



Turtle Bay Resort: A Master Plan For Kuilima Farms Background Information

Overview

- Kuilima Farms is located on 469 acres of agricultural-zoned land located across from Turtle Bay Resort on the mauka side of Kamehameha Highway.
- Turtle Bay Mauka Lands, LLC, a subsidiary of Turtle Bay Resort, oversees farming on the 469 acres. Currently, there are 12 farming operations on property.
- Turtle Bay Resort is in the process of implementing an agricultural Master Plan over the next several years that will transform the usage and community benefits of the 469 acres of Kuilima Farms and incorporate portions of the lands into the overall resort experience.
- Turtle Bay Resort's Master Plan for Kuilima Farms is in keeping with its overall vision to create a truly unique, one-of-a-kind experience that reflects the spirit, character, and natural beauty of the North Shore.
- Turtle Bay Resort is committed to being a leader in developing economically viable and environmentally sustainable farming operations for locally produced food and farm to table operations.
- Kuilima Farms has received approval of a master land management plan from the Windward District of the National Resources Conservation Service.
- Turtle Bay Resort continues to spend significant resources to develop and grow healthy, economically viable farming operations that enhance high-efficiency food production and safety.
- Turtle Bay Resort is seeking partners to support the implementation of its Master Plan and the fulfillment of its vision for agricultural purposes.
- Turtle Bay Resort is finalizing a conservation easement with Federal, State, and County government agencies to permanently preserve the 469 acres for agricultural use only. Completion of the conservation easement is targeted for first quarter of 2015.

The Need to Finalize the Mauka Conservation Easement

- Turtle Bay Resort has been working for more than three years with the Trust for Public Lands, North Shore Community Land Trust, State of Hawaii, Army, and City & County of Honolulu to place the 469 acres of Kuilima Farms land into a conservation easement.
 - It is important to close this transaction within the next 60 days to avoid expiration of funding mechanisms and the updated appraisal, and have land prices increase.
 - Two separate community surveys have indicated that more than 95% of respondents highly support the mauka conservation easement.
 - Closing the mauka conservation easement is a key element in allowing Turtle Bay Resort to offer long-term agreements to farmers and partnerships to implement the Kuilima Farms Master Plan.
 - Long-term agreements allow farmers and business partnerships to attract equity and debt capital for planned improvements.

Turtle Bay Vision

- **Expanded Farming Operations:** Establish approximately 30 farming operations over the 469 acres, ranging in size from approximately 1 acre to 60 acres that annually generate a variety of perennial and specialty crops and produce, such as:
 - Fruit Orchards
 - Vegetables
 - Coffee
 - Orchids and flowers
 - Distributed energy from solar or other renewable sources
 - Compost and other useful forms of agricultural base products
- **Agri-Tourism Activities:** Kuilima Farms will be incorporated into the Turtle Bay Resort experience and is envisioned to provide a variety of offerings to enjoy, such as:
 - Guided tours of the farmlands and gardens
 - Interpretative cultural and educational experiences, like taro plantings
 - Community gardens cared for by area residents
 - Recreational trails for hiking and mountain biking
- **Model Farm:** A Model Farm of 5-25 acres will be established on Kamehameha Highway that will supply a majority of the demand for fresh produce used by Turtle Bay Resort and serve as a hub for education, tours, research and development for best practices.
- **Farmers/ Open Market:** The Kahuku Farm Stand on Kamehameha Highway across from Turtle Bay Resort will be expanded and improved to give more farmers the opportunity to sell their homegrown produce and products created from Hawaii grown crops. The farm plan contemplates a commercial kitchen and processing center offering inviting displays and presentations for products grown and produced.
- **Farm-to-Table:** Expand on current successful farm-to-table offerings at Kula Grille and other Turtle Bay hotel restaurants by working with partners to create unique cuisine experiences at the resort that utilize foods produced at Kuilima Farms for dining and social events.
- **Sustainable Conservation:** Turtle Bay Resort's conservation easement encompassing the 469 acres of its mauka agricultural farm lands will complement its conservation easement protecting 665.8 acres of makai open space at Kawela Bay and Kahuku Point.

Community Benefits

- Introduce a new, high-efficiency agricultural operation using natural farming methods.
- Contribute to the support for improved food security production for the North Shore.
- Promote environmental conservation and sustainability of the area's natural resources.
- Enhance the ambiance of the North Shore experience for tourists and Oahu residents.
- Protect this land from gentrification through the development of "gentleman estates."