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# Planner criticizes Campbell Estate

By Gerald Kato  
Advertiser Government Bureau

The city's chief planner rapped the Campbell Estate yesterday, saying it is unwilling to commit resources and cooperate in establishing a "second city" on the more than 33,000 acres it owns on the Ewa Plain.

If there is no "significant effort" by Campbell in Ewa, the focus of future population growth may shift to Central Oahu, Chief Planning Officer Donald Clegg warned.

"I must say that the developers and landowners in Central Oahu are much more aggressive and imaginative and, most important, willing to commit resources to make their projects go. On the other hand, Campbell tends to view themselves simply as a landowner with land for sale," Clegg told a City Council conference on "Planning the Second City."

Clegg was among a dozen speakers at the daylong conference convened to examine

issues involved in planning and developing a second city where future urban growth will be directed. The city's key planning guide — the Oahu General Plan — states that growth will go west to the dry, coral-based plain of Ewa.

Outside the conference room at the Pagoda Hotel, a group that said it represented Leeward Oahu residents staged a protest against the second-city plans. Their flier said that the planning would not produce the promised jobs and housing and would harm water supplies.

Ewa was chosen as the site of the new city because it offers the advantages of being close to major employment centers, including the Campbell Industrial Park, Barbers Point Naval Air Station and the Barbers Point deep-water harbor. In addition, planning is moving ahead for residential communities at West Beach, Ewa Marina, Ewa Plantation and Makakilo.

Campbell Estate is the big-

gest property owner in Ewa and for nearly 30 years has been working on a master plan that would impose controls on planning and design of the area.

But Clegg expressed strong disappointment in Campbell.

"To be very blunt about it, Campbell Estate, while expressing a willingness and desire to have the secondary urban center located on their land in Ewa, appears unwilling to commit to the participating and the resources necessary to make it happen," Clegg said.

Development of jobs is a crucial ingredient to planning, and the Campbell Industrial Park weighs in the favor of going to Ewa, he said. Alluding to the current dispute Campbell is having with its industrial park tenants because of a big boost in lease rents, Clegg accused the estate of trying to "maximize profit from the park" rather than using it to draw the businesses and jobs to Ewa that will provide a base for urban growth there.

Oswald Stender, Campbell executive officer, said the estate is willing to work together with others to create a new and well-planned city in Ewa. While not tackling Clegg's criticism directly, Stender said the rent increase dispute at the park involves only a few people there and the estate is willing

to submit the differences to a panel of arbitrators.

Developer Herbert Horita's West Beach Resort is expected to be a premier employment and recreation center in the new city. Horita said if he gets all the necessary permits, he expects to break ground next May or June.

Horita promised a world-class resort, but said it will be more than a 20-year effort.

Ruby Hargraves, executive director of the Honolulu Community Action Program Inc., said development of a second city in Ewa "is not a panacea for Oahu's affordable housing needs." However, as new housing is built there it will open up older housing elsewhere, she said. Thus the development "could be a plus for all Oahu."

Former ILWU International Representative Eddie Tangen said a new city will be a terrific employment boon for the Leeward coast, supplying enough jobs "to employ every single employable person on the Waianae Coast." Jobs will be at all skill levels, he said.

Tangen called the project unique in that it is not a "one-shot deal," pulling in people for jobs that disappear when the project is done. Due to the long-term nature of building a second city, it will supply jobs over many years.

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