

**Kamehameha Investment Corporation (KIC) Collection**

**Finding Aid**

The Archive at Kamehameha Schools Museum

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Candace W. Lee, Assistant Archivist

Volunteers

Sharon Ahue Cole, KSG Class of 1963  
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Taylour Chang, Punahou School Class of 2007

Community Service Students KSK Class of 2016

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Kiai Mielke  
Tehani Napoleon-Pico

**Finding Aid**  
by Candace W. Lee, Assistant Archivist

## **Collection Information**

**Repository:** The Archive at Kamehameha Schools Museum

**Abstract:** 6 boxes of documents, 4 binder boxes of photographs and slides, assorted posters and awards

**Creator:** Kamehameha Investment Corporation

**Title:** The Kamehameha Investment Corporation (KIC) Collection

**Bulk dates:** 1966-2014

**Language of Materials:** In English

**Size:** 10 linear feet

## **Administrative Information**

**Provenance:** When the program was closed in 2014, Kamehameha Investment Corporation deposited their material at The Archive at Kamehameha Schools Museum

**Collection Identifier:** KIC 2014

**Box Title:** KIC

**Access:** With the permission of the archivist or director

**Citation:** Kamehameha Schools.

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## Historical Information

Attracting Visitors  
and New Home  
Buyers Alike

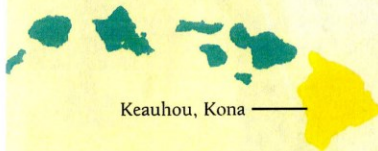
# The Big Island of Hawai'i

The Big Island of Hawai'i offers exceptional real estate opportunities for interested developers. An unspoiled tropical paradise, the Big Island has long been a favorite among visitors from around the world.

Recently however, the Big Island has emerged as a popular vacation destination, as well as the premier choice for buyers looking for exclusive, high-end retirement and "second" homes.

Why? It's Keauhou's unsurpassed weather, premier resorts, the rich history, the wide-open spaces, the diversity of the island, and the warmth of our people.

Three Hawaiian kings were born here, including Kamehameha the Great. Dozens of historical and cultural sites can be found throughout the Big Island, and have fueled a growing eco- and cultural-travel industry. Keauhou's perfect weather, activities and cultural riches continue to attract visitors and new residents alike.



The Big Island has experienced steady growth since the 1960's, and a new, heightened interest in the area is fueling a renaissance of both tourism and residential home sales.

The North American visitor market to Kona is large and growing. More than 448,000 westbound visitors and more than 370,000 eastbound visitors traveled to the Big Island in 2001; an additional 2.8% increase in visitors to the Big Island is expected in 2002.

Residential home sales have increased an impressive 6% from 2000 to 2001. An additional 4% increase in new home sales is expected in 2002. According to a recent survey, nearly 5 percent of Big Island visitors said they were "very" or "somewhat likely" to purchase property on the Big Island in the next five years.

