

STAND. COM. REP. NO.

2427

Honolulu, Hawaii

FEB 15 2008

RE: S.B. No. 3221

S.D. 1

Honorable Colleen Hanabusa  
President of the Senate  
Twenty-Fourth State Legislature  
Regular Session of 2008  
State of Hawaii

Madam:

Your Committee on Water and Land, to which was referred S.B. No. 3221 entitled:

"A BILL FOR AN ACT RELATING TO THE COCO PALMS RESORT,"

begs leave to report as follows:

The purpose of this measure is to appropriate funds for the Board of Land and Natural Resources to acquire the land commonly referred to as the Coco Palms Resort located on the east side of Kauai, Hawaii.

Your Committee received testimony in support of this measure from the Department of Land and Natural Resources, Office of Hawaiian Affairs, Council for Native Hawaiian Advancement, Kauai Planning and Action Alliance, Kilauea Neighborhood Association, Kauai Public Land Trust, Wailua-Kapaa Neighborhood Association, Trust for Public Land, and over sixty individuals.

Your Committee finds the Coco Palms Resort location in Wailua on Kauai's eastern shore is of historical importance. The resort is the ancestral home of Kauai's alii (royalty). Since the thirteenth century, the area around the mouth of the Wailua river was an important royal center where high chiefs and chiefesses conducted business and entertained visitors. The area includes a group of sites now designated as the national historic landmark known as the Wailua Complex of Heiau. Within this complex are some of the oldest heiau, which is a place of refuge and birthing of chiefs, in Kauai.



The Coco Palms Resort site currently contains approximately 12.63 acres zoned RR-20 (resort) and 19.29 acres zoned open, and includes adjacent lands owned by the State and leased by the Coco Palms Resort owners. The latter includes the historic coconut grove, the former tennis courts, and a small segment at the entry to the property. Mauka of the property is conservation land which extends back into the valley and consists of extensive wetlands.

Your Committee finds that recently, the cancellation of development plans caused by a real estate market downturn combined with many development challenges, resulted in the property being placed back on the market. Proposed residential development of Department of Hawaiian Home Lands' property in the immediate area has created additional interest in converting the Coco Palms Resort property to a public, historical, and cultural preserve.

Your Committee understands that the acquired lands are to be utilized as a public resource and a public or nonprofit entity shall be selected to manage and operate a public historical park and cultural education center that would serve to preserve and benefit the native Hawaiian culture. In this regard, the Board of Land and Natural Resources must communicate with and seek partnerships to support the purchase and operations by entering into discussions with major public and private nonprofit organizations. Working in conjunction with these organizations the Board must also conduct community outreach meetings designed to ascertain community needs and desires in regard to the project. To this end, citizens advisory group must also be established, composed of native Hawaiian practitioners familiar with the history of the area, residents of the Wailua and Kapaa area, those residents who have historically been associated with the Coco Palms Resort as former employees, and Kauai state legislators. This advisory group will be responsible for developing recommendations on the long-term vision, goals, operational nature, and scope of a community-based, Hawaiian-centered, public historical park and cultural education center facility.

Your Committee has amended this measure by making a technical, nonsubstantive amendment for purposes of clarity and style.

As affirmed by the record of votes of the members of your Committee on Water and Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 3221, as amended herein, and recommends that it pass Second



Reading in the form attached hereto as S.B. No. 3221, S.D. 1, and  
be referred to the Committee on Ways and Means.

Respectfully submitted on  
behalf of the members of the  
Committee on Water and Land,



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CLAYTON HEE, Chair



The Senate  
 Twenty-Fourth Legislature  
 State of Hawaii

**Record of Votes**  
**Committee on Water and Land**  
**WTL**

Bill / Resolution No.:* <b>SB 3221</b>	Committee Referral: <b>WTL, WAM</b>	Date: <b>2/12/08</b>
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The committee is reconsidering its previous decision on this measure.  
 If so, then the previous decision was to: \_\_\_\_\_

The Recommendation is:

<input type="checkbox"/> Pass, unamended 2312	<input checked="" type="checkbox"/> Pass, with amendments 2311	<input type="checkbox"/> Hold 2310	<input type="checkbox"/> Recommit 2313
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Members	Aye	Aye (WR)	Nay	Excused
HEE, Clayton (C)	/			
KOKUBUN, Russell S. (VC)	/			
FUKUNAGA, Carol				/
TOKUDA, Jill N.	/			
WHALEN, Paul	/			
<b>TOTAL</b>	<b>4</b>			<b>1</b>

Recommendation:  Adopted  Not Adopted

Chair's or Designee's Signature:  
*Russell S. Kolb*

Distribution:      Original                      Yellow                      Pink                      Goldenrod  
 File with Committee Report      Clerk's Office      Drafting Agency      Committee File Copy

\*Only one measure per Record of Votes