

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Department of Education Board Room  
4th Floor, Liliuokalani Building  
Honolulu, Hawaii

June 1, 1983 - 9:00 a.m.

*Approved*  
*9/8/83*

COMMISSIONERS PRESENT: William Yuen, Chairman  
Richard Choy, Vice Chairman  
Lawrence Chun  
Shinsei Miyasato  
Winona Rubin  
Robert Tamaye  
Frederick Whittemore

COMMISSIONERS ABSENT: Everett Cuskaden  
Teofilo Tacbian

STAFF PRESENT: Gordan Furutani, Executive Officer  
Joseph Chu, Planner  
Carolee Aoki, Deputy Attorney General  
Dora Horikawa, Chief Clerk  
  
Julie Sorenson Laber, Court Reporter

HEARING

A82-544 - IOLANI SCHOOL

Pursuant to a notice published in the Honolulu Star Bulletin on April 27, 1983 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of a petition by Iolani School, Docket A82-544, to reclassify approximately 201 acres of land currently in the Conservation District into the Urban District at Kaneohe, Koolaupoko, Oahu for a residential development.

Chairman Yuen announced that the Commission was in receipt of four petitions for intervention, 18 timely and 4 untimely requests to appear as public witnesses.

Of the persons representing the four petitions for intervention, only Ms. Elizabeth Ann Stone was not present today.

The following persons requesting to appear as witnesses were not present:

Senator Ralph Ajifu  
Senator Charles Toguchi

Mr. Douglas Bwy  
Ms. Karen Erhorn

Appearances

Lincoln Ishida - Attorney representing the petitioner

Steven Lim - Deputy Corporation Counsel, representing  
the City Department of General Planning

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

Intervenors

Kathryn Albu - Attorney representing the Luluku Banana  
Growers Association

Ronald Albu - Attorney representing the Hui Malama Aina  
O' Koolau

Nancy Clingan - Kaneohe Neighborhood Board

Admittance of Intervenors

Chairman Yuen announced that arguments will be heard from all of the parties regarding the intervention requests prior to taking action on these requests.

Following completion of the arguments by all of the parties, Commissioner Rubin moved to approve the intervention requests by the Luluku Banana Growers Association, Hui Malama Aina O' Koolau and the Neighborhood Board, on the condition that their attorneys and representative coordinate their presentations, streamline proceedings, and reduce repetitive testimony and cross examination; and to deny Elizabeth Ann Stone's intervention request. The motion was seconded by Vice Chairman Choy and unanimously carried by voice vote.

Chairman Yuen declared that the 18 timely requests to appear as public witnesses, with the exception of Kathryn Albu, Frederick Shiroma, Shigeharu Shiroma, Aaron Fung, Tet Choi Fung, were approved.

Upon motion by Commissioner Chun, seconded by Vice Chairman Choy, Mr. Fred Gartley was admitted as a public witness.

At the Chairman's request, staff planner oriented the Commission to the property under petition with the aid of the USGS and Tax maps.

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

Public Witnesses

Scott Chun - Banana Farmer

Oral testimony-----28 to 29

Cross examination by Mr. Ishida-----29 to 30

Examination by Vice Chairman Choy-----31 to 32

Examination by Chairman Yuen-----32

Redirect examination by Mr. Ishida-----32 to 33

Jan-Peter Preis - Architect, Planner and Urban Design  
Coordinator, Kaneohe Neighborhood Board

Oral testimony-----34 to 38

Cross examination by Mr. Ishida-----38

Cross examination by Mr. Albu-----39

Floyd Higa - Banana Grower

Oral testimony-----39 to 40

Cross examination by Mr. Ishida-----41

Cross examination by Mr. Lim-----41 to 42

Cross examination by Miss Chock-----42

Examination by Commissioner Whittemore-----43

Examination by Commissioner Rubin-----43 to 44

Examination by Commissioner Chun-----44

Examination by Chairman Yuen-----44 to 46

Examination by Vice Chairman Choy-----46

Harry Iha - Banana Farmer

Oral testimony-----47 to 48

Harry Iha (cont.)

Cross examination by Mr. Ishida-----49 to 55  
Cross examination by Ms. Albu-----55 to 56  
Examination by Commissioner Whittemore-----56 to 57

David Miranda - Kaneohe resident

Oral testimony-----58 to 60  
Cross examination by Mr. Ishida-----60 to 61  
Cross examination by Mr. Albu-----62  
Cross examination by Ms. Clingan-----62 to 65  
Examination by Vice Chairman Choy-----65 to 66

Caroline L. Sanchez - Kaneohe Resident

Oral testimony-----67 to 69  
Cross examination by Mr. Ishida-----69 to 73  
Cross examination by Ms. Albu-----73 to 74  
Cross examination by Ms. Clingan-----74  
Examination by Commissioner Whittemore-----75

Richard K. Horimoto - Banana Farmer

Oral testimony-----76 to 78  
(Accompanied by slide presentation. Witness  
was requested to provide a copy of the slides  
for the Commission's file.)  
Cross examination by Mr. Ishida-----78 to 82  
Cross examination by Ms. Clingan-----82 to 83  
Examination by Commissioner Whittemore-----83  
Examination by Chairman Yuen-----84

Robert Nakata - Kahaluu Resident

Oral testimony-----84 to 88  
Cross examination by Mr. Ishida-----88 to 89

Robert Nakata (cont.)

Cross examination by Mr. Albu-----90 to 91

The Commission was in recess from 11:53 a.m. to 1:43 p.m.

1:43 p.m.

It was moved by Vice Chairman Choy, seconded by Commissioner Chun, and unanimously agreed to permit Mr. Douglas Bwy to testify as a public witness.

Vera Rose - Vice President of Hui Malama Aina O' Koolau

Oral testimony-----93 to 97

Lola Mench - Kaneohe Resident

Oral testimony----- 98 to 101

Susan E. Miller - Honolulu Group of the Sierra Club, Hawaii Chapter

Oral testimony-----102 to 106

Fred Gartley - Kaneohe Resident

Oral testimony-----107 to 109

Cross examination by Mr. Ishida-----109

Cross examination by Mr. Albu-----110

Cross examination by Ms. Clingan-----110 to 111

Douglas Bwy - Kaneohe Resident

Oral testimony-----111 to 114

Cross examination by Mr. Albu-----115 to 117

Cross examination by Ms. Clingan-----117 to 119

At the conclusion of the testimony by the public witnesses, Chairman Yuen advised that the Commission will not enter into the contested phase of the hearing until after the acceptance of the new EIS by the Commission, inasmuch as the Commission had denied the petitioner's first EIS.

Mr. Albu requested that the action meeting for the acceptance of the EIS be held on Oahu, and the contested hearing be convened in the evening in the Windward area. The Chairman responded that the Commission will take Mr. Albu's requests under advisement.

Vice Chairman Choy requested that the County provide a witness from the Board of Water Supply at the time of the hearing.

Adoption of Minutes

The minutes of February 8, 1983 and March 15, 1983 were approved as circulated.

The meeting was adjourned at 2:30 p.m.