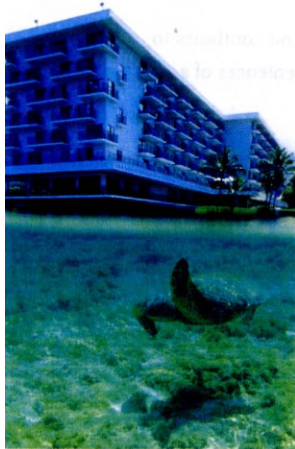
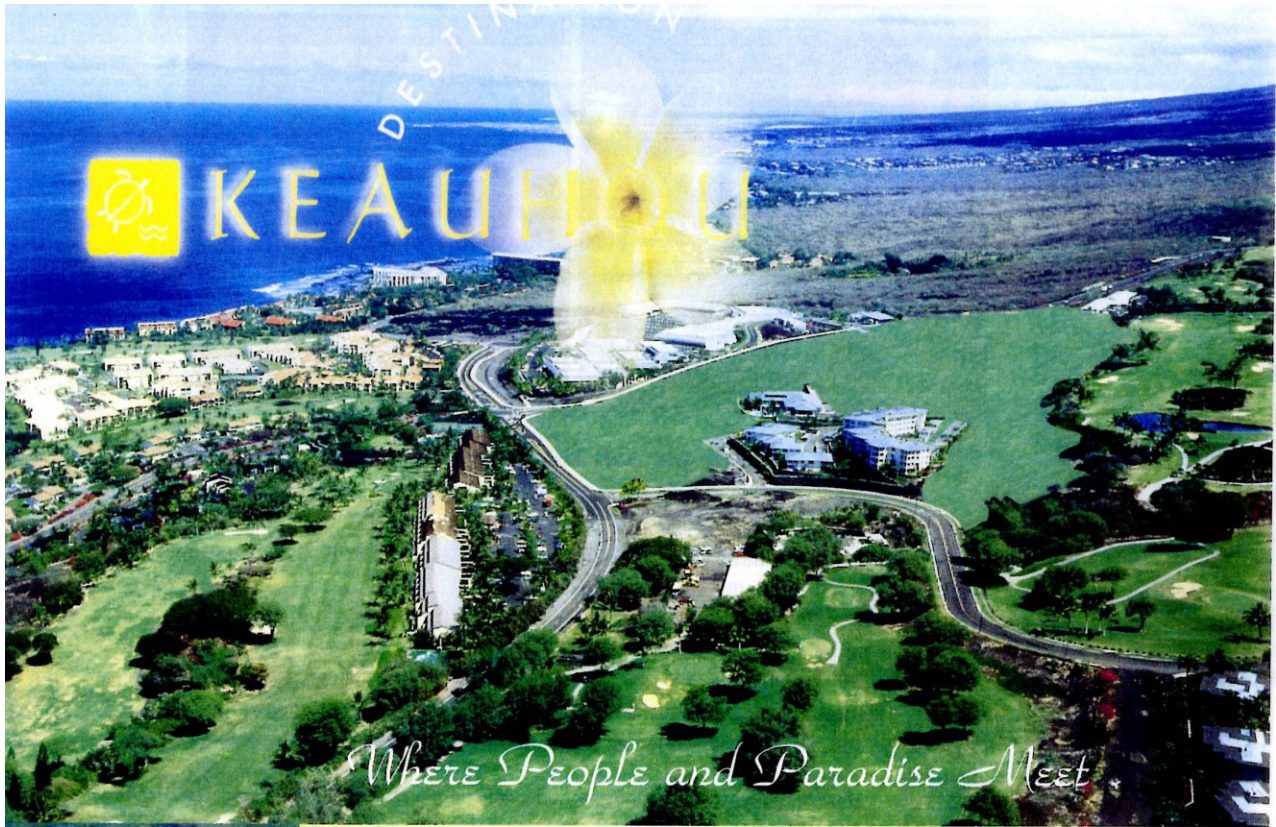
Commercial activity on the Big Island has also increased, especially in the Keauhou-Kona area. New shops, restaurants and other establishments have sprung up since 2001, with more development planned.

Travel to the Big Island is easy and convenient. The island is served by the Kona International Airport and by an increasing number of cruise ships docking at Kailua-Kona Bay.

In short, the Big Island offers it all...world-class resorts and golf, excellent shopping and dining, dream homes, rich cultural opportunities, and what's been described as the "best weather in the world!"

See for yourself why Keauhou is attracting visitors and new home buyers alike in this magical, tropical paradise where people and paradise meet.





Ohana Keauhou Beach Resort

Set along the spectacular Kona coastline, the Keauhou Resort is among Hawaii's leading resort areas, offering a high-quality, yet affordable, lifestyle. The area's rich native Hawaiian historical and cultural legacy -- along with Keauhou's stunning natural beauty and excellent year-round weather -- help shape the resort's unique identity.

Keauhou's natural geography -- gently-sloping mountains that extend down to the sea -- also sets the area apart from other development options on the Big Island. Its gentle elevation grade lends itself to stunning ocean views from throughout the property, as opposed to the mostly flat parcels elsewhere along the Big Island's west coast.

The resort currently features one major hotel, with a second one planned to open in 2004. Keauhou also features multi- and single-family homes, a convention center, a 170,000-square foot shopping center, a health care facility, 36-hole golf course and country club, a tennis center and other amenities. The area is served by its own wastewater treatment facility.

One of the resort's leading features includes the Ohana Keauhou Beach Resort, which reopened in March 1999 following a \$75 million hotel renovation. Renovation of the Kona Surf Hotel is also planned. The resort hotel also features a number of carefully preserved cultural and historic sites, including ancient petroglyphs and a replica of the beach cottage used by Hawaiian King David Kalakaua.

