

KUMAGAI GUMI, CAMPBELL ESTATE'S
PICTURE BRIDE?

Merchants have no country of their own. Wherever they may be they have no ties with the soil. All they are interested in is the source of their profits.

Thomas Jefferson
Third President of the United States
1801-1809. Author of the Declaration
of Independence

Nearly all of the environmental ills that beset Hawaii today are the result of piecemeal planning, headlong growth and a view of progress overwhelmingly keyed to the motive of private profit.

Stewart L. Udall, Author of Hawaii
State Open Space Plan. Secretary of the
Interior under President John F.
Kennedy, 1961-63.

A TSUNAMI of speculative global capital is inundating Hawai'i. Its largest segment is from Japan. To some, the wave is a sort of Pearl Harbor revisited.

A \$2 billion "luxury resort" called West Beach, if built, will be the biggest ever to hit the islands. It is to be financed by Kumagai Gumi, builder of Asian cities, nuclear power plants and tunnels under the Pacific Ocean. How will such qualifications affect the grave downside of Hawaii's Aloha heritage?

Beset with miscalculations, delays, community opposition, incredibly bad siting and cross current competition, Campbell Estate's and developer Herbert Horita's dream boat may be seriously hung up on some visible and hidden rocks and shoals. These include many unpleasant sights, sounds and smells hovering over and around the resort site-- clouds of toxic coral dust, burning sugarcane soot, commercial and military over-flights, cattle yards, commercial dump sites and more--in short, something for everyone's eyes, ears, noses and throats. Land use conflicts are worsening as we will see.

THE SEVEN GREAT "S"s

Favorable prospects of Site, Sand, Sun, Sea, Surf, Scenery and Sex, not necessarily in that order, are prime considerations by tourism promoters/investors. Many local urban planners are incredulous over the methods and motives of landowner, developer and financier of West Beach which has none of the great "S"s, not even a real Sand beach.

The Site is a rocky coastline surrounded with the state's most densely packed, polluting and expanding industries, Campbell's industrial "park." The project should be called West Rock.

To justify the name West Beach, developer Horita proposes dredging four several-acre artificial "lagoons" along the rocky coastline and emplacing artificial Sand beaches where practically none exist. A fifth dredging is planned for a yacht harbor.

Coastal interventions, such as building artificial lagoons and beaches, require participation of the deskbound U.S. Army Corps of Engineers. The Corps designs coastal facilities, must grant permits, drafted the Federal-State Environmental Impact Statement on West Beach, and helped design the lagoons and beaches. As we will see below, they may be faulted by laws of nature, and of the State of Hawai'i as well.

Evading NEPA and state disclosure requirements, the West Beach EIS mainly discloses some impacts of the environment on the resort rather than the reverse, and even those less than honestly.

Few know that the Army Corps has an unenviable record of design failures in Hawai'i and elsewhere. Local history says a design involvement by the Corps may constitute a failure before the project leaves the drawing boards. Like many government agencies, the Corps is more interested in its bureaucratic survival than in the efficacy of its projects. In fact, rectifications to its design failures are usually labelled "improvements" which provide new funding and geriatric extensions of the Corps'--and contractors'--operations.

Appropo the involvement of the Army Corps in the West Beach project, it is worth reviewing briefly here some of the Corps' local projects.

In Hawai'i, millions of dollars in state and federal funds have had to be spent correcting and/or terminating coastal design failures of the Army Corps for harbors, docks and moorings on all the major islands. Notable examples include 24 failed harbor structures from Hilo to Nawiliwili and a number of beaches including Waikiki, Haleiwa and elsewhere.

At Maui's Kalama Beach Park, for example, the Army Corps "saved" the "eroding" sand beach which, like most beaches, comes and goes seasonally, by covering it for a distance of half a mile with a layer of 1,000-pound boulders. "We had to destroy the beach to save it!" the District Engineer replied to critics, while the contractor pocketed big bucks in six figures.

