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## Citizens Hope To Save It

# Heeiea Valley 'No Ka Oi'

The lush green valley of Heeiea will never go the way of Waikiki if the residents of the area have anything to say about it, and they are saying a great deal. Several weeks ago the Hui Ko'olau Community Association headed by Joe Harper, and the Kaneohe Outdoor Circle came to general agreement on the need for a development plan which would keep the area as beautiful as it is now, and insure that building of residences and business areas would not detract, but add to the quality of the environment.

That task has been handed over to the Windward Citizens Planning Conference's Environmental Management Committee.

The committee co-chaired by Bob Nelson and Fred Zobrist has been hard at work in the interim to draw up specific development goals, and their suggested goals have now been sent out to more than a dozen concerned groups in the area for comment.

Dedicated citizens

working with Nelson and Zobrist on the committee are Diane Peveler, Mrs. D. L. Kau, Mike McGovern, Dick Davis, John Hulten, Joe Harper, Nels Soderholm, Jack Auerbach, Clyde Cox, Bud Aronson, Bob Merriam, Ron Walker and Jim Clark.

1. The first goal established by the committee was that Heeiea Pond be permanently retained in conservation to preserve its natural beauty and historical value.

2. The committee has two alternative suggestions for accomplishing this aim. The first is that a variation of the City and County Department of Park's proposed Heeiea Biological Park be undertaken.

The proposal includes a total of 60 acres including 19 acres of land fill, a portion of the mangrove swamp, picnic sites and a sandy beach. It is suggested that the current landowner be appropriately compensated, considering a land exchange or the development of border areas with resort or recreational facilities that

could use the fish pond as a partial attraction.

The committee suggests the City/County plan should be restudied to assure that no damage is done to the shoreline environment or the scenic value of the area.

The proposed Weke and Papio Island parks are considered undesirable because of the limited natural circulation expected in the shoreward channels.

The second alternative is that the current land owner be encouraged through zoning and tax relief to preserve and improve the fish pond; that he be allowed to obtain capital for this

venture by developing resort or recreational facilities bordering the area. Also that he include in any development plans a public access and view area of the fish pond.

### CULTURAL PRESERVATION

The Environmental Management Committee sets as its second goal that the Heeiea peninsula be retained in part as living demonstration of Hawaiian culture with a minimum public use area such as a historical park

and a vista site on Kaneohe Bay.

To this end the first suggestion is that the Operator of Ulu Mau Village be encouraged to continue and expand his operation. Realizing that the lease will expire in a few years, and that the demand for a higher return on the area might force relocation of the village, the committee suggests that other incentives should be offered to maintain the peninsula in its current use; specifically tax incentives and the

development of a limited resort or commercial recreational facility near by which could in part use Ulu Mau Village and the Fish Pond as an attraction.

In addition, the committee feels that the appropriate government agency should develop a Kaneohe Bay scenic lookout on the south side of Heeiea Peninsula.

### BOAT HARBOR EXPANSION

The third goal of the committee is that the public boat harbor be (Continued on Page 17)



# Heeia Valley 'No Ka Oi'

January 9, 1978

PALM BEACH

maximize the beauty and blend into the natural landscape.

recommended.

Minimum thermal pollution of Kaneohe Bay is a "Must" as is the scrubbing and neutralizing of exhaust wastes from the burning of all fuels.

Finally, the screening of transmission lines so as to hide them as much as possible is suggested strongly.

Second is to keep as much open space as possible, and as much natural growth; public trails and similar uses considered.

The beautification of the intake canal to blend with the landscape and the boat harbor is

acceptable standards as dictated by the State and local community.

Six factors are to be considered in the development of the plant. First is to provide landscaping and architectural treatment of the plant facilities to

through a series of ponds and ultimately to the ocean at a point where the water would not affect the semi-enclosed Kaneohe Bay. The ponds in turn would be of recreational value as well as a cooling area for the water."

The committee goes on to state that should such a plan go through, HECO should be given freedom to dispose of the Heeia site to recover its investment. The new purchaser should be limited on the extent of development, being required to keep the central plain open with any residential development limited to the slopes of the surrounding hills.

The idea here is to limit urban pollution, and its detrimental effect upon the boat harbor which is the central feature of the valley.

The committee says that selected commercial development could be considered if necessary to obtain income to maintain the central plain open. It also suggests the State might acquire a portion of the area to be used as ancillary green space and recreational site.

If such a plan is not feasible, the committee's alternative is that HECO be permitted to go ahead, assuming however that thermal and air pollution by the plant is within

The need for additional power plants is recognized and accepted, as is the great number of years of planning and the expense to HECO in selecting and obtaining the Heeia Kaa Valley. It is also admitted that Heeia Valley would be the most economical location producing power at the lowest cost.

However the recommendation is based upon social considerations.

The committee report states: "In Kaaawa Valley the plant would have the least interference with the Kaneohe area. If placed along the hill and up the valley the plant would be visible for only limited distances. It is recognized that power production costs would be slightly higher because of added transmission lines, added pumping costs because of the rise above sea level, sunk costs lost at Heeia Kaa and added costs to transport fuel to the site. But the costs are thought to be negligible when reduced to the monthly bill.

"It is recognized that time will be lost as the original schedule called for purchasing of a site by 1968 in order to place the plant in operation by 1973. Hopefully this lost time can be overcome.

"Other advantages of such a site would be that cooling water be run

(Continued from Page 1) expanded and improved.

Again, there are two alternative suggestions. First is that the State of Hawaii, in cooperation with the Corps of Engineers, should be encouraged to proceed with the early development of this harbor. It is one of many throughout the state which is scheduled for improvement. However, the committee notes that unless strong local pressure is brought to bear the harbor will probably remain low on the priority list.

The second alternative is that the State should proceed with the plan using private capital for development and operation. Such a plan should be considered only if State funds are not available in the near future, and if the developer would meet the standards of the State harbor and the needs of the public.

## THE HECO PLANT

The fourth goal is the development of Heeia Kaa Valley in such a way as to provide maximum green space.

The first suggestion is that Hawaiian Electric relocate its proposed plant to Kaaawa Valley, outside the Kaneohe Bay area, where thermal and air pollution is a problem.

## Voice Asked In Kaneohe Bay's Future

A joint citizen-agency task force to consider solutions to the problem of Kaneohe Bay's pollution has been requested by the Windward Citizens Planning Conference. The WCPC has written to Governor John A. Burns with reference to the appropriation of \$500,000 granted by the last legislature for a Kaneohe Bay study.

Alan T. Sanborn, Planning Director, noted in the letter "Since time is of the essence, we strongly urge you to establish a joint citizen-agency Kaneohe Bay task force for the purpose of working with the appropriate State, Federal and County officials to establish a scope of study; to provide a vehicle for citizens participation throughout the study and implementation

process, and to insure coordination and active cooperation between the prime and supporting agencies."

Such an agency would give interested Windward groups and individual citizens a chance to take an active part in the long range planning to save the Bay, and a voice in its overall development as the area's prime recreational attraction.