Kona Coast Timeshare



Bayview II Model Home

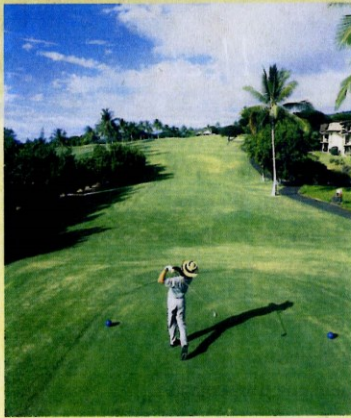


Keauhou Shopping Center

Serving the resort is the near by Keauhou Shopping Center, which features an array of shops, restaurants and a cinema. Recent upgrades to the shopping center – including improved landscaping, benches and other amenities – are expected to increase sales from \$33 million in 2001 to \$35 million in 2002.

A premier resort destination, Keauhou is also a thriving residential community offering exclusive, high-end retirement and second homes.

Ideally located close to a major airport, to six premier resorts and world-class golf, plus dozens of other amenities, Keauhou offers the perfect place to live.



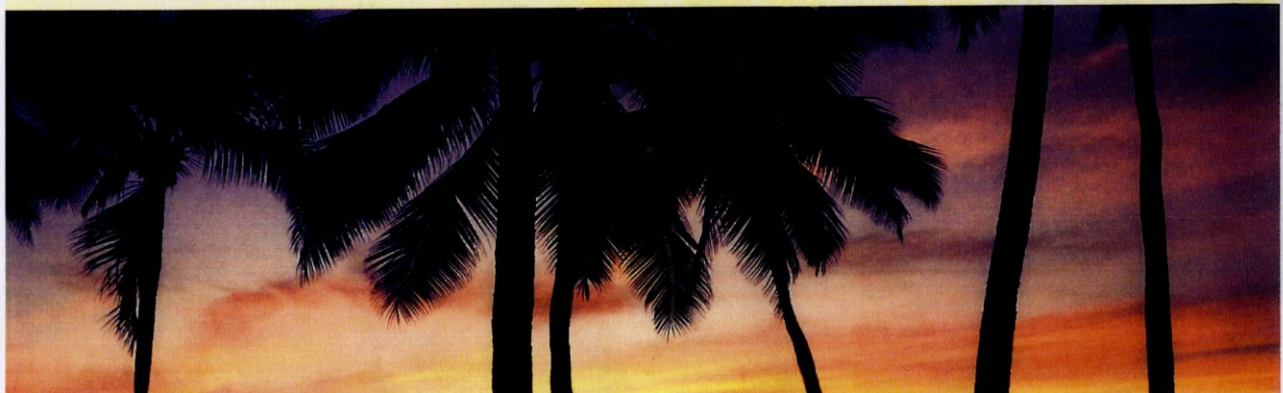
Kona Country Club

To date, more than 1,700 multi- and single-family residential units, and 1,300 hotel rooms have been constructed in the Keauhou Resort. Keauhou Resort's master plan calls for development of an additional 1,400 multi- and single-family residential units and additional time share units.

Increasingly, Keauhou attracts executives seeking a high-quality life style, in a safe and well-maintained community. The typical homeowner in Keauhou is 54 years old, has an annual income of \$81,000 and is college educated.

Keauhou was recently named among America's 250 richest towns and made the 2002 "A-list" in the prestigious *Worth Magazine*.

Despite its affluent population base however, the lure of Keauhou continues to be its small-town feel, coupled with all the amenities and conveniences of a cosmopolitan city.



## *Keauhou's Rich Historical and Cultural History*



King Kamehameha III

Keauhou's rich cultural history attracts visitors, has strong cultural significance for local residents, and is the source of a growing eco- and cultural-tourism industry on the Big Island.

Keauhou – the birthplace of King Kamehameha III – has been called one of the most historically and culturally significant sites in the entire state of Hawai'i. Numerous petroglyphs, heiau and other sites – including many that are unique in Hawai'i – can be found throughout the Keauhou area. As part of its master plan for the area, a number of these sites have been carefully restored to preserve the rich culture and history of the area.

Significant restored historical sites within Keauhou include:

- ☒ The Birthplace of King Kamehameha III – Considered one of Hawai'i's greatest kings, Kamehameha III was born on the shores of Keauhou Bay on August 17, 1814. His birth site features a sacred birth stone, walking path and educational markers that explain the significance of the area.
- ☒ The Royal Holua Slide – Built for use by Hawaiian royalty, the holua was used for both recreation and sport.
- ☒ The Lekeleke Burial Grounds – The burial grounds are the final resting place for over 300 Hawaiian warriors who died during a historic battle among Hawaiians in 1820. The area now features a road-side monument and interpretative marker.

