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# Kaiser's Queen's Beach resort is rejected by Council panel

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Queen's Beach should be transformed from a "rock graveyard" to a park, golf course or other "open space" use, city Chief Planning Officer Don Clegg said yesterday after a key City Council committee rejected a controversial Kaiser Development Co. proposal to build a resort in that area of East Honolulu.

The Council Planning and Zoning Committee voted 8-0 — with Councilman Tony Narvaes absent — to reject a proposal to amend the general plan to designate Hawaii Kai as a secondary resort area.

For years, Kaiser has sought to build its proposed Ikekai resort at Queen's Beach between Sandy Beach and Makapuu Point, across from the Hawaii Kai Golf Course along Kalaniana'ole Highway.

The committee's recommendation will now go to the full Council at its last scheduled meeting of the year on Tuesday. The Kaiser proposal is expected to be shot down again because all nine Council members are also members of the Planning and Zoning Committee.

Planning and Zoning chairman Leigh-Wai Doo said Queen's Beach has "ecological, recreational and scenic value" and he envisions a "major regional park" there. He also noted residents were concerned that traffic on the already-congested Kalaniana'ole Highway would become worse if a resort were built at Queen's Beach.

In addition, Doo said, the Queen's Beach site is vulnerable to tsunamis which could "wash down any structures."

"What you have now is open vista" along the southeastern shore of Oahu between Hanalei Bay and Waimanalo, Coun-

cilwoman Welcome Fawcett said.

"If we lose that, we lose the last major piece of open space in East Oahu. It's also an important wildlife area," Fawcett said.

Fawcett and Doo said the Hawaii Kai Sewage Treatment Plant, transportation facilities and water supply in the area "highlight the inadequacy of current facilities to accommodate the resort proposal."

After the city changed the general plan zoning of the 210 acres from resort to preservation and park use, Kaiser went to court charging illegal "down-zoning." But federal Judge Samuel King in October tossed out the lawsuit.

Kaiser's Ikekai resort proposal is now "essentially dead," Clegg said, adding that the developer would have to "go through the whole process again" if it wants a resort in East Honolulu. "That's not too likely for success at this time," he said.

In the meantime, the city has some plans of its own — although no specific proposals — for the scenic Queen's Beach area that is "presently a rock graveyard," Clegg said.

"In terms of open space, a golf course or a golf course/park is always one possibility. And the oceanfront area should be developed so that it's more accessible to the community," Clegg said.

The beach area is difficult for swimmers, picnickers, fisher-



men and others to reach because of the rocks at the site, Clegg said.

Years ago, when Kaiser was developing the Hawaii Kai area and cutting channels to form marinas, "they came across a lot of rocks and they needed a place to put them. And that (Queen's Beach area) was as good a place as any," Clegg said.

In other Council action, the Budget Committee approved and sent to the full Council two proposed City Charter amendments recently OK'd by Oahu voters.

The proposed measures would restrict the mayor's spending freedom once the Council formally adopts the city budget. The administration's ability to move employee jobs around also would be checked. The Council would also establish a form for proposing the budget, a matter now left to the administration.