turtles on the reef environment which now supports ciguatera toxin in astronomical figures.

I feel this should be examined. Perhaps our friend Ernie Reese who supervised the Reef study here could evaluate this algae with his students.

I strongly believe the condition is worsened by leaching of over 125 cesspools. Several of us voluntarily converted ours to Septic tanks while perhaps 20 were required to do so by the County Public Works Dept. as a condition on new building.

To our amazement the government does not require everyone to do this. I guess we do not



12-3-24

Group 2  
12-3-24

Group 2 - 21/12/24

Green Turtles - algae

Green Turtles, Curator of Museum  
to be taken along with on

It was found that the turtles  
were eating algae in the  
enclosure. The turtles were  
found to be eating algae  
in the enclosure. The turtles  
were found to be eating  
algae in the enclosure. The  
turtles were found to be  
eating algae in the enclosure.

The turtles were found to be  
eating algae in the enclosure.  
The turtles were found to be  
eating algae in the enclosure.  
The turtles were found to be  
eating algae in the enclosure.

To see whether the turtles  
were eating algae in the  
enclosure. The turtles were  
found to be eating algae in  
the enclosure.

influence the property authorities to install a municipal sewer.

After a great storm in 1980 when huge waves of 17' laterally blasted this reef of everything. When that subsided over a week - - algae replaced edible seaweed and problems with Aquanera evolved.

One never sees any government agency monitoring the situation and care enough of the ultimate demise of one of Hawaii's greatest Reefs.

I believe professional Marine Biologists like yourself and Earle Reese could be very helpful in rendering valid conclusions on the subject.

Our Reef cannot be destroyed entirely because more than half of it is Pahoehoe lava flow and not coral, but pollution poisons Mauna Lani tried to fond our Lays but were shot down. Hawaiians say huli huli.

FB: Turtles are in great number Leon A Thoreau



## Big Isle resort withdraws request for reef resolution

By Peter Wagner

Star-Bulletin

The Mauna Lani Resort has temporarily withdrawn a request for a resolution that could lead to the blasting of a near-shore reef, saying last-minute delays pushed a legislative deadline too close for comfort.

The resolution, approved by the state House and poised for Senate approval, would have allowed the leasing of five acres of submerged land fronting the Big Island resort for the blasting of a channel.

"Given that we're running out of time in the current session, we didn't feel our legislators should have to spend their time on substantive issues when procedural questions could likely render passage of the resolution moot," said

Francine Duncan, senior vice president.

While the resolution, required by law for the leasing of public submerged land, moved quickly through the legislative process, last-minute amendments last week would have made it difficult to meet a 48-hour public notice requirement.

The resort said it plans to renew the matter during the next legislative session.

Environmentalists fought the measure, saying it would open the door to a \$147 million project that would threaten a coral reef, surf spots, and water quality.

The resort wants to dig a shoreline cove, build hundreds of condominiums and other facilities, and blast a channel to the open ocean.



THOMAS C. OWENS, M.D., INC.  
FELLOW AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS

2-7-91

George,

Thanks for the note - The Turtles  
in the bucket were picked up by children  
and returned to the beach after their  
parents told them they couldn't take them  
home as pets. The Beach is Kahuku  
Ranch beach - just north of HOSAKA point  
and is known as Pohue on the maps and  
is the site of a Hotel and Marina project  
with a 200 slip marina. I have not yet  
seen the plans but it has passed 5 or 6 hearings  
(over) Thanks Jim Owens

1380 LUSITANA STREET, SUITE 407 HONOLULU, HAWAII 96813 TELEPHONE 521-2156



History of the beach is detailed in Hawaii's Beaches  
I will zerox & send a copy. DLU I believe  
has conducted and may have finished permits  
for the marina. I believe the name  
is Hawaii Riviera Resort (but my data is  
at home) - where to go from here?

Hope to discuss with you

Questions:

These films <sup>(pictures)</sup> were from friends

I will enquire whether  
they saw turtles in 1990

I believe the children found the  
turtles crawling in the sand - will inquire further