At Kaimu's famous Black Sand Beach, the Corps proposed and designed a \$2 million wall to stop volcanic black sand from "eroding seaward" which for a century had been blowing landward with prevailing trade winds and was being mined by the Council Chairman, a contractor, for road construction.

At Kewalo Basin the Corps designed a huge revetment 15 feet high to be built in three feet of water at a cost of a half million dollars. After public protests, a U.H. lab model showed the wall would have doubled the velocity of a current it was supposed to eliminate. Later it was made known that the revetment was planned by the State DOT as a retaining wall to contain landfill for three highrise hotels Dillingham wanted to build on public domain submerged land--a payoff by Gov. John A. Burns for \$300,000 from Dillingham for the 1970 election. The project was stopped by public exposure and protest.

At Kawaihae, Hawai'i, in an experimental

joint venture with the Nuclear Cratering Group of Livermore, California, called Project TUGBOAT simulating excavating Hawaiian and Pacific reefs with nuclear explosives, the Army Corps blew a huge crater in prime fishing reefs for a boat harbor using conventional high explosives of nuclear scale. Clearly, war and earth's environment, are much too serious matters to be entrusted to the military.

Another problem surrounds the yet-to-be-built artificial beaches. They are potentially illegal. A recent letter stamped "CONFIDENTIAL" to Susumu Ono, chairman of the State Board of Land and Natural Resources from Dona Hanaike, Deputy Attorney General, reveals attempts by the Ariyoshi administration to amend the Shoreline Setback Law, Act 136 of 1970, on behalf of West Beach landowner and developer. The law prohibits mining of sand, coral and marine deposits from the shore area. A 1973 amendment extends the prohibition 1,000 feet seaward of the shoreline. The law was initiated by large demonstrations of surfers defending threatened surfing sites in 1970. Referring to correspondence from Ono to pave the legal route for West Beach dredging plans, Hanaike proposed an amendment on March 18, 1986 to HB 832 that would have replaced the counties' jurisdiction under the setback law with DLNR control, and the legal right to "grant variances to the law...in the public interest." It died in conference committee.

This confidential exchange between Ono and the A.G. is another example of the ongoing epidemic of back scenes manipulations by government officials of environmental laws and regs on behalf of large local landowners allied with global developers that are weakening Hawaii's heritage and resource defenses. Meanwhile big money flows into politicians' campaigns.

Returning to the Seven "S"s of tourism, Sun and Sea are to be found at the resort site, but of what quality? Sunrises and sunsets are often shrouded in an eerie red glow due to airborne pollutants from the Palailai dump, from rockcrushers to windward of West Beach, spent jet fuel from military and commercial aircraft operating from HIA and the nearby Barbers Point Naval Air Station and more. NAS flights over the resort are projected to increase to 271 per day in the next 14 years. West Beach tourists unable to make it to Pele's volcanic displays on the Big Island will be able to watch flickering reflections on hotel room walls of red flames from the state's two large oil refineries nearby whose tall stacks blow off burned gas night and day.

Only a few hundred yards from the resort Site is O'ahu's biggest and imposing power plant generating nearly three fourths of the island's electricity. From its stacks toxic sulphur oxides enter the atmosphere drifting seaward mornings and returning landward evenings and nights. HECO is studying plans for future conversion to coal. A coal slurry pipeline will connect the power plant with offloading tankers at the deep draft harbor interfacing with West Beach Resort.

Even more serious from the standpoint of health and safety are plumes of toxic dust arising daily from digging by crane and trucking to the Lone Star cement plant a short distance from the resort of a total of 11 million cubic yards of coral excavated from the harbor. The huge stockpile covers about a square mile

and also interfaces with the resort site. It is 60 feet high up against the resort on the southeast side and will continue to be mined for years to come. Residents of Honokai Hale, residential community sharing the property line with West Beach Resort, sued harbor contractor Peter Kiewit & Sons for respiratory illnesses and property damage they suffered from the recent dredging and stockpiling operation.

