

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Queen Liliuokalani Bldg.
4th Floor, Board Room #404
1390 Miller Street
Honolulu, Hawaii

*Approved
August 21 1979*

February 27, 1979 - 9:30 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman
Shinichi Nakagawa, Vice Chairman
James Carras
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Allan Kawada, Deputy Attorney General
Dora Horikawa, Chief Clerk

Ray Russell, Court Reporter

ACTION

SP79-333 - GEOTHERMAL EXPLORATION & DEVELOPMENT CORPORATION
APPLICATION TO ALLOW THE DRILLING OF FOUR EXPLORATORY GEOTHERMAL
DEEP WELLS AT NORTH KONA, HAWAII

Chairman Duke called on the staff planner to point out the location of the property on the maps.

Mr. Yasui also presented a very comprehensive staff memorandum relevant to this Special Permit request.

Commissioner Whitesell expressed great concern over the fact that petitioners were already drilling the wells without benefit of a Special Permit, claiming that it was a permitted use within the Agricultural District as a water well.

Chairman Duke agreed that the various agencies should be notified that Special Permits were required for geothermal explorations and that this ought to be distinguishable from drilling for water.

Commissioner Carras moved that the petitioner be granted the Special Permit, which was seconded by Commissioner Oura and unanimously passed.

HEARING

A78-445 - OCEANIC PROPERTIES, INC.

Pursuant to a notice published in the Honolulu Star Bulletin on January 27, 1979, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Oceanic Properties, Inc. to amend the land use district boundaries for approximately 227 acres of land presently in the Agricultural District into the Urban District at Waipio, Oahu, Docket A78-445.

Chairman Duke announced that two timely requests for intervention--one from Gentry-Waipio and Gentry Pacific, Ltd.; and another from Richard D. Poirier of Neighborhood Board No. 25-- had been withdrawn.

Appearances

James Funaki, Attorney for petitioner

Roger Moseley, Deputy Corporation Counsel, representing the City Department of General Planning

Maurice Kato, Deputy Attorney General, representing DPED

All of the witnesses appearing on behalf of all the parties and public witnesses were duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

Public Witnesses

Vice Chairman Nakagawa moved to admit Ms. Gale Drake, President of Mililani Environmental Association, as a witness. It was seconded by Commissioner Pascua and unanimously passed.

Upon motion by Commissioner Whitesell, seconded by Commissioner Carras, Mr. Douglas Meller, representing Life of the Land, was admitted as a witness.

Gale Drake - President, Mililani Environmental Association

Read signed petition-----	21
Cross examination by Mr. Funaki-----	22 to 23
Examination by Vice Chairman Nakagawa-----	23 to 24

Gale Drake (cont.)

Examination by Commissioner Pascua----- 24 to 25

Exhibits marked 1, 2, 3, and 4, submitted by Ms. Drake were admitted into evidence.

Douglas Meller - Life of the Land

Read from prepared testimony----- 28 to 33

Cross examination by Mr. Funaki----- 33 to 35

Upon motion by Commissioner Pascua, seconded by Vice Chairman Nakagawa, a statement received from Ms. Elizabeth Stone, marked Land Use Commission Exhibit 1 was admitted into evidence.

Exhibits

Petitioner's Exhibits 1 through 15 were admitted into evidence.

No exhibits were offered by the Department of General Planning.

DPED's Exhibits 1 through 13 were admitted into evidence.

The Commission was in recess from 12:10 p.m. to 1:45 p.m.

1:45 p.m.

PETITIONER

Randolph G. Moore - Executive Vice President, Oceanic Properties

Direct examination by Mr. Funaki----- 48 to 50

Examination by Chairman Duke----- 50 to 53

Examination by Commissioner Carras----- 53 to 54

James G. Caldwell - Project Manager, Oceanic Properties

Direct examination by Mr. Funaki----- 54 to 61

Cross examination by Mr. Kato----- 62 to 64

Examination by Commissioner Whitesell----- 64 to 68

Examination by Commissioner Carras----- 68 to 69

Keiji Amemiya - Superintendent for Budget & Accounting
Dole Wahaiawa Plantation

Direct examination by Mr. Funaki-----	70 to 76
Cross examination by Mr. Kato-----	76 to 83
Redirect examination by Mr. Funaki-----	83 to 84
Examination by Commissioner Yanai-----	84 to 86
Examination by Vice Chairman Nakagawa-----	86 to 87
Examination by Commissioner Pascua-----	87
Examination by Commissioner Carras-----	88 to 89

James Bell - President, Belt Collins & Associates

Direct examination by Mr. Funaki-----	90 to 102
Cross examination by Mr. Moseley-----	103 to 104
Cross examination by Mr. Kato-----	105 to 115
Redirect examination by Mr. Funaki-----	115 to 118
Examination by Commissioner Whitesell-----	118 to 121
Examination by Commissioner Yanai-----	121 to 122

The Chairman announced that this hearing will be continued until 9:30 a.m. tomorrow (February 28, 1979) in the DLNR Board Room.

The meeting was recessed at 4:40 p.m.