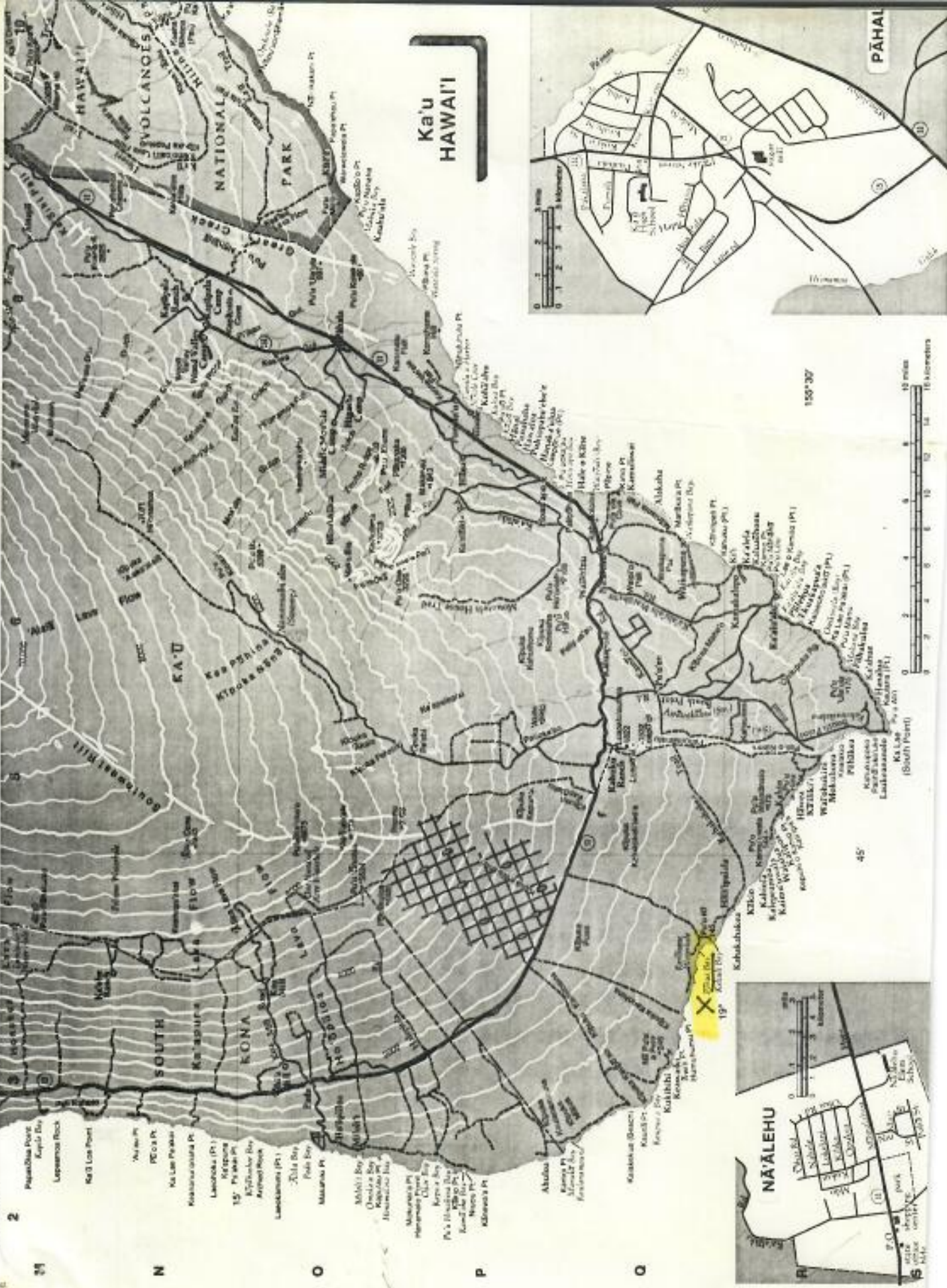
Locals on Big Is suggested other beaches  
(with turtles in areas slated for development)