What about the Sea fronting West Beach? This writer used to spear and net fish in the Barbers Point area before WWII. The waters were among the most pristine clear and beautiful in the islands. Large schools of colorful local fish abounded among castles of live coral.

Today, the area is rapidly becoming an underwater wasteland. Coralheads are diseased and dying. Fish are scarce having died off or migrated elsewhere due to lack of food. Huge plumes of silt from dredging of the 40-foot deep harbor, visible from the air and along the shoreline, occlude the water depriving bottom algae and corals, base of the food chain, of sunlight and oxygen. When the water looks clear, the silt is laying on the bottom doing its damage to living organisms. Stirred up by summer and winter surfs, the silt is carried north along the Wai'anae Coast as far as Makaha, and south around to the Ewa Coast by oscillating tidal currents spreading ecological disaster for things and people that live in and from the sea. Dredging of the resort marina and artificial lagoons will extend the coastal disaster in scope and time. Wai'anae fishermen are sickened and angry over the losses.

If West Beach tourists choose to swim, it will be in these murky waters. The lagoons will be fed with effluents being dumped into the sea from nearby refineries, factories and the power plant.

As to viewing Hawaii's Surf, the resort area is highly temperamental. Summer south swells do not refract well there. Winter swells break occasionally off the rocky resort site stirring up the mucky silt but are seldom surfed. Best visitor viewing of surf would be elsewhere--on the fly along Waikiki or the North Shore. Ask locals.

What about Scenery? Tourists should be advised to bring color mags of resorts elsewhere in Hawai'i, in Nihongo. Mauka of the resort site, dry Ewa plains merge with drier Kahe Point foothills. The Scenery is arid brown year around, strewn with years of accumulated rubbish and plastics blown across the dry ground and stuck in scrub kiawe from the Palailai dump just mauka windward of the resort site.

The city's controversial \$195 million H-Power incinerator will be less than a mile from the resort marina, exuding dioxins, the most potent toxin known. Federal EPA is in battle with state Board of Health over lax standards regarding airborne pollutants. Garbage from all over leeward O'ahu will be burned on one side of West Beach and its ashes dumped on the other. The dumpsite is Waimanalo Gulch directly across Farrington Highway from the entrance to "luxurious" West Beach Resort. Huge trailer trucks loaded with ashes from the incinerator will be turning right at the resort entrance, into the gulch, ten round trips a day, one growling by every 24 minutes. The gulch will be in operation as a

garbage dump for 20 years after which filling of the adjacent Makaiwa Gulch will begin. Greening of the area mauka of the resort for looks is out of the question. It would take tons more water and money than available for vegetable and animal farms providing food for Hawai'i consumers by long suffering Mikilua and Wai'anae farmers.

This leaves Sex. How disappointing. Bring your own. Where find tricks among gasoline tank farms and stinky cattle yards?

So, zero for the Seven Great "S"s. How's that for Siting of Hawaii's most expensive Japan-financed future "luxury" resort?

THE DEVELOPMENT MOTIVE

In Hawaii, there never has been a ruling class or governing group that has not drawn its strength and sought its continuing advantage from land. In the Republican years land ownership meant political power. The landowners...were the government. In the Democratic years, political power meant a chance...to buy title...control development rights...and profit from it.

George Cooper and Gavan Daws
Land and Power in Hawaii. 1986.

A West Beach Resort, together with an Ewa Second City and Kuilima Resort--now Turtle Bay resort/condo development--emerged from years of "planning" by Campbell trustees and staff ("planning" in quotes since Kuilima's remote windswept outlier went broke, causing mortgage carrier Prudential to throw another chunk [\$600 million] in to save its \$\$, which brought the resort down the coast to Kawela whose long-time residents were recently evicted--all in Hawaii's tragic pattern.) Twenty years after the death of Beatrice Campbell Wrigley, now 90, the estate must divide its assets among numerous heirs. How cut up its 82,000-acre empire already worth a growing \$300 million? Easy. Load the land with every manner of urban developments--an industrial "park," huge resorts, a second city, military airport, shopping centers, and other schemes. When the time comes it's easier and more fun to divide up millions in cash than to cut up undeveloped kiawe plains of Ewa and Kahuku. Today's rumor: Campbell heirs discovered the last Great "S" and are propagating furiously.

