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Kaiser plans Hawaii Kai project

\$45 million for houses, apartments

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Advertiser Government Bureau

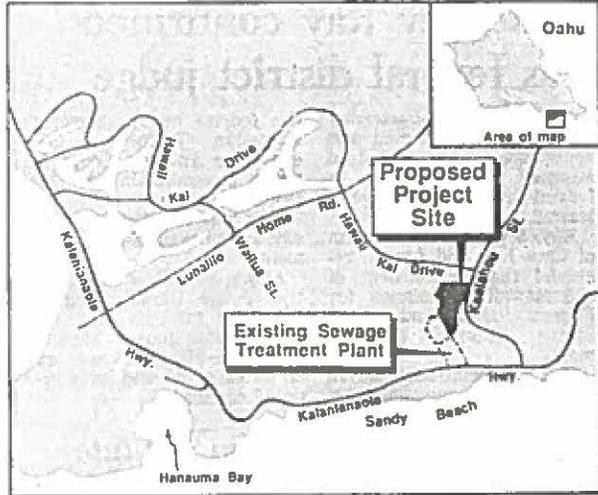
Kaiser Development Co. plans to build 48 houses and 430 apartment units on 30 acres of land mauka of its trouble-plagued Hawaii Kai Sewage Treatment Plant.

The proposed project would be on Bishop Estate-owned land now designated on the Oahu Development Plans for preservation and a garbage transfer station.

As part of its application for a development plan amendment, Kaiser has prepared an environmental impact statement on the project, which has an estimated cost of \$45 million or more.

The Hawaii Kai Neighborhood Board's planning and zoning committee is scheduled to discuss the project at 7 p.m. Wednesday at the Hawaii Kai Library.

According to the study, the project will increase local traffic and add somewhat to peak-hour congestion on Kalaniana'ole Highway, although the developers say the Hawaii Kai transportation plan they're working on for the already-approved Marina Zoning Kaluanui



project should handle that problem.

In addition, the project would add 258,840 gallons of sewage to the sewage plant's daily load.

The ability of the plant — which treats sewage from Hawaii Kai, Portlock, Kuliouou and part of Paiko — to handle existing demand is already in question. Kaiser was cited last year for safety and health violations at the plant, which Kaiser says has a capacity of 3.9 million gallons a day.

Current demand averages 3.4 million gallons a day. Kaiser has before the City Council

another project — 211 homes fronting Kalaniana'ole Highway and Sandy Beach — that would place additional demands on the plant. And 400 apartment units near the Hawaii Kai Marina were approved by the council earlier this year.

The environmental impact statement for the golf course project says, "A key action is the expansion of the plant from 3.9 (million) to 4.7 million gallons per day, with construction expected to be completed no later than the fall of 1987."

The study also notes, "The proximity of a wastewater treatment plant presents the

potential for the release of objectionable odors, but the prevailing trade winds should carry these odors away from the proposed housing area in most instances, and under normal operating conditions the wastewater treatment plant should produce no detectable airborne effluents."

In a June 19 letter attached to the environmental study, the state Department of Health said, "We find that the existing sewage treatment plant appears to be currently operating at a marginal point. Any sewage hookups from the subject project should be done only after the (sewage treatment plant) has been adequately expanded in capacity."

The Health Department also noted that treated wastewater from the plant has been used to water the adjacent Hawaii Kai Golf Course.

"The adjoining Queen's Gate residential development has been a source of many health-related complaints since June 1980," the department letter states.

However, Environmental Communications Inc., which prepared the study, noted, "Use of wastewater effluent to irrigate the Hawaii Kai Golf Course was stopped in July 1986."

Like other recent Hawaii Kai projects, the new development is expected to attract buyers with higher household incomes and a larger percentage of Mainland-born than the Oahu average, the study says.