Thanks

Tim O'Leary

Please Mark and Return

HAWAII



Ka'u  
HAWAII



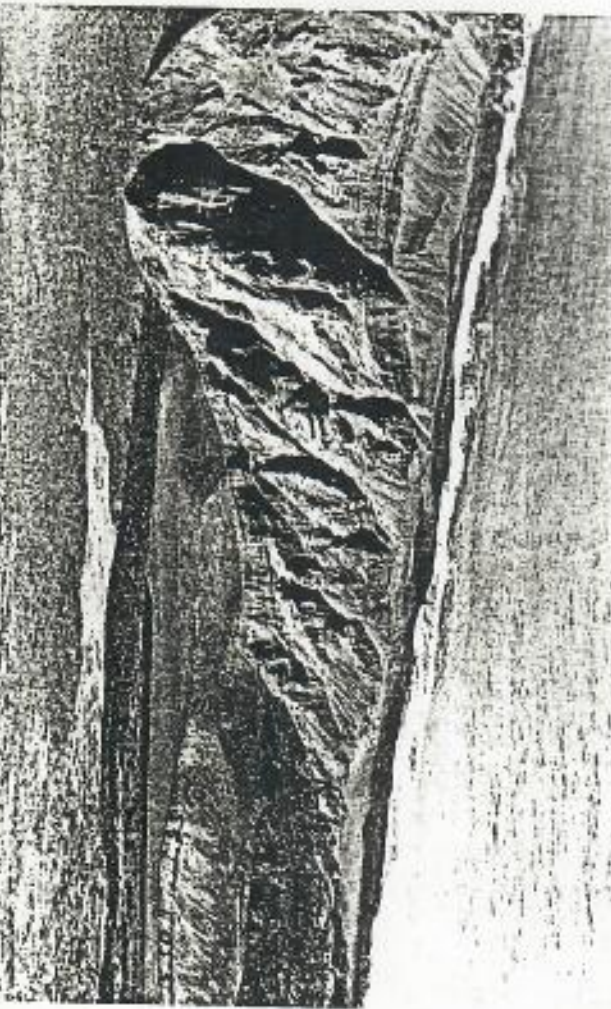


# Beaches of the Big Island

John R. K. Clark







Pu'u Hou. When 'u'u flows enter the sea, steam explosions occur as the water penetrates the hot central part of the flow. These littoral explosions, so called because they occur at the shoreline, eject tremendous amounts of debris. When massive quantities of the debris pile up at the edge of the flow, they form a littoral cone. Pu'u Hou, created by the lava flow of 1868, stands 240 feet above sea level, the highest littoral cone on the Big Island.

The other two long green sand beaches which front the westernmost end of Pu'u Hou, do not contain any red sand. They also appear green from a distance because of the high olivine content. Like the first, they are unsafe for swimming, and for the same reasons. In one protected spot only can swimmers and snorkelers find a place to get wet during calm seas: at the eastern end of the third beach, a rocky point offers enough of a lee to block the prevailing wind and current.

The barren countryside surrounding the littoral cone is just as uncongenial as the shoreline, providing no protection from the elements. Shade, shelter, and fresh water are nonexistent. Hikers walking over Pu'u Hou

should exercise extreme caution near the edges because the material comprising the cone is very loosely compacted and slides very easily underfoot.

Low sea cliffs line the shoreline from Pu'u Hou to Kahakaha, but several storm beaches of white sand cover the rocks below Pu'u Waimanalo and Pu'u Kaimu'ua. Another pocket of white sand farther west, at Kākio, occupies a small *āpuka*, the only low-lying area in the *makai* edge of the January 16, 1887, lava flow. The contrast of white sand against the dark masses of surrounding 'u'u is startling and easily pinpoints Kākio's location from a distance. This rugged reach of shoreline is frequented primarily by 'opūhū

pickers and pole fishermen. There is no convenient public access.

The moderately long white sand storm beach at Kahakaha is liberally strewn with lava fragments, giving it a salt-and-pepper appearance. Boulders and broken lava front the entire length of the beach, which lacks safe entry and exit points. Waves breaking continually over the rocks preclude almost all in-water activities in the deep, current-ridden waters offshore. A number of natural brackish water wells, in addition to a brackish water pond, occupy various cracks and depressions to the rear of the beach. The ruins of a large number of habitation sites are evidence that this was once a thriving Hawaiian fishing outpost. Fishermen are the most numerous visitors to this remote, desolate area.

(63)

### Pōhue

Yesterday the lava reached the sea. It appears that in its course that stream of fire has done much damage to the Kahuku Ranch, that vast tract owned by Col. Samuel Norris. The flow is described as having split into three rivers of fire and to have gone over the flows of 1887 and 1868.

Hawaii Tribune Herald  
January 15, 1907

Pōhue, "gourd," is a beautiful little pocket of white sand bordering a small sand-bottomed inlet in Pōhue Bay. During periods of calm seas this picturesque beach is one of the safest swimming areas in the district of Ka'u and offers excellent snorkeling opportunities along the otherwise rocky shoreline. Pōhue Bay's recessed position in the shoreline protects it from dangerous currents under normal weather conditions and for boaters it is known as the best refuge from the wind between South Point and Kaunā Point. However, hazardous conditions occur occasionally when high surf, particularly during *kona* storms, sweeps across the entire bay and funnels unchecked directly into the beach. The moderately steep slope of the sand is a good indication that dangerous water conditions are sometimes encountered. High surf and storm waves create a powerful shorebreak, backwash, undertows, and rip currents. Along the eastern margin of the bay, a large, rounded

littoral cone, Pu'u Ki, dominates the shoreline and slopes gently down to Pōhue Beach. A number of habitation sites of a former Hawaiian fishing community are located on this rocky slope, which offers a magnificent view of the bay and all points along the coast and inland. Here too is the beginning of a vast petrograph field that stretches beyond Pu'u Ki toward Kahakaha kee.

