

Hawaiian plan turned down as Japanese anti-golf group arrives

KANEOHE, Hawaii — A proposal to enlarge the 18-hole, par-3 Bayview Golf Course on the shores of Kaneohe Bay here was rejected by the City Council, 9-0.

The council voted unanimously to turn down Pacific Atlas (Hawaii) Inc.'s request for a planned review use permit to expand the course to championship length.

At the same time the proposal was coming before the City Council, a representative of Japan's National Network Against Resort and Golf Course Development was visiting Kaneohe.

The expansion was opposed by area residents who wanted the city to buy the golf course site and turn it into a combination

Hawaiian cultural park and siltation basin. A siltation site at the golf course, virtually on the shores of Kaneohe Bay, could help keep soil runoff and other pollutants from flowing into Kaneohe Bay.

There had been some discussion that the site could be exchanged for a less environmentally sensitive area. The City Council's Zoning Committee recommended last summer that the expansion be approved, but the full council vote was postponed when it appeared that the vote earlier in the month would be 5-4 against the project.

The unexpected unanimous vote against the expansion was attributed to the outpouring of community opposition, some of it heard

in four hours of testimony before the council vote.

Councilman John Felix, considered a swing vote, initially supported the proposal, saying: "We are talking about the expansion of an existing project, which would enable us to have much greater control over the herbicides and pesticides used on the golf course."

"Secondly, the developer has agreed to provide a community benefits package in excess of \$20 million in exchange for council approval of the project."

A handful of Kaneohe residents and construction industry officials also spoke in favor of the expansion, saying a jungle of overgrowth surrounds the area now.

The National Network Against Resort and Golf Course Development, established in 1988, opposes golf course development in Japan and by Japan nationals in other countries. The group is trying to encourage support for two proposed laws in Japan aimed at curbing golf course construction by Japanese firms outside their country.

One law would prohibit Japanese financing of foreign golf courses; the other would outlaw purchase and resale in Japan of golf course memberships in foreign countries.

At the moment, claims group representative Gen Morita, there are 1,800 golf courses in Japan, another 350 under construction and more than 1,000 courses proposed.

Trouble faces Cosmo World in Nev., Calif.

The giant Japanese firm Cosmo World Corp. is facing trouble on two fronts — in Nevada and California.

Subsidiary Cosmo World of Nevada, Inc., which had been developing a \$600-million project called Silver Canyon near Henderson, Nev., has filed for Chapter 11 bankruptcy.

Cosmo World said the bankruptcy filing won't affect its other U.S. operations — the Pebble Beach Co. in Monterey, Calif., and Ben Hogan Co. in Fort Worth, Texas.

Pebble Beach, embroiled in an ongoing battle with local and state authorities over memberships, has a new nemesis. Monterey County has filed a tax lien against it.

The county contends that Minoru Isutani's company is more than \$3 million behind in property-tax payments.

The lien blocks any sale of the property until the county receives \$365,952 in real-estate transaction fees allegedly due from Isutani's purchase. Contending that the property is not worth what the county claims, Pebble Beach officials want the tax bill reduced.

In Nevada, Cosmo World's bankruptcy petition lists assets of \$40 million and liabilities of \$27 million.

Financial and water problems have slowed the project, which is scheduled to feature a luxury hotel, 2,500 luxury homes and a Jack Nicklaus-designed golf course.

Arizona community signs Johnson to build municipal course

PINE BLUFF, Ariz. — Pine Bluff residents will soon be playing golf at a new 18-hole championship course, according to city officials who signed on with Johnson Construction of Highland Park, Texas, to begin laying the groundwork for the course before the end of winter. The \$1.2-million, 350-acre golf course should be in play by next fall.

The course will be constructed to U.S. Golf Association standards and will feature a 2,500-square-foot clubhouse, with a small restaurant, meeting room and pro shop. It will be part of the 1,100-acre Regional Park off Highway 65.

Johnson Construction will build the course, and the city of Pine Bluff will make a 12-percent commission on the net profits for the first 20 years of operation. After that, the city will make a 12-percent commission off the gross profits. The city hopes to show a profit within the first 20 years.

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