



ARETÉ *collective*

# Turtle Bay Resort Residential

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## Parcel RR-3 (Lot 15)

### **HONORING THE PAST**

Since the 1970s, Turtle Bay's development plans have evolved in response to extensive community dialogue and settlement agreements. In particular, 1986 and 2015 were significant milestones in the project's development history ultimately reducing the proposed development from 3,500 to 725 remaining units on three development parcels (RR-3, H-1 and H-2) and preserving approximately 568 acres as open space in perpetuity under the historic conservation easement in 2015.

# OUR FIRST STEPS

Areté Collective's purchase as a "Guest Developer" of RR-3 and H-2 allows for the following development rights: 100 units of "resort residential" on parcel RR-3, located along the 18th hole of the Palmer Golf Course, and 250 hotel units on H-2. The first phase of RR-3 includes 4 buildings and will be complete by Q1 2027. The development plans for H-2 have yet to be determined.



## WORK WITH US! CAREER OPPORTUNITIES

Through our new development, we are proud to announce a variety of future job opportunities on the North Shore! Jobs offered will include;

- MANAGEMENT & OPERATIONS
- CONSTRUCTION & DEVELOPMENT
- GOLF & RECREATION
- GUEST SERVICES
- FOOD & BEVERAGE



Scan the QR code to learn more about upcoming career opportunities!

# DESIGNING FOR TOMORROW

Guided by the philosophy of Tomorrow's Ahupua'a, our goal is to create spaces that are not only beautiful and functional, but also sustainable and enriching for everyone. Dedicated to prioritizing sustainable design practices and renewing relationships between the land and people, our team has engaged and consulted with 80+ community members. We are committed to the following development initiatives to ensure we are addressing the needs of the community, environment and economic progression.

## ACCESS



5 miles of public access trails



65% of open space on RR-3

## ENVIRONMENTAL DESIGN



Retreat buildings between 150 - 350 feet from the certified shoreline



Using kama'āina design and sustainable materials



Building heights are well below the 90-foot height limit



Significantly reduce water usage with a new golf course design

## NATURAL & CULTURAL MANAGEMENT



Implement Wildlife Management Plan



No short-term rentals or cats allowed



Training and education of natural resources, wildlife, and culturally sensitive matters

## COMMUNITY



Utilize our Collective Good Foundation to support the community



Ongoing support of the efforts of the North Shore Community Land Trust

We are always looking for more ways to make an impact. To suggest a local youth-oriented organization or charitable opportunity, please email [northshore@arete-collective.com](mailto:northshore@arete-collective.com).

# OUR COMMITMENT TO THE COMMUNITY

Cognizant of the responsibility that comes with new development, Areté Collective is dedicated to supporting environmental, educational and cultural initiatives.

We look forward to working together with the community to strike a balance between progress and preservation!



A site blessing was held on August 2, 2024 with our team members along with Goodfellow Bros. and Kahu Kahiapo.



The Back to School Bash - Operation Backpack in July 2024 provided 200 keiki from Haleiwa, Waialua and Ko'olauloa with new backpacks and school supplies for the 2024 school year. This support was provided by the Turtle Bay Foundation and The Collective Good Foundation, Areté Collective's philanthropic organization.



Areté Collective's team hosted a barbecue for Turtle Bay golf employees on June 27, 2024. Areté assumed the operations of the Fazio and Palmer courses on July 31, 2024.

Areté Collective is a boutique real estate development company with over 25 years of community-building expertise. As a small firm, we are highly selective of our projects, ensuring we can approach each one carefully, with the utmost respect for the past, present, and future of the surrounding community and land.

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