Tucked into the inside corner of the eastern point of Pōhue Bay is a small beach of black sand with a sprinkling of olivines and white sand. Rocks border the sand at the water's edge and boulders cover the bottom off shore, making it a poor swimming beach. Further east of the bay, fronting the summit of Pu'u Ki, low, flat-topped sea cliffs overlook one of the most productive *ulu* fishing grounds in the district. Local fishermen throughout the Hawaiian Islands know this area as Hossaka Point or simply as Eddie Hossaka. Edward Y. Hossaka was born and raised in Hawaii's and attended the University of Hawaii at Manoa in the early 1930s. After earning a master's degree in 1934 he became an agronomist with the University's Extension Services, specializing in pasture management. In time he became recognized throughout the Pacific as an authority on pasture grasses for cattle. His work took him often to the Big Island and into the remotest areas of many of the island's large ranches. In these areas, when his work was completed, he often went shoveling fishing, one of his greatest pleasures. Hossaka, regarded as one of the finest *ulu* fishermen of his day, often fished at Pu'u Ki, located on the shoreline of Kahuku Ranch, and it was there at the age of 55 while doing what he loved best, that he suffered a stroke. Taken immediately by his companions to Hilo Hospital, he died on July 23, 1961. Since that date the point has been known as Eddie Hossaka.

In addition to his work for the University, Hossaka was for many years an honorary associate in Botany at the Bishop Museum—and also an author. Probably his best known and most widely circulated work is *Spur Fishing in Hawaii*, first published in 1944 and still considered one of the standard works on fish and fishing in the Hawaiian Islands.

To the west of Pōhue Beach, a storm beach of white sand, lava fragments, coral rubble, and water-rounded



pebbles borders a larger inlet of Pōhāe Bay. The bottom immediately offshore is a very wide, shallow, and rocky shelf that precludes swimming. Just inland of the beach is a large rectangular brackish-water pond, Kanōnōne Waterhole, that is encircled by coconut and *wōlo* trees. This little oasis in the surrounding desert of barren 'a'a stands out very clearly and constitutes Pōhāe's most visible landmark.

The Pōhāe shoreline is known to some local residents as Glover's Beach, for James W. Glover, a former owner of Kahuku Ranch, who founded the general construction firm James W. Glovers, Ltd. The company continues to operate from offices in Honolulu and Hilo and has been acknowledged for many years as one of the major local contracting firms in the Hawaiian Islands. After Glover's death, the ranch was sold under court order by the Hawaiian Trust Company, the executor of his estate, to pay estate debts including inheritance taxes amounting to almost a million dollars. The trustees of the Samuel M. Damon Estate, with an offer of the \$1,363,630, were the successful bidders in 1958 for the 158,000-acre ranch. Because Kahuku Ranch has controlled access to Pōhāe for so many years, some Ka'u residents also know the area as Kahuku Beach. There is no convenient public access to this shoreline.

(44)

#### Road to the Sea

After leaving Kapua, we had sailed along close to the shore, till the wind becoming too strong for us to proceed we walled ourselves of the opening [in the rocky shoreline] which Keawai afforded, to run the canoe ashore, and wait till the wind should abate, though in so doing we were completely wet with the surf, and spoiled the few provisions we had on board.

A number of conical hills, from 150 to 200 feet high, rose immediately in our rear, much resembling sand-hills in their appearance. On examination, however, we found them composed of volcanic ashes and cinders; but could not discover any mark of their ever having been craters.

Journal of WILKINSON, 1823

On the shoreline of Ka'u, between South Point and Kauna Point, lava flows from the southwest rift zone of Mauna Loa entering the ocean have formed a series of littoral cones. The largest concentrated group of these

cones is situated at the end of Road to the Sea, a clinder road that leads from the Hawaii's Belt Road to the shoreline. The highest of the cones are the two known as Na Pu'u a Pele ("The Hills of Pele") at Keawāiki. According to Hawaiian legend, these hills were once two young men, chiefs of Kahuku, who excelled in all sports, especially *hō'ou* ("sled")-riding. Pele also loved this sport. One day she appeared as a beautiful young chiefess to join in the competition. The chiefs, however, suspected her identity and refused to race with her. Angered, Pele came after them with a lava flow that devastated the once fertile lands of Kahuku as she chased them toward the beach. She overtook the chiefs just inland of Keawāiki and turned them into the hills that bear her name, Na Pu'u a Pele.

On January 9, 1908, another flow from Mauna Loa reached the sea in the same area, surrounding Na Pu'u a Pele and creating several smaller littoral cones on either side of the older hills. The ocean has eroded the cone to the south of Humuhumu Point and the one to the south of 'Awili Point, creating two green sand beaches.

