

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Resolution Room  
Kona Hilton Hotel  
Kailua, Kona, Hawaii

*Approved*  
NOV 28 1984

September 5, 1984 - 10:00 a.m.

COMMISSIONERS PRESENT: William Yuen, Chairman  
Teofilo Tacbian, Vice Chairman  
Richard Choy  
Everett Cuskaden  
Winona Rubin  
Toru Suzuki  
Robert Tamaye  
Frederick Whittemore

COMMISSIONER ABSENT: Lawrence Chun

STAFF PRESENT: Gordan Furutani, Executive Officer  
Dora Horikawa, Chief Clerk  
Andrew Lee, Deputy Attorney General  
  
Rick Congdon, Court Reporter

HEARING

A84-566 - TSA INTERNATIONAL, LIMITED

Pursuant to a notice published in the Hawaii Tribune Herald and the Honolulu Advertiser on August 1, 1984 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by TSA International Limited to reclassify approximately 190 acres of land from the Agricultural District into the Urban District at Kaloko and Kohanaiki, North Kona, Hawaii, for a golf course.

Appearances

Wayne Minami) - Co-counsel, representing petitioner  
Roy Nihei )

Duane Kanuha - Deputy Planning Director, representing  
the Hawaii Planning Department

Annette Chock - Deputy Attorney General, representing  
the Department of Planning & Economic  
Development

A description of the property being sought to be reclassified was given by Executive Officer Gordan Furutani.

Exhibits

Petitioner's exhibits 1 through 15, and 17 through 26, were entered into evidence.

County's exhibit 1 was accepted into the record.

DPED's exhibit 1 was also admitted into evidence.

All of the persons who appeared today, having been duly sworn in, testified and were examined as set forth in the transcript.

Public Witness

William Knutson - Representing Kona Coast Chamber of Commerce

Oral testimony----- 6 to 8

Cross examination by Mr. Minami----- 8 to 9

Examination by Commissioner Cuskaden----- 9

PETITIONER

Gary T. Okamoto - Director of Planning Department, Wilson Okamoto & Associates

Direct examination by Mr. Minami-----10 to 35

Cross examination by Mr. Kanuha-----36 to 39

Cross examination by Ms. Chock-----39 to 46

Examination by Commissioner Rubin-----46 to 53

Examination by Commissioner Whittemore-----53 to 55

Examination by Vice Chairman Tacbian-----55

Examination by Commissioner Cuskaden-----55 to 64

Examination by Commissioner Choy-----64

Examination by Commissioner Tamaye-----64

Examination by Chairman Yuen-----65 to 68

Joseph Kennedy - Archaeologist, Archaeological Consultants of Hawaii

Direct examination by Mr. Minami-----69 to 87

Cross examination by Mr. Kanuha-----88 to 93

Examination by Commissioner Rubin-----93 to 95

Examination by Chairman Yuen-----96 to 98

Wayne A. Morikawa - Project Manager, Wilson Okamoto & Associates

Direct examination by Mr. Minami-----99 to 101

Examination by Chairman Yuen-----102 to 104

Kazuo Omiya - Vice President-Secretary, TSA International, Ltd.

Direct examination by Mr. Minami-----104 to 109

Cross examination by Mr. Kanuha-----109 to 111

Cross examination by Ms. Chock-----111 to 115

Examination by Commissioner Cuskaden-----115 to 118

Examination by Commissioner Whittemore-----118 to 119

Examination by Commissioner Tamaye-----119 to 120

Examination by Vice Chairman Tacbian-----120 to 121

Examination by Chairman Yuen-----121 to 127

Reexamination by Commissioner Cuskaden-----127 to 128

Chairman Yuen noted that Commissioner Cuskaden had expressed an interest in reviewing the study that will be completed by Alexander and Grant. He therefore directed petitioner to submit the study as an exhibit and if any of the parties or Commission members wish to examine the preparer of the study, it would be appropriate to reopen the hearing at that time.

HAWAII PLANNING DEPARTMENT

Norman Hayashi - Planning Division Chief

Direct examination by Mr. Kanuha-----129 to 132

Examination by Chairman Yuen-----133

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Daniel Yasui - Planner, Land Use Division

Direct examination by Ms. Chock-----134 to 136

At the conclusion of the hearing, Chairman Yuen requested that all parties indicate in writing, after receipt of the Alexander and Grant report from the petitioner, whether they would like to cross examine the preparer of the report. If not, the Commission will notify all parties in writing that the hearing has been closed. Chairman Yuen further instructed all parties of the post-hearing requirements and procedures.

The hearing was adjourned at 4:00 p.m.