

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 314
State Capitol
Honolulu, Hawaii

Approved
11/5/86

October 16, 1985 - 9:30 a.m.

COMMISSIONERS PRESENT: Teofilo Phil Tacbian, Chairman
Frederick Whittemore, Vice Chairman
Toru Suzuki
Robert Tamaye
William Yuen
Richard Choy

COMMISSIONERS ABSENT: Lawrence Chun
Everett Cuskaden
Winona Rubin

STAFF PRESENT: Esther Ueda, Executive Officer
Ray Young, Planner
Teri Oki, Acting Chief Clerk
Wendy Munekata, Court Reporter

HEARING

A85-595 - KUILIMA DEVELOPMENT COMPANY

Pursuant to a notice published in the Honolulu Star Bulletin on September 3, 1985 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Kuilima Development Company, Docket No. A85-595, to reclassify approximately 236 acres of land currently in the Agricultural District into the Urban District at Kahuku, Oahu, for a resort and golf course.

Appearances

Jan Sullivan) - Co-counsel representing the petitioner
Roy Takeyama)

Diane Kawauchi - representing the Corporation Counsel
Betsy Marcinkus - representing the Dept. of General Planning

Everett Kaneshige - Deputy Attorney General)
Tatsuo Fujimoto - Land Use Division Head) - representing
Nancy Kilonsky - Planner) DPED

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

EXHIBITS

Petitioner's exhibits 1 through 13 were received into evidence.

County's exhibit was admitted into the record.

State's exhibit was accepted into the record.

Esther Ueda, Executive Officer, pointed out the area under petition on the USGS and tax maps, and oriented it with various surrounding landmarks.

PUBLIC WITNESSES

Chairman Tacbian announced that five untimely requests to be public witnesses were received on October 11, 1985. Since there were no objections by the Commissioners, all five were allowed to testify.

Abe Kealoha - Resident of Kahuku Community

Oral testimony-----12 to 13

Raymond Ako - Resident of Hauula region

Oral testimony-----13 to 17

Examination by Commissioner Choy-----17

Examination by Chairman Tacbian-----17 to 18

James Zane - Resident of Koolauloa area

Oral testimony-----18 to 19

Cross examination by Mr. Kaneshige-----19

Examination by Commissioner Yuen-----19

Millie Keawe - Resident of Sunset Beach

Oral testimony-----19

Examination by Commissioner Yuen-----20 to 21

Guy Nakamoto - Resident of Waiahole Valley

Oral testimony-----21 to 26

Cross examination by Ms. Sullivan-----26

Examination by Chairman Tacbian-----26 to 28

PETITIONER

Francis Oda - Senior partner of Group 70

Direct examination by Ms. Sullivan-----29 to 43

Cross examination by Ms. Kawauchi-----43 to 44

Cross examination by Mr. Kaneshige-----44 to 47

Examination by Commissioner Yuen-----47 to 52

Dr. Frank Scott - Agricultural Economist

Direct examination by Ms. Sullivan-----53 to 59

Cross examination by Mr. Kaneshige-----59 to 60

Examination by Commissioner Choy-----60 to 62

Examination by Chairman Tacbian-----62 to 63

Paul Low - President of the DDP Hawaii

Direct examination by Ms. Sullivan-----63 to 69

Cross examination by Mr. Kaneshige-----69 to 72

Examination by Commissioner Whittemore-----73

Examination by Chairman Tacbian-----73 to 75

A lunch recess was called between 12:00 noon and 1:15 p.m.

1:30 p.m.

Ted Kawahigashi - Traffic engineer with Austin Tsutsumi & Associates

Direct examination by Ms. Sullivan-----75 to 89

Cross examination by Mr. Kaneshige-----89 to 91

Examination by Commissioner Whittemore-----91 to 93

Examination by Chairman Tacbian-----93 to 95

Dr. John Knox - President of Community Resources, Inc.

Direct examination by Ms. Sullivan-----96 to 107
Cross examination by Mr. Kaneshige-----107 to 108
Examination by Commissioner Whittemore-----108 to 110
Examination by Commissioner Yuen-----110
Examination by Chairman Tacbian-----110 to 111
Reexamination by Commissioner Yuen-----111 to 112

James Hallstrom - Real Estate Appraiser and Consultant

Direct examination by Ms. Sullivan-----113 to 122
Cross examination by Mr. Kaneshige-----123 to 129
Examination by Commissioner Whittemore-----129 to 130
Examination by Commissioner Yuen-----130 to 131

Dr. Paul Rosendahl - Archaeologist

Direct examination by Ms. Sullivan-----131 to 138

Dr. Bruce Plasch - Economic and financial consultant

Direct examination by Ms. Sullivan-----139 to 142
(Vice Chairman Whittemore chaired this portion of the proceedings.)
Direct examination by Ms. Sullivan-----143 to 145
Cross examination by Ms. Kawauchi-----145 to 146

Norman Quon - Project Director, Kuilima Development Company

Direct examination by Ms. Sullivan-----147
(Chairman Tacbian returned to chair this portion of the proceedings.)
Direct examination by Ms. Sullivan-----148 to 158
Cross examination by Mr. Kaneshige-----159 to 162
Examination by Commissioner Yuen-----162 to 165

COUNTY

Betsy Marcinkus - Chief of the County Development Division

Direct examination by Ms. Kawauchi-----166 to 170

Cross examination by Mr. Kaneshige-----170

Examination by Commissioner Yuen-----170 to 171

STATE

Tatsuo Fujimoto - Head, Land Use Division

Direct examination by Mr. Kaneshige-----172 to 175

Cross examination by Ms. Sullivan-----175

Cross examination by Ms. Kawauchi-----175

Chairman Tacbian instructed all parties of the post-hearing procedures. The hearing was declared closed.

The meeting was adjourned at 4:35 p.m.