The small pocket of black sand at Humuhumu is literally sprinkled with olivines, giving it a definite green tint in the sunlight. Swimming is safe under normal weather conditions, but the rocky offshore bottom drops abruptly to overhead depths. Snorkeling and nearshore scuba diving are good around the rocky points. High surf, particularly during *kōne* storms, sweeps across the entire beach onto the face of the littoral cone and creates a strong shorebreak, undertows, and rip currents.

The larger and longer pocket of black sand at 'Awili also is limited green from the high concentration of olivines. The beach is narrow and steep at its eastern end, but flattens and widens at its western end, where a pocket of shoreline vegetation, mostly *pōhāehue* and *naupaka*, occupies the backshore. Swimming is safe under normal weather conditions, but the rocky offshore bottom drops abruptly to overhead depths. Like the neighboring beach at Humuhumu, high surf and *kōne* storm waves make swimming very hazardous.

The beach at Humuhumu Point and the beach at 'Awili Point are collectively known to most area residents as Road to the Sea. Road to the Sea, a 7-mile-long clinder road, begins at the western edge of Hawaiian



'Awili. The district of Ka'u is noted for its eroding littoral cones and the volcanic sand beaches that form at their bases. I visited the shore of 'Awili Point, this cone is one of a large concentration of littoral cones at the bottom of Road to the Sea. The two most famous in the area are called Na Pu'u a Pele, "The Hills of Pele," after the goddess of the volcano.

Ocean View Estates and ends on the shoreline at Humuhumu Point. It is one of the few *mauka-makaui* access routes in Ka'u to the ocean. Ordinary passenger cars traveling slowly can negotiate the road except for the last rugged downhill slope to sea level; so most drivers park above this last section, which requires a vehicle with four-wheel drive, and walk to the shore. Visitors to the area include swimmers and sunbathers during periods of calm seas, and shoreline fishermen who camp and fish throughout the year.

'Awili Point is said to be one of the better *u'ua* grounds when these fish are running in Ka'u—primarily during the spring and summer months. In 1977, Roy Oyata, a professional photographer from Hilo who is


acknowledged as one of Hawaii's finest *u'ua* fishermen, in one night caught twenty-three *u'ua* of 'Awili, most of them ranging in size from 20 to 40 pounds. This is now the Hilo Casting Club record for the most *u'ua* caught by one person in one night of fishing. Oyata was born and raised on the Hilo bayfront near the Waiuku Stream bridge and spent much of his youth fishing and diving in and around Hilo Bay. In later years, as he fished in different areas on the Big Island, he heard stories of a warm current that periodically flowed past 'Awili Point and apparently caused the fish to bite with abandon. On the night that he made his record catch, the ocean was rough, the wind was cool, but the water was warm.



# HAWAII INC.

Wednesday, September 11, 1991 ■ Star-Bulletin

## Today's market

N.Y.S.E. Up: 720 stocks Dow Jones    
Down: 791 stocks At: 2,987.03   
Volume: 147,910,000 Chg: +4.47   
S&P 500: 385.09 Chg: +0.53

# C

Section

## Ritz-Carlton shuffles top executives

□ New officials arrive from the mainland and the Big Island resort starts a big sales push

By Rob Perez  
Star-Bulletin

Less than nine months after the plush Ritz-Carlton Mauna Lani welcomed its first guests, the top managers at the Big Island hotel have resigned, and the company has brought in high-level executives from the mainland in an effort to boost business.

Acknowledging that occupancy levels at the 542-room luxury resort should be higher, the new general manager, Herve Humler, who also is Ritz-Carlton's regional vice president for the western United States and Pacific, said that more than 200 sales personnel from throughout the company's chain of hotels were assigned yesterday to specifically push the Hawaii destination for the next 30 to 45 days.

"Certainly, Hawaii needs a lot of attention," Humler said in a telephone interview from Atlanta.

"We need to put more focus on the property we have opened."

Humler replaced John Arnett, who resigned last

month along with David Kahn, the company's director of marketing in Hawaii, and Rodger MacDonald, director of sales and marketing at the hotel, according to Humler and MacDonald.

MacDonald said the resignations were prompted partly by failure of the hotel, which opened last December, to meet business goals that Ritz-Carlton set before the mainland recession and Gulf war caused a severe downturn in Hawaii's tourism.

"The level of expectations were quite high," MacDonald said. "There were some disappointing results over the first couple of months."

The hotel, which opened a month before the war broke out and as the hotel industry began feeling the effects of the mainland recession, has been registering occupancy levels in the upper 50s to 60 percent, Humler said, although they have dipped below that at times.

Asked why the company was making management changes so soon after the hotel opened, Humler said, "Sometimes you need some new energy, some new focusing."

But considering the state of the industry, the previous management team "did the best they could in that situation," he added.

MacDonald, in a phone interview from the Big Island, said it wasn't unusual for top management to

change once a new resort opens. "Transitions within the first year are not really unique," he said. "It's part of the natural process."

