

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting  
Conference Rooms 322 A & B

Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii

September 10, 1985 - 9:00 a.m.

Approved  
November 5, 1985

COMMISSIONERS PRESENT: Frederick Whitemore, Vice Chairman  
Toru Suzuki  
Richard Choy  
Robert Tamaye  
Winona Rubin  
William Yuen  
Lawrence Chun

COMMISSIONERS ABSENT: Teofilo Tacbian, Chairman  
Everett Cuskaden

STAFF PRESENT: Esther Ueda, Executive Officer  
Raymond Young, Planner  
Teri Oki, Temporary Chief Clerk  
Annette Chock, Deputy Attorney General  
Benjamin Matsubara, Special Counsel  
  
Teri Andreasen, Court Reporter

HEARING

A85-594 - AMFAC PROPERTY DEVELOPMENT CORPORATION

Pursuant to a notice published in the Honolulu Star Bulletin on August 2, 1985 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Amfac Property Development Corporation, Docket No. A85-594, to reclassify approximately 577.210 acres of land currently in the Agricultural District into the Urban District at Aualii, Waikele, Ewa, Oahu, for a planned residential community.

Appearances

Gary Wong )  
Benjamin Kudo) - Co-counsel, representing the petitioner  
Rick Tsujimura - Vice President, Amfac Property  
  
Betsy Marcinkus - Department of General Planning

Winston Wong - representing Deputy Corporation Counsel

Samuel Lee - Chairman of the Mililani/Waipio/Melemanu  
Neighborhood Board No. 25 representing  
Intervenor

James Vinton - Secretary of the Mililani/Waipio/Melemanu  
Neighborhood Board No. 25

Vice Chairman Whittemore reported that the Commission was in receipt of one timely request for intervention from Fritz McKenzie, Vice Chairman, Mililani/Waipio/Melemanu Neighborhood Board No. 25. The Commission also received seven timely requests to appear as public witnesses from the following: C. O. Andy Anderson, President, Waipahu 2000 Community Council; Bill Elston, Waipahu Neighborhood Improvement Association; Larry Tong, Waipahu Business Association; Calvin Kawamoto, Waipahu Cultural Garden Park; Robert Hiragama, Waipahu Community Association; Frank Warren, West Pearl Harbor Rotary Club; Miles Ichinose, independent businessman; and two untimely requests from R. D. Weimer, Chairman, West Oahu Soil and Water Conservation District; and ILWU Local 142. All parties were advised of the procedure the Commission will follow during the hearings.

Intervention Request

Since there were no objections from the parties and the commission, permission was granted for the intervention of the Mililani/Waipio/Melemanu Neighborhood Board No. 25.

EXHIBITS

Petitioner's Exhibits A-J, L-S were received into evidence.

County's Exhibit 1 was moved into evidence.

DPED's Exhibit was 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

C. O. Andy Anderson - on behalf of Waipahu 2000 Community Council

Oral testimony-----13 to 17

Cross examination by Mr. Lee-----17 to 24

Larry Tang - President, Waipahu Business Association

Oral testimony-----25 to 26  
 Cross examination by Mr. Kaneshige-----26 to 27  
 Cross examination by Mr. Lee-----28  
 Examination by Commissioner Choy-----28 to 29

Calvin Kawamoto - Director, Waipahu Cultural Garden Park

Oral testimony-----30 to 31  
 Cross examination by Mr. Kaneshige-----31 to 32

Robert Hiragama - Resident of Waipahu and member of the Waipahu Community Association

Oral testimony-----32 to 34  
 Cross examination by Mr. Kaneshige-----34  
 Examination by Commissioner Yuen-----35

Miles Ichinose - Owner, small business in Waipahu

Oral testimony-----36 to 37  
 Cross examination by Mr. Kudo-----37  
 Cross examination by Mr. Lee-----37  
 Examination by Commissioner Yuen-----38

The staff oriented the parties and the public to the subject property.

PETITIONER

Teney Takahashi - President of Amfac Property Investment Corporation

Direct examination by Mr. Kudo-----46 to 52  
 Cross examination by Mr. Kaneshige-----52 to 55  
 Cross examination by Mr. Lee-----55 to 68  
 Examination by Commissioner Yuen-----68 to 71

Paul Sakuda - President of Oahu Sugar Company

Direct examination by Mr. Kudo-----71 to 85  
 Cross examination by Mr. Kaneshige-----85 to 93  
 Cross examination by Mr. Lee-----93 to 97  
 Examination by Vice Chairman Whittemore-----97  
 Examination by Commissioner Yuen-----97 to 103  
 A lunch recess was called between 12:00 noon and 1:40 p.m.

1:40 p.m.

Commissioner Yuen and Special Counsel Benjamin Matsubara was not present for this portion of the proceedings.

Robert Odermatt - Architect planner, Roma Design Group

Direct examination by Mr. Kudo-----104 to 130  
 Cross examination by Mr. Kaneshige-----130 to 136  
 Cross examination by Mr. Lee-----136 to 138  
 Examination by Commissioner Rubin-----138 to 140  
 Examination by Commissioner Yuen-----140 to 142  
 Examination by Vice Chairman Whittemore-----142 to 143

Vice Chairman Whittemore noted to counsel for the Petitioner to submit the required number of colored copies of Exhibit G-I to the Commission.

Bernard Kea - President Administrator, Community Planning, Inc.

Direct examination by Mr. Wong-----144 to 154  
 Cross examination by Mr. Kaneshige-----154 to 159  
 Cross examination by Mr. Lee-----159 to 163  
 Examination by Commissioner Yuen-----163 to 168  
 Examination by Commissioner Chun-----168 to 169  
 Reexamination by Commissioner Yuen-----169  
 Examination by Commissioner Choy-----169 to 171

Herbert Minakami - Chief of the Planning and Engineering Division,  
Board of Water Supply

Direct examination by Mr. Wong-----172 to 174  
Cross examination by Mr. Kaneshige-----174 to 175  
Cross examination by Mr. Lee-----175 to 177  
Examination by Commissioner Yuen-----177 to 182  
Examination by Commissioner Choy-----183 to 184

INTERVENOR

Peter DeNeeve - Teacher, St. Louis High School

Direct examination by Mr. Lee-----184 to 189  
Cross examination by Mr. Kudo-----189 to 191  
Examination by Commissioner Choy-----192 to 194  
Examination by Commissioner Chun-----194

The meeting was adjourned at 4:10 p.m. to be continued  
tomorrow morning at 9:00 a.m.