Hawaii's top bankers, corporate officials and large landholders gather together in a group called the O'ahu Development Conference, their private planning agency. ODC long ago formulated policy to maximize Hawaii's cash earnings for themselves.

"Concentration of population," they wrote repeatedly, "creates a more intensive market."

This has become the economic "law" spawning congested highrise urban developments in Hawai'i today: For the few, profits for leisure, luxury and liberty. For the many, increasing congestion, competition for jobs, homes, space and survival--put simply, debt bondage and anxiety.

On the Star Bulletin's "Health Page" recently, an ominous 8-column headline: "City Receives Stress 'Warning' Signal--Heavy Traffic, High-Rises, Crowded Homes Blamed." In a study by Zero Population Growth, Inc., Honolulu, among 184 U.S. cities, got a high "warning" indicator for urban stress resulting from population growth.

"Honolulu has many ingredients that lead to urban stress, including crowded living conditions, heavy traffic and high-rise homes" the article said. "Those conditions take away a person's sense of privacy and influence a person's perception of being able [or not able] to control his or her environment."

Notwithstanding these and other grave warning signals, intensified urban land developments of highest benefit to Hawaii's 74 large landowners move ahead. This oligarchy of 74 controls 95 percent of Hawaii's 4.1 million acres, a fact stemming from the missionary-written Mahele land grab of 1848. Though landholding is the principal form of wealth in Hawai'i, the land-rich are basically capital-poor for large developments. So the oligarchy's formula today is to marry wealthy global corporations for joint ventures in tourism/condo developments to maximize profit. Enter Campbell Estate with its high-immigrant picture bride, Kumagai Gumi, their immaculately conceived "luxury" West Beach resort, and around \$5 billion in 21 other tourism/condo projects in Hawai'i. Their hotel operating profits, by the way, will depend significantly on docile low-wage immigrant labor, according to Horita, other tourism employers, and ample evidence.

Competition is measured by profit rates which lenders of capital--banks and financial institutions--use to calculate their interest rates. Competition among money lenders thus drives the engines of endless development forward, irrespective of social, environmental, or even long range financial hazards, failures or even a total crashout. How does West Beach fit in this picture?

Campbell formulated goals to maximize its earnings. Trustees interlocked with mortgage banks, developers and contractors. They hired Donald Wolbrink, a Pacific-wide planning agency. The plan drawn up initially called for 300,000 new people in a secondary urban center on Campbell's Ewa lands. This would nearly double the population of already congested metropolitan Honolulu. One of Wolbrink's top planners, Robert Way, was picked up as city planning director by the early Fasi administration. This enabled a modified version of Campbell's and ODC's second city plan to become administration policy. Council politicians, like the mayor, beholden to corporate-financed campaigns, then voted it into the O'ahu General Plan, where, with other modifications, it stands today. West Beach is its centerpiece in size and cost. The related Ewa Beach Marina, a Hawaii Kai-style scheme with a 115-acre artificial inland marina on Campbell land, is another. Both are luxury or super luxury developments designed to maximize profits for landowners, heirs, trustees, contractors, developers and mortgage bankers. To further elevate their profits, city planners are now planning increases in building height limits in Honolulu!

DOG FIGHT

The global corporation is the most powerful human organization yet devised for colonizing the future. By scanning the entire planet for opportunities, by shifting its resources from industry to industry and country to country, and by keeping its overriding goal simple--worldwide profit maximization--it has become an institution of unique power...They exploit the advantages of mobility while workers and governments are still tied to particular territories.