MacDonald said the resignations were, for the most part, amicable. Arnett and Kahn could not be reached for comment.

Joining Humler as part of the new management team are Don Welsh, who was corporate director of marketing at Ritz-Carlton's Atlanta headquarters, and Nick Clayton, previously executive assistant manager of rooms and hotel manager at a new Ritz-Carlton in San Francisco, where Humler had his regional office.

Welsh is the new sales director and Clayton the hotel manager.

Humler, a former Hyatt Waikiki executive from 1979 to 1983, said he is moving his regional office to the Big Island to focus on the Mauna Lani operation and another Ritz-Carlton under construction on Maui and to oversee the company's expansion in the Pacific region. The privately held firm is opening several new hotels next year, including one in Australia and Hong Kong.

With the new marketing efforts in the works, Humler said the outlook for Big Island resort next year is extremely good. "I will not be happy until my last room is sold," he said.



# Hyatt Regency closes 7 tower temporarily

□ It also lays off more than 100 workers due to the tourism slump

By Rob Perez  
Star-Bulletin

Still hurting from the effects of Hawaii's tourism slump, the Hyatt Regency Waikoloa, the massive \$360 million Big Island resort built by developer Chris Hemmeter, has temporarily closed half its rooms and laid off more than 100 workers.

The hotel closed the 600-room Ocean Tower — the largest of three at the 62-acre, 1,241-room resort — on Monday because September bookings were down and the guests could be accommodated at the other two towers, resident manager Philip Kendall said today.

"It's a pure business reaction," Kendall said, noting that the tower will reopen in October when business is expected to pick up substantially from this month, reaching a level about equal to a year ago.

Most of the approximately 110 affected workers were temporary or casual employees who work when business warrants it, he said. They were mainly



Star-Bulletin file photo

The Hyatt Regency Waikoloa has temporarily closed its Ocean Tower, the three-ringed facility seen in the upper right corner, from the hotel's banquet arena.

The hotel is expecting to hire them back when business picks up.

While September traditionally is a soft month for Hawaii hotels, Kendall and other hotel executives said the resorts still are recovering from the tourism slump.

"I don't think the Big Island has rebounded from the Gulf war and the recession," Kendall said.

"This is a reflection of all the things that are going on on the Big Island. It's just a very soft month for us."

Paul Pastoor, general manager at the Royal Waikoloa and president of the Hawaii Hotel Association on the Big Island, agreed that the market is soft.

"I think the hotels are running from 45 to 55 percent occupancy on the the whole Kohala Coast," he said, although the Royal Waikoloa is at about 60 percent.

Ruth Lintisco, a Hyatt Regency Waikoloa spokeswoman, said occupancy is expected to pick up for the Hyatt in October due to strong group bookings, then will likely dip again in November.

But the hotel expects to have a fairly strong winter overall, she said.

Kendall said the affected tower, which includes a restaurant, was the furthest out of the guest buildings, thus made sense to temporarily close it and house the guests closer to the main lobby and other facilities.

The resort opened in September 1988 and employs roughly 2,000 workers.

It is known for its pool in which people can swim with dolphins and has an electric tram and motorboats to ferry guests around the complex.



ACB

5/30/91

Star-Bulletin

# Hawaiian Riviera resort shouldn't be built

**T**HE southernmost part of the 50 states has a self-appointed preservationist trying to protect it from overdevelopment.

Recently I breakfasted with Glen M. Winterbottom, 36, a fourth-generation Hawaii resident. He relocated from Honolulu to the Big Island's Ka'u District in 1978 because it was the only place he could afford to buy a home lot. Price \$5,500.

He built a house himself on a quarter acre of land in Naalehu, has worked at a great variety of jobs and currently is designing and selling T-shirts with an island historical motif.

Winterbottom has developed an affection for the Ka'u District so great that two years ago he wrote and published a 105-page book on "Prosperity Through Preservation in the Great and Majestic District of Ka'u."

He defrayed printing costs by selling 300 copies, some of which are in the public libraries of Honolulu, Hilo and the University of Hawaii.

Ka'u embraces two active volcanoes — Mauna Loa and Kilauea — the Ka'u lava desert, the hills and environs of Pahala, Hilea, Naalehu and Waiohinu, and some 50 miles of the most southern coastline in the 30 states.

It is believed to be the first Hawaii area settled by Polynesians from the south. Hawaiian chiefs warred over it.

One army of 400 was asphyxiated by volcanic gas and ash from a tremendous 1790 eruption of Kilauea. Their footprints can still be seen in the hardened ash.

