

November 6, 2013

Land Use Commission  
State of Hawaii  
235 South Beretania St., Room 406  
Honolulu, Hawaii 96813

Re: A85-595 Turtle Bay Resort [Kuilima Development Co. (Oahu)]

Dear State Land Use Commission:

My name is Ralph K. Makaiau Jr., Senior Project Manager Turtle Bay Resort Development and I am also an active participant with the Kahuku and greater Ko'olau Loa community affairs. In favor of Kuilima Development Co., I did participate in the Land Use Commission Agenda of February 6, 2009 A85-595 Kuilima Development Co., To consider Defend Oahu Coalition's Motion for Issuance of an Order to Show Cause Why the Boundary Classification of Kuilima Development Company Should Not be Revoked for Failure to Perform Conditions, Representations and Commitment by Kuilima Development Company in Docket No. A85-595 filed on April 1, 2008. As it was then, I continue to support Turtle Bay Resort by respectfully submitting this written testimony responding to the June 18, 2013, Defend Oahu Coalition filed Renewed Motion. Much information and detail was provided in to the commission members in the February 2009 meeting and it is not my intent to revisit that information however it is my pleasure to provide the commission with some distinguishing updates.

Before I make my brief statements of project update, I would want the commission to receive one personal comment from me. I have worked at Turtle Bay Resort, come April 2014, for 42 years. And before that born, raised in Kahuku, and in the mid-1960 worked with the Kahuku Plantation diversified Agriculture division in the Kawela area. As a teenager growing up then, it was very evident to all of Kahuku that alternative employment opportunity was desperately needed for our rural communities. We knew then that Agriculture was not sustainable, my parents' generation reached out to the land owner, land lessee, plantation operator to invite clean industry to provide area employment opportunity. The foresight of a past generation holds true today, Turtle Bay Resort as an industry is here by invitation to provide employment opportunity, direct and indirect, for future generations of this area.

#### **A. Background**

In 2010, investor ownership Turtle Bay Holding LLC. commissions Replay Resorts to become the developer of Turtle Bay Resort. June 2010, Replay Resorts begins outreach to community groups, supporters and non-supporters alike, over 300 meetings, what plan do they see best fits Turtle Bay? In 2013 alone as a Senior Project Manager, I have personally participated in 43 community outreach engagements. Turtle Bay Resort no longer has a gated access to parking. Beach access community parking of 40 stalls remains posted, and walking trails are not restricted access to undeveloped areas. Not only did Replay Resort visit the external communities they also listened to the internal (resort worker) community and by end of 2013 they have spent \$35m plus to improve the existing property features.

#### **B. Ongoing Highlights to Satisfaction of Conditions**

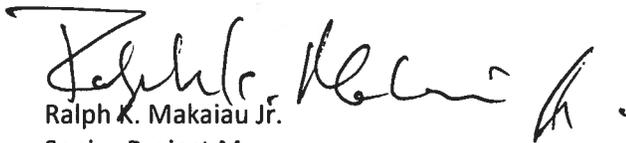
Turtle Bay Development continues to move the project forward on all fronts to signify the commitments of satisfying the conditions include:

- 1) Turtle Bay Wastewater Treatment operated by a third party service to tenant resort customers, maintains both influent and effluent distribution systems from resort tenants and recycles end product for appropriate irrigation use, performs capital improvement projects for existing and future development, daily maintains above and below ground services, monitors monthly property well source water quality and area employment.
- 2) March 1, 2013, Opana Wells is dedicated to City and conveyed to BWS, thus completing project conditions: conveyance of well source potable water, 2mgal water tank storage, 16" transmission line stub to North Shore Community, 12" transmission line along Kamehameha Highway resort frontage and reliable community water source.
- 3) Monitoring of Coastal Resources program (water sampling) remains in place and consistently ongoing; providing good home for marine wildlife and the subsistence fisherman.
- 4) Kahuku Burial Committee is an independent function of Kahuku Community, they are kupuna who as a resource advise and assist in the issues of "iwi kupuna" and culture since 2008. Two of the kupuna are kuleana owners, one from Marconi and another from Kahuku Point, knowledge that goes with the land.
- 5) September 19<sup>th</sup>, 2011, Turtle Bay Resort voluntarily initiated Supplemental Archeological Inventory Survey, over 432 acres of resort undeveloped lands. Substantial amount of work and comprehensive information was gathering within the LUC designation.
- 6) Around the period of September 2011, parallel work of Cultural Impact Study, Wetland Study, Flora and Fauna Study specific to the LUC designated area was completed.
- 7) Although September 2009, substantially completed the widening of Kuilima Drive, 2013 further improvements to Kuilima Drive were completed at the Kamehameha Highway entry and additional landscaping along drive roadway.

### C. Summary

This developer's updated progress and investment clearly demonstrates its commitment to smartly deliver original promised community benefits and comply with the LUC conditions in the Decision and Order. In my opinion, to rescind LUC Decision and Order would appreciate more harm to community stewardship for the area.

Respectfully submitted,



Ralph K. Makaiau Jr.  
Senior Project Manager  
Turtle Bay Development