Richard J. Barnett & Ronald E. Muller
Global Reach--The Power of the
Multinational Corporations

While corporate bodies unite on common interests, they fight viciously on others. West Beach is running into a dogfight with darkraider David Murdoch. David bought ailing Castle & Cooke last year. While Campbell Estate is a big dog in our small yard, C&C, with very interesting connections in the Philippines and Central America, has a new welfare parent, Flexivan, with assets in the billions. Allied with thirsty Republicrats Anderson and Fasi, Murdoch, in this election year, may seek to sidetrack or overturn Campbell's stale luxury-development plans in view of the shortage of infrastructure funds. In an amendment Fasi has proposed to the General Plan, reference is made to "apparent sluggishness" of Campbell's second city, which includes West Beach. "In contrast...Central Oahu landowners are eager to expand developments and to work with the city" the amendment papers state. Murdoch's C&C is the big landowner in central O'ahu.

As said, our share of such schemes is more congestion, worsening job and housing crises and stress. Since few here can afford luxury homes, condos and yachts, sales advertising is targeted abroad. Including immigrant labor, rich buyers and speculators, the population continues to grow unnaturally producing rising costs, indices of stress and social conflict. Before listing some of them, let me share a few interesting figures on the question of jobs which fits in here.

Almost without exception, every proposed urban development in Hawai'i is offered as a contribution to softening our job and housing crises. Hawai'i has a permanent and increasing pool of unemployed workers--around 30,000 now, according to government figures. Actually, the reality is much worse since statistics are gathered from limited reports by employers and employment agencies, those looking at the registered work force. For every registered employed or unemployed worker, however, there are others who have given up hunting for reasons of mismatched job skills and age groups, pay below existential needs, discouragement, discrimination in hiring, travel costs from remote rural areas and other reasons.

Comparing the working age population--16 to 65--between 1940

and 1980, we found an increase of 250 percent from 302,000 to 754,000. In this same 40-year period, Hawaii's all-time high construction boom, unemployment soared from 5,110 to 31,000, an increase of 606 percent! In short, in the 40 boom years, unemployment increased twice as fast as the work force. Even from these manini government figures, one can see that under our capitalist market system, short range construction projects create long range unemployment.

Keeping this in mind, let's review some striking results of Hawaii's "...headlong growth...keyed to the motive of private profit," as observed by former Interior Secretary Udall. In addition to the chronic job crisis, we find Hawai'i has:

- * The highest cost of living in the nation in food, housing and taxes!

- * The worst housing crisis in the U.S. with less than one percent vacancy rate, a major cause of high rents, crowded living conflict and misery!

- * Double the nation's growth rate, with 60 percent of our population growth due to immigration!

- * An imbalance between residents and tourists approaching catastrophic dimension: by 1990, a million of us will be outnumbered by six and a half million tourists whose corporate agents, even more than today, will seek to dictate public policies!

- * A crime rate in Honolulu twice the national average from 1975 to 1980 and higher than six cities known as the most dangerous!

- * Increasing dependence on an unstable service economy. Annual figures plunged wildly from 23 percent growth in 1972 to 1.5 percent in '75 to minus 0.7 percent in 1980! In human terms for us regular folks, this means unpredictable job opportunities, insecurity, scary fluctuations in income, inability to plan for or achieve long range needs like housing, higher education, health and general stability!

Let's translate these figures into human terms for the nearest community to be impacted by West Beach Resort--the Wai'anae Coast.

The resort has been projected as an island of luxury in an ocean of poverty.

Four Wai'anae Coast communities--Nanakuli, Ma'ili, Wai'anae and Makaha--have a population of about 34,000. Half are Hawaiians. Many are pushouts from urban developments elsewhere. Their not too distant background includes the following: Within three generations after first foreign (haole) contact, 90 percent of their people had died or been killed by bugs, bullets or burdens introduced by outsiders! Pause here. Imagine yourself as one of a few lonely survivors of genocide in a world controlled by uncontrite descendants of its perpetrators!

Shortly thereafter their land was stolen by foreign manipulation. Landless, many were declared vagrants under foreign-imposed laws and impressed into forced labor, usually building roads to connect foreigners' plantation towns with shipping centers. By 1893, their government and remaining independence was overthrown by armed U.S. intervention.