Tsunamis have pounded Ka'u's shores. Mauna Loa, the world's greatest mountain when measured from the ocean floor, has wiped out several villages by sending new lava into the



**HAWAII'S  
WORLD**  
By A.A.  
Smyser

sea. Sugar, macadamia trees and ranching help keep parts of Ka'u green today.

Large as it is in area, its current population is only about 5,000. Winterbottom is fighting to keep it that way. He argues that preservation can be the way to prosperity by turning Ka'u into a unique but uncrowded residential-historic-vacation area somewhat like Nantucket, Colonial Williamsburg or Mackinac Island, among others.

He sees the existing Punaluu Resort near South Point as a basis for this but wants it focused inland rather than on the shore. Inland resorts haven't succeeded in Hawaii. I and others tell him, but he insists a profitable niche could be found for one.

He desperately opposes turning any part of Ka'u into a tourist area like Kona to the north.

Where I'm with him 100 percent (and many others are, too) is as he continues to fight against building the Hawaiian Riviera resort at Milolii, site of the state's last fishing village.

He filed numerous petitions with the state Land Use Commission opposing the resort. He now intends to appeal its preliminary authorization to the courts — all of this with his own spare time and limited funds.

He says — and I agree — that the only economic justification for the resort is profit for the developer. If it is built labor will have to be imported to staff it. What new jobs Ka'u needs can be provided at Punaluu.

Milolii is in a lava danger area from Mauna Loa. Its distance from all other developed areas faces taxpayers with heavy support expense that the developer is unlikely to defray for all today's warm promises.

Should the resort be a success, which is far from a certainty, it will begin the Kona-ization of what is one of the state's last relatively pristine areas. There is simply no need for it. There is plenty of undeveloped space in the state more contiguous to established resort areas.

Winterbottom has the majesty of Gov. John Waihee's Office of State Planning with him on this issue. They both were overruled by the Land Use Commission in what has to be one of the most flagrant flauntings of common sense in its 30-year history.

I don't know if OSP will now feel bound to defer to the LUC judgment. But I know Winterbottom won't.

He will have only the power of one citizen but he will be speaking for many who will be cheering him on and hoping fully even joining the fight.

Fortunately, there are other hurdles for the Hawaiian Riviera resort to jump before it can be built. It's pretty certain that Winterbottom will be at each one and won't be easily disposed of. Three cheers.

A.A. Smyser is the Star-Bulletin's contributing editor.



WEST HAWAII  
**today**  
 THE BIG ISLAND'S ONLY MORNING DAILY

## Info sought in death of sea turtle

By JASON ARMSTRONG  
 West Hawaii Today

The remains of a green sea turtle, believed killed for its meat, were discovered early yesterday morning at Kahaluu Bay.

The top and bottom halves of the turtle's shell were found in the waters of Kahaluu Bay at 6 a.m. by James Fujita, 8, of Oxnard, Calif., and reported to authorities at 8 a.m. by a local resident, who then called state authorities.

Division of Conservation and Resources Enforcement Officer James Kaulukukui Jr., who responded to the scene, reported the turtle, a protected endangered species, was killed by a spear and gutted for its meat.

Kaulukukui said the state penalty for killing or possessing a green sea turtle is a \$100 to \$200 fine, while the maximum federal penalty is a \$25,000 fine and six months in jail. State conservation officials are offering a reward, a percentage of the fine, for information leading to the arrest and conviction of the person or persons responsible for the crime. Those with information are asked to call 323-3141.

The turtle shell, which measured 20 1/4 inches, is believed to have belonged to a turtle at least 9 years old, according to biologists at the National Marine Fisheries Service. They said green sea turtles reach sexual maturity by age 25, and



—WHT photo by BOB FEWELL

**A SHELL REMAINS** — Hawaii County Lifeguard Hoka Kimitete examines the shell of a recently gutted green sea turtle, found yesterday morning at Kahaluu Beach Park.

live about 100 years.

According to Eugene Nitta, protected species coordinator with National Marine Fisheries Service, there are only about

750 mature green sea turtles in existence. The sex of the turtle found in Kahaluu Bay could not be determined from the remains.