Today, hundreds of visitors and residents alike visit these and other sites in order to gain a deeper understanding of, and appreciation for, Hawai'i's rich native culture.

The area's abundant cultural riches is another reason why visitors and residents select Keauhou as the "place of choice" to both visit and to live.



Birthplace of King Kamehameha III

## *About Kamehameha Investment Corporation*

One of Hawai'i's leading land investment and development companies, Kamehameha Investment Corporation or KIC (formerly Kamehameha Development Corporation) was founded in 1966 and is a wholly owned subsidiary of Bishop Holdings Corporation.

KIC's parent company is Kamehameha Schools, a charitable trust founded by Princess Pauahi Bishop who endowed the trust with her lands to educate children of Hawaiian ancestry.

In addition to its Big Island properties, KIC has developed a residential project on O'ahu and a community center on Moloka'i, among others.

KIC's staff is comprised of some of the top real estate development professionals in the state. KIC maintains offices on both the Big Island and on O'ahu, and is governed by a 5-member Board of Directors.

For more information about KIC or Keauhou Resort, please visit our website at [www.keauhou-resort.com](http://www.keauhou-resort.com), or email to [valery@kic-hnl.com](mailto:valery@kic-hnl.com).



## Container List

### Boxes 1 and 2

Folder #	Title or description	Folder #	Title or description
1	Travel agent eNews	27	Keauhou Resort, sites in history photographs
2	Order of Kamehameha	28	Makahiki by Naomi N.Y. Chun
4	Ala Kahakahi National Historic Trail 1 of 5	30	Ho'ihohi kulanā wahi pana articles
5	Ala Kahakahi National Historic Trail 2 of 5	31	Preserving Hawai'i's rich heritage
6	Ala Kahakahi National Historic Trail 3 of 5	32	Property portfolio
7	Ala Kahakahi National Historic Trail 4 of 5	33	Archaeological reconnaissance
8	Ala Kahakahi National Historic Trail 5 of 5	34	Sacred sledding
9	Hawaii West Ways	35	Heiau rising December 2008 / January 2009 Keauhou Beach Resort at Historic Kahalu'u Bay presentation
10	Ipukukui; Kau hā'ule lau ho'omalia	36	Bay presentation
11	Kamali'iwahine Bernice Pauahi Bishop	37	Introduction to the Commercial Covenants
12	Keauhou Bay clean-up	38	Keauhou-Kahalu'u presentation 1 of 3
13	Tribute to Kamehameha III	39	Keauhou-Kahalu'u presentation 2 of 3
14	Keauhou master plan	40	Keauhou-Kahalu'u presentation 3 of 3
15	Kamehameha Investment Corporation	41	Maps, photographs, plans
16	Culture release Kamehameha Investment Corporation	42	Property portfolio
17	sponsorship 1 of 2 Kamehameha Investment Corporation	43	Community physical master plan Royal footsteps along the Kona Coast
18	sponsorship 2 of 2	44	(corridor management plan) 1 of 3 Royal footsteps along the Kona Coast
19	Kamehameha III birth site	45	(corridor management plan) 2 of 3 Royal footsteps along the Kona Coast
20	Heiau history in jeopardy	46	(corridor management plan) 3 of 3 Keauhou Resort community physical
21	Will of Bernice Pauahi Bishop Origin, objectives, and development of the Bernice Pauahi Bishop Estate by	47	master plan 2002  Keauhou strategic master plan draft
22	Frank E. Midkiff Papa kilo: Hawaiian newspapers	48	update 9/07
23	collection Kamehameha III letter	49	West Hawai'i plan information report 6/07 West Hawai'i conceptual education plan
24	Bishop Estate 1 of 2	50	11/07
25	Bishop Estate 2 of 2 A Hawaiian center at Keauhou: an	51	Keauhou master plan culture report 6/02 Keauhou Beach Resort redevelopment
26	interim use of Kona Gardens	52	options 3/08

### Box 3

Folder #	Dates	Title or description
1	1993	Kaua'i Business magazine
2	1994	Hawaii Books List



3	1994	Newsweek
4	1995	U.S. News
5	1996	Island Business
6	1997	Hawaii Pacific Architecture
7	1998-99	Communication World
8	2000	Island Business
9	2001	Punahou Bulletin Winter
10	2002	Hi Business 1 of 2
11	2002	Hi Business 2 of 2
12	2003	Hi Business 1 of 2
13	2003	Hi Business 2 of 2
14	2004	Building Industry 1 of 3
15	2004	Building Industry 2 of 3
16	2004	Building Industry 3 of 3
17	1983-1992	Magazine articles 1 of 2
18	1983-1992	Magazine articles 2 of 2