As a direct result of these colonial events, Hawaiians are

our most oppressed people today, landless refugees in their homelands. Shoved aside by the haole system, debased and forgotten then condemned for their resulting isolation, poverty and loss of self esteem, they suffer in ways few non-Hawaiians will ever experience or understand. Crowded in Hawaii's most impoverished ghettos, in Wai'anae Coast communities, on Moloka'i and elsewhere, half of their youth are unemployed, but not skillless, denied access to their land and to job opportunities by transportation costs, mismatching of job skills and racist prejudice. Many turn to introduced drug and alcohol dependence due to insufferable pressures accompanying loss of identity in their homeland, "not lazy but evading what white men set them to, not for their comfort, but for his own, virtues: endurance, tolerance and love of children whether their own or not" as William Faulkner wrote of another oppressed race.

Now here comes a \$2 billion resort to Wai'anae from Japan, keyed not to the needs of native Hawaiians or other local poor, but to profit motives, of landowners and foreigners. West Beach will double the population, increase congestion and competition in Wai'anae. Transient tourists and wealthy foreign buyers of luxury condos will spend more to get here and back than many native Hawaiians will see in their lifetime.

Investors speculating in the local consumer market, as elsewhere, will buy or build shopping centers for the ever expanding turnover trade in foreign bodies. Prices, congestion and evictions will soar as in Waikiki from the 1920's. Waikiki land, once a vast well-populated wetland agricultural plain under Hawaiian cultivation and control, now a world capitol of tourism, sells to foreigners at \$200 a square foot. Developed by skilled Hawaiian farmers in the 1500's, Waikiki agriculture, including 38 fishponds, was destroyed by Dillingham's dredging scheme, the Waikiki "reclamation" project, early in this century. Here are the stated aims of L.E. Pinkham, at first Dillingham's bookkeeper, then appointed President of the Territorial Board of Health, later appointed governor of Hawai'i by the U.S. President: "Honolulu desires a population omitting agriculturists...residents of private fortune...Such persons as we seek desire...attractive and charming residential districts free from all objectional features and neighbors." (Waikiki Reclamation Project. 1906). Hundreds were evicted, their farms destroyed. Practically no Hawaiians now live where their forefathers once flourished, where in 1792, Archibald Menzies glowingly, and in detail, described "the luxuriant productions of the natives."

Land prices in Wai'anae, now around \$10 a square foot, will zoom as speculators flood the coast in the wake of West Beach development as they have in Kona, Kihei, Kahuku, Lahaina, Waikiki, Hanalei...

Numerous studies of the social impacts of urban developments on settled rural communities such as the landmark EDAW report on TH-3 impacts prepared by Morris Fox, document the stress and crippling losses--of homes, identities, culture, family unity, health, and community togetherness, along with rising rates of crime, alienation, drug and alcohol dependency and suffering imposed by profit-motivated urban developments from the outside.

controlled by outsiders.

Clearly, destruction of rural Waikiki by Dillingham, as by the ruling landed oligarchy elsewhere in Hawaii'i today, is creating and will continue to polarize, a 2-class rich/poor, landed oligarchy-power-centered society in Hawaii'i similar to other third world nations--and also similarly, with an explosive future.

It is inconceivable in today's epoch of third world liberation movements, that Hawaiians, especially the youth, together with allies, will not discover world trends and intensify their struggles against this highly exploitative foreign-controlled service industry whose greatest vulnerability is local hostility.

For readers concerned about West Beach or Hawaii's tourism addiction, but not its impact on Hawaii's first people, their past or present which we have emphasized here, let us be reminded that the fruit of life, like the common mango, can rot undetected from the inside. Ultimately, we float or sink together.

American Christian missionaries who played their heavy hand in colonizing, commodifying and taking over Hawaii's people, land and sea, as their descendants are today, were long ago foreclosed in their own scriptures: "He that trusteth in his riches shall fall." Proverbs 11:28.

John Kelly
June 1986