# NEWSLETTERS

*Garden*

NEWSLETTER OF THE NATIONAL TROPICAL BOTANICAL GARDEN  
 FEBRUARY 1996 • VOLUME 1 • NO. 5

## THREATENED SEA TURTLES RETURN TO LAWAI KAI

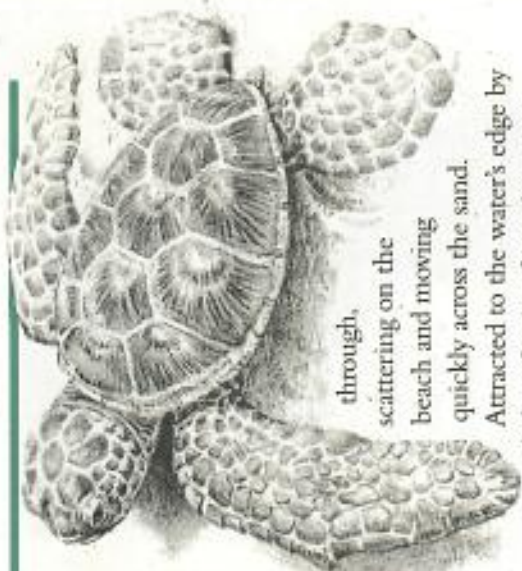
by Rick Hamm

For the first time since, Hurricane Iniki, the green sea turtle (*Chelonia mydas agassizi*; honu in Hawaiian) returned this summer to Allerton Garden's Lawai Kai beach and produced 305 baby turtles. The hurricane in 1992 had severely altered the beach profile and removed all vegetation, including beach morning glory (*Ipomoea pes-caprae*), a

looked in vain for the returning turtles. Early this year, however, the morning glory took hold again, stabilizing the beach, and in June we began seeing tracks of the big sea beasts along with tell-tale saucer-shaped depressions in the sand — evidence that the turtles were back and nesting. Throughout the summer, more turtles returned, building a total of seven nests.

flippers swinging forward to lift and push their heavy bodies along. After a suitable site is selected — usually near a patch of beach morning glory — the female stops and begins scooping away sand, creating a pit big enough to hold her body. With her back flippers the female then digs a 24 to 30-inch-deep narrow hole and begins laying the eggs, which have white leathery shells and look like large Ping-Pong balls. When she is finished laying, the turtle uses her flippers to cover the nest with sand and returns to the sea.

Two months later the eggs break open and tiny hatchlings, less than two inches long, emerge. The baby turtles thrash around, scraping the sides and top of the nest with their flippers, packing down the loose sand at the bottom. As they stamp more and more sand under them, the hatchlings slowly rise as a group to just below the surface. There they wait until the temperature is right — usually at night — then break



through, scattering on the beach and moving quickly across the sand.

Attracted to the water's edge by light reflecting from the waves and sea surface, they began their swim out into the open ocean.

Dr. Archie Carr, a scientist and author deeply concerned about the extinction of sea turtles, wrote, "For most of the wild things on earth the future must depend upon the conscience of mankind." Destruction and loss of nesting habitat was one of the reasons green sea turtles were listed as threatened under the Endangered Species Act in 1978. Lawai Kai is one of only two major nesting sites on the inhabited Hawaiian Islands, and NTBG has made a commitment to preserve this important resource.

Dr. Klein is arranging a homecoming for the "Green Sea Turtle Class of 1995" when they reach sexual maturity in 25 years. The event will celebrate these magnificent animals and the Garden's endeavors to ensure a future for them. RSVP.

Rick Hamm is NTBG's librarian and resident marine biologist.

# PROUD PARENT OF 305 Baby



Mother turtle digs a deep hole, then lays eggs, which resemble leather Ping-Pong balls.



State biologist Don Heacock excavates empty nests to look for hatched shells.



Most of the shells show evidence of healthy hatchlings.



State of Hawaii Department of Land and Natural Resources, to document the number of hatchlings from the nests dug during the summer months. Armed with shovels, notebooks, and cameras, we began excavating the abandoned nests with the help of two last-minute volunteers: Dr. Carl Berg, a biologist who worked with sea turtles in Florida; and Lisa Sonne, a documentary filmmaker. We uncovered 305 empty egg shells and 21 infertile eggs.

The turtle nesting season commences in June, reaches its peak in July, and declines to a low level in August. The eggs are deposited at night: the large females crawl up the beach, moving slowly across the sand,

But for the National Tropical Botanical Garden, 1995 was a year of profound change and encouraging progress. We noted with sadness the death of Catherine Sweeney on January 25. Her beloved garden estate, The Kampong, was fully absorbed into NTBG management and we began working to acquire the adjoining lots. Limahuli Garden opened its tour program on February 15, and eight months later an attractive new visitors center was erected. Lawai and Allerton

Officiating priest, Moses Kiale, Dr. Klein, NTBG Chairman Douglas McBryde Kinney, and First National Bank of Chicago officers Howard Sanders, Ed Ruthman and Bob Joynr gather to reopen the Allerton and Lawai Gardens.



Gardens were reopened to the public on April 22 for the first time since Hurricane Iniki, with a magnificent new entrance that takes off from Spouting Horn — an entrance that had been in the planning since 1990. And Kahanu Garden on Maui was opened to several major events while staff worked with the Hana community toward establishing an ethnobotanical center of the Pacific on that magnificent site.

Continued on Page 2