**Box 4**

<b>Folder #</b>	<b>Dates</b>	<b>Title or description</b>
1	Sept 1936	History of Kamehameha Schools Journal of Home Economics Senior Cottage
2	1985	History of Kamehameha Schools Mr. Thompson
3	1992	History of Kamehameha Schools Myron Thompson
4	1993	History of Kamehameha Schools Trustee Thompson
5	1994-5	History of Kamehameha Schools newspaper clippings History of Kamehameha Schools Interoffice
6	1996	memorandum
7	1999	History of Kamehameha Schools Nu Hon Holt articles
8	June 1999	History of Kamehameha Schools Trustee 8 of 8
9	June 1999	History of Kamehameha Schools Trustee 7 of 8
10	June 1999	History of Kamehameha Schools Trustee 6 of 8
11	June 1999	History of Kamehameha Schools Trustee 5 of 8
12	June 1999	History of Kamehameha Schools Trustee 4 of 8
13	June 1999	History of Kamehameha Schools Trustee 3 of 8
14	June 1999	History of Kamehameha Schools Trustee 2 of 8
15	June 1999	History of Kamehameha Schools Trustee 1 of 8
16	2000	History of Kamehameha Schools Special edition articles
17	2001	History of Kamehameha Schools alerts enews flashes
18	2002	History of Kamehameha Schools charter schools
19	2002	History of Kamehameha Schools ROTC
20	2002	History of Kamehameha Schools Sandy
21	2002	History of Kamehameha Schools CEO alerts KAA
22		History of Kamehameha Schools CEO alerts
23	2002	History of Kamehameha Schools Waiahole
24	April 2002	History of Kamehameha Schools eNews
25	Aug-Sept 2002	History of Kamehameha Schools Admissions 2of 2

26	Aug 2002	History of Kamehameha Schools Admissions 1 of 2
27	Oct 2002	History of Kamehameha Schools Bill 53
28	December 2002	History of Kamehameha Schools Hawaii Kai
29	2003	History of Kamehameha Schools Budget
30	January 2003	History of Kamehameha Schools Gladys Brandt
31	November 2003	History of Kamehameha Schools Janet Zisk
		History of Kamehameha Schools Kamehameha Purchase
32	November 2003	Report

### Box 5

#### Folder # Title or description

- 1 Travel agent eNews
- 2 Order of Kamehameha
- 3 Helumoa heritage at Royal Hawaiian Center
- 4 Ala Kahakahi National Historic Trail 1 of 5
- 5 Ala Kahakahi National Historic Trail 2 of 5
- 6 Ala Kahakahi National Historic Trail 3 of 5
- 7 Ala Kahakahi National Historic Trail 4 of 5
- 8 Ala Kahakahi National Historic Trail 5 of 5
- 9 Hawaii West Ways
- 10 Ipukukui; Kau hā'uile lau ho'omalia
- 11 Kamali'iwahine Bernice Pauahi Bishop
- 12 Keauhou Bay clean-up
- 13 Tribute to Kamehameha III
- 14 Keauhou master plan
- 15 Kamehameha Investment Corporation
- 16 Culture release
- 17 Kamehameha Investment Corporation sponsorship 1 of 2
- 18 Kamehameha Investment Corporation sponsorship 2 of 2
- 19 Kamehameha III birth site
- 20 Heiau history in jeopardy
- 21 Will of Bernice Pauahi Bishop



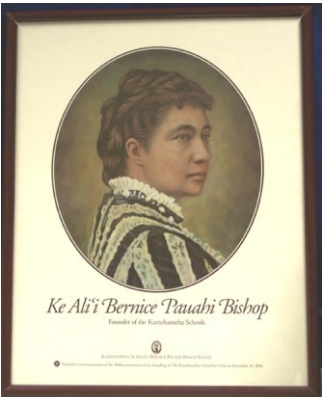
### Photographs and Slides

- Negatives in storage room freezer door, second shelf
- Box 1 Guest Dining Room, Highway, hotel entrance, guest rooms, walkway
- Box 2 Enclosure 1 Arch 14-177.1 II
- 2-1 Aerial view of Holua Slide
  - 2-2 Aerial view of Holua Slide
  - 2-3 Aerial view of Holua Slide
  - 2-4 Aerial view of Holua Slide
  - 2-5 Aerial view of Holua Slide
  - 2-6 Holua Slide cut by Ali'i Drive
  - 2-7 Slide surface at Locality 2
  - 2-8 Slide surface at Locality 2

