

PART I: SUMMARY

The proposed Kuilima Resort Expansion site is located on approximately 808 acres at the extreme northern point of the island of Oahu. Kuilima Development Company, the applicant, is seeking rezoning of the property to be compatible with the Koolauloa Development Plan (DP) Land Use Map. In addition, the applicant is proposing activities within the Special Management Area (SMA) which will require a Special Management Area Use Permit (SMP).

Approval of the necessary governmental approvals will allow the applicant to expand the facilities of the existing Kuilima Resort, in phases, with hotels, resort condominiums, a commercial area, a renovated 18-hole golf course, a new golf course clubhouse, an additional 18-hole golf course, 2 public beach parks, a private beach park, a wildlife park, 5 public right-of-ways (R.O.W.s) to the shoreline, an equestrian area, a wildlife preserve and associated infrastructure improvements.

At full development, the expanded facilities of the resort is expected to introduce a new visitor population averaging about 4,783 persons on any given day. Those sectors of the region's population who would be adversely affected by the proposed resort expansion have been identified as being: the 39 individual lessees of east Kawela Bay parcels and their families, and six agricultural lessees who would be displaced by the proposed action; and region residents opposed to economic and/or resort growth. Those sectors of the region's population who benefit from the project are identified as: future resort job holders; ocean users; region businessmen; and region residents supporting economic growth.

The completed resort facilities are estimated to generate 6,275 direct, indirect and induced jobs on Oahu, of which 3,556 jobs will be located in the region. Provided that appropriate training is available, much of the supply for this on-site labor demand could be met from within the region itself. The applicant is assisting in the development of such programs.

The major physical features within the project have been identified as being Kawela Bay, the primary sand dunes near Kahuku Point and the Punahoolapa Marsh. The applicant proposes to divert a major portion of the Kawela Stream runoff into Turtle Bay through the West Main Drain, thereby improving the water quality of the bay. The applicant is also proposing to remove the Kawela stream deposited silt from the bay.

In order to protect the primary sand dunes near Kahuku Point, the applicant is proposing to dedicate a 37-acre area around these dunes to the County for use as a passive park.

The applicant is proposing to preserve the Punahoolapa Marsh for its value as a habitat for the Hawaiian Stilt, the Hawaiian Coot, the Hawaiian Gallinule and the Hawaiian Duck, all endangered waterbirds. The value of Punahoolapa Marsh as a waterbird habitat will be enhanced by the implementation of improvements established in coordination with the U.S. Fish and Wildlife Service.

Adverse or unavoidable environmental effects include: occasional flooding of the proposed golf courses and marsh, dust generation during site clearing activities, potable water consumption, marsh drainage input, loss of agricultural uses, construction noise, electrical power plant emissions, social impacts to those who would bear the costs of the project, additional traffic, solid waste disposal and occasional demand on County protective services.

The construction and operation of the proposed project will involve the irretrievable commitment of certain natural and fiscal resources. Major resource commitments include the land upon which structures are actually constructed (does not include open space areas, such as the golf courses, marsh, parks and equestrian area), money, construction materials, manpower and energy. The impacts of using these resources should, however, be weighed against the economic benefits to the residents of the region, County and State.

The major long-term gain of the proposed action is the enhancement of the economic value of the site at the expense of the adverse and unavoidable environmental effects outlined above.

Alternatives to the proposed action studied include: no action, no further development, alternative site, less development than proposed and more development than proposed.

The proposed Kuilima Resort expansion will be consistent with: the Hawaii State Plan; the State Functional Plan; the General Plan for the City and County of Honolulu; the Development Plan for Koolauloa, City and County of Honolulu; the Hawaii Coastal Zone Management Program; and the Special Management Area Rules and Regulations of the City and County of Honolulu, Ordinance 84-4. It is the applicant's intention to comply with all of the principles and controls for the "Kahuku Point-Lawela Bay Resort Area" (Development Plan Special Provisions for Koolauloa). These include principles and controls for: setbacks, maximum building to land coverage ratio in the area between 100 feet and 300 feet from the shoreline, design review approval, design objectives, landscaping, park sites, pedestrian access-ways to the shoreline, and public walkways within the 100-foot setback area from the shoreline.