

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

House Conference Room 310
Third Floor, State Capitol
Honolulu, Hawaii

Approved
11/22/83

September 21, 1983 - 9:00 a.m.

COMMISSIONERS PRESENT: William Yuen, Chairman
Everett Cuskaden
Shinsei Miyasato
Winona Rubin
Robert Tamaye
Frederick Whittemore
Lawrence Chun (2:05 p.m.)

COMMISSIONERS ABSENT: Richard Choy, Vice Chairman
Teofilo Tacbian

STAFF PRESENT: Gordan Furutani, Executive Officer
Carolee Aoki, Deputy Attorney General
Dora Horikawa, Chief Clerk
Raymond Young, Planner
James Filibeck, Court Reporter

HEARING

A83-551 - OCEANIC PROPERTIES, INC.

Pursuant to a notice published in the Honolulu Star Bulletin on August 11, 1983 and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of a petition by Oceanic Properties, Inc. to reclassify approximately 256 acres of land from the Agricultural District into the Urban District at Waipio, Ewa, Oahu, for a high technology park development.

Public Witnesses

Chairman Yuen noted that the following persons had made timely requests and will therefore be permitted to testify as public witnesses:

1. Scott McArthur
2. Noel Fernandez
3. Iris Nakamura
4. Paul Peters

Mr. James Brock who had also made a timely request was not present today.

A written communication from the Chamber of Commerce of Hawaii was entered into the record.

Appearances

James Funaki, Attorney representing the petitioner

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

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

Intervention Request

Mr. Samuel Lee, representing Neighborhood Board No. 25, elaborated on his reasons for requesting to intervene in the proceedings. Both the petitioner and the State had no objections to the intervention request. However, Mr. Lim lodged the City's standard objection to the participation of neighborhood boards in agency hearings as a party. He added that it was the City's position that neighborhood boards were created to provide input in an advisory role to assist the City in its decisions.

Commissioner Cuskaden moved, seconded by Commissioner Whittemore, to approve the petition of Neighborhood No. 25 to intervene, and the motion was carried by voice vote.

Exhibits

All of the petitioner's exhibits were admitted into evidence.

All of the County's exhibits were admitted into evidence,

All of the State's exhibits were admitted into evidence.

Intervenor's exhibits 1 through 5 were admitted into the record. Exhibits 6, 6-A, 7 and 8 were withheld admittance pending receipt of the exhibits by all the parties.

The Tax Map Key and USGS Quad Map prepared by staff were marked as Commission's exhibits 1 and 2 respectively.

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

Public Witnesses

Scott McArthur - Electrical Engineering Student, University of Hawaii

- Oral testimony-----20 to 22
- Cross examination by Mr. Funaki-----22 to 23
- Cross examination by Mr. Lim-----23 to 24
- Cross examination by Mr. Lee-----24 to 26
- Examination by Commissioner Whittemore-----27
- Examination by Commissioner Cuskaden-----27 to 28
- Examination by Chairman Yuen-----28 to 29

Noel Fernandez - Electrical Engineering Student, University of Hawaii

- Oral testimony-----29 to 31
- Cross examination by Mr. Funaki-----31
- Cross examination by Mr. Lim-----32 to 35
- Cross examination by Mr. Lee-----35 to 37

Iris Nakamura - Electrical Engineering Student, University of Hawaii

- Oral testimony-----37 to 39
- Cross examination by Mr. Lim-----39 to 40
- Examination by Commissioner Cuskaden-----40
- Examination by Chairman Yuen-----41

Paul Peters - Resident of Mililani

- Oral testimony-----41 to 43
- Cross examination by Mr. Lim-----43 to 44
- Cross examination by Mr. Lee-----44 to 47
- Examination by Commissioner Whittemore-----48
- Examination by Commissioner Cuskaden-----49

PETITIONER

Warren G. Haight - Vice President, Castle & Cooke, Inc.
Chairman and President, Oceanic Properties, Inc.

Direct examination by Mr. Funaki-----49 to 52
Cross examination by Mr. Lim-----53 to 54
Cross examination by Miss Chock-----54 to 55
Cross examination by Mr. Lee-----55 to 58
Examination by Commissioner Cuskaden-----58 to 59
Examination by Chairman Yuen-----59

Randolph Moore - Executive Vice President, Oceanic Properties, Inc

Direct examination by Mr. Funaki-----59 to 70
Cross examination by Mr. Lim-----71 to 81
Cross examination by Miss Chock-----82 to 91
Cross examination by Mr. Lee-----91 to 99
Examination by Commissioner Cuskaden-----99 to 103
Examination by Commissioner Rubin-----103 to 108
Examination by Chairman Yuen-----108 to 111
The Commission was in recess from 12:15 p.m. to 2:05 p.m.

2:05 p.m.

Steven H. Miller - Project Manager, Oceanic Properties, Inc.

Direct examination by Mr. Funaki-----117 to 121
Cross examination by Mr. Lim-----121 to 129
Cross examination by Mr. Lee-----129 to 131
Examination by Commissioner Cuskaden-----131 to 136
Examination by Commissioner Chun-----136 to 138
Examination by Commissioner Whittemore-----138

Steven H. Miller (cont.)

Further examination by Commissioner Cuskaden-----138 to 139

Examination by Chairman Yuen-----140

Thomas Moore - Chairman of the Board, Intellect, Inc.

Direct examination by Mr. Funaki-----141 to 163

Cross examination by Mr. Lim-----163 to 175

Cross examination by Miss Chock-----176 to 179

Examination by Commissioner Chun-----180 to 184

Examination by Chairman Yuen-----184 to 186

Lloyd Campbell - President, Camwil International, Inc.

Direct examination by Mr. Funaki-----187 to 200

Examination by Commissioner Cuskaden-----201 to 204

The hearing was recessed at 5:00 p.m. with the announcement that the Commission will continue with the proceedings tomorrow at 9:00 a.m.