- 2-9 Slide surface at Locality 2
- 2-10 Slide surface at Locality 2
- 2-11 Slide surface at Locality 2
- 2-12 Locality 2 view to southeast showing historic cattle wall with rock robbing pit
- 2-13 Locality 2 view to southeast showing historic cattle wall with rock robbing pit
- 2-14 Locality 1 view to south
- 2-15 Locality 1 view to north
- 2-16 Holua Slide Locality 1
- Box 3 Slides June 2003 no inventory
- Box 4 Slides variously captioned

**Awards, Logo, Posters, etc.**

**BOX 1**

Number	Image	Description	width in/cm	length in/cm
1		Kamehameha Investment Corporation Logo	11/27.9	11/27.9
2		Registered National Historic Landmark	9.5/24.1	12.5/ 31.75
3		Ke Ali'i Bernice Pauahi Bishop	19.5/49.5	15.5/39.4

4



Keauhou Ahupua'a aerial (large)

19/48.3

23.5/59.7

BOX 2

5



Keauhou Ahupua'a aerial (small)

11/27.9

16/40.6

6



Construction for Kona Resort

15.5/39.4

19.5/49.5

7



Visitors center in North Kona

12/30.5

20.5/52

8



Employee Housing

15.5/39.4

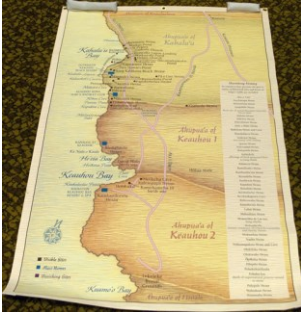
19.5/49.5

9



Keauhou Shopping Village 29.5/75 41.5/105.4

10



Ahupua'a of Kapalaalaea 54/137.2 34.5/87.6

11



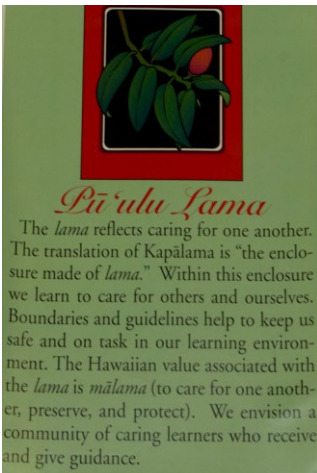
Keauhou Bay Area (Fronting the Resort) 18/45.7 28/71/1

12



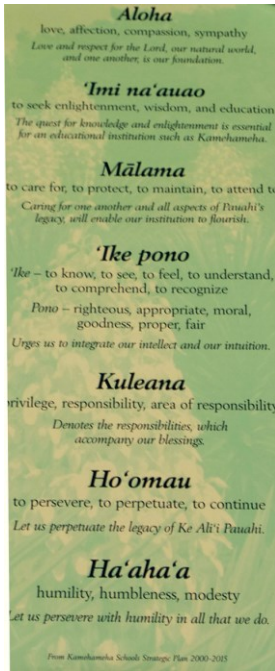
Heiau wall 18/45.7 42/106.7

13



Pū'ulu Lama 17/43.2 11/27.9

14



Hawaiian values poster

36/ 91.4

16.5/41.9

15



Aston Resort

12/30.5

18/45.7

**Publications Box 1**

Folder	
1	<i>Keauhou News</i> April –November 1999
2	<i>Keauhou News</i> January-September 2000, January 2001
3	<i>Leo</i> March-November 2001
4	<i>Leo</i> January-November 2002 Vol. 2 No. 10-15
5	<i>Leo</i> January-November 2003 Vol. 2 No.16-20
6	<i>Leo</i> January-December 2004 Vol. 2 No. 21-27
7	<i>Leo</i> January-December 2005 Vol. 2 No. 28-31
8	<i>Leo</i> January-September 2006 Vo. 2 No. 32-36

**Publications Box 2**

Folder	
1	<i>Keauhou Leo</i> November/December 2006-2007
2	<i>Keauhou Leo</i> 2008
3	<i>Keauhou Leo</i> January – May 2009
4	<i>The Voice of Keauhou Leo</i> July/August 2009-April 2013
5	<i>Ha'ilono</i> January 2003
6	Extras