

PETITIONER'S EXHIBITS AND WITNESS LIST
A03-738 GENTRY INVESTMENT PROPERTIES
(Oahu)

OSHIMA CHUN FONG & CHUNG

LINNEL T. NISHIOKA 4279-0
 RANDALL K. ISHIKAWA 4116-0
 841 Bishop Street, Suite 400
 Honolulu, Hawaii 96813
 Telephone: (808) 528-4200

Attorneys for HASEKO (Ewa), Inc.

LAND USE COMMISSION
 STATE OF HAWAII
 2003 JUN -6 A 10:53

BEFORE THE LAND USE COMMISSION
 OF THE STATE OF HAWAII

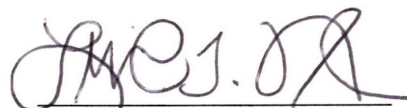
In the Matter of the Petition of	)	DOCKET NO. A03-738
	)	
GENTRY INVESTMENT PROPERTIES	)	HASEKO (EWA), INC.'S SUBMISSION
	)	OF WITNESS AND EXHIBIT LISTS
	)	
To reclassify Approximately 283 Acres of	)	
Land from the Agricultural District to the	)	
<u>Urban District at Ewa, Oahu, Hawaii</u>	)	

HASEKO (EWA), INC.'S SUBMISSION OF WITNESS AND EXHIBIT LISTS

Pursuant to the notice of prehearing conference, HASEKO (Ewa), Inc. (HASEKO), by and through its attorneys, hereby submits its witness and exhibit lists. HASEKO reserves the right to amend its witness and exhibit lists at a later date. HASEKO has not yet been admitted as a party in this proceeding.

DATED: Honolulu, Hawaii, June 6, 2003.

Submitted by:



LINNEL T. NISHIOKA
 RANDALL K. ISHIKAWA
 Attorneys for HASEKO (Ewa), Inc.

ORIGINAL

PAGE NO. 1 of 6

LAND USE COMMISSION

DOCKET NO. A03-738
PETITIONER: GENTRY INVESTMENT PROPERTIES
PARTY: HASEKO (EWA), INC.

LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	<u>ADMIT</u>
1	Kaloi Gulch Technical Committee, Interim Report, dated June 1993		
2	Letter to Ken Sprague, Director, Department of Public Works, from Nelson W.G. Lee, Executive Vice President, HASEKO (Ewa), Inc., dated April 5, 1994, together with HASEKO's Proposal for a Regional Drainage Plan for Ewa (Kaloi Gulch Drainage Plan)		
3	Letter to the Kaloi Gulch Task Force, from Nelson W.G. Lee, Executive Vice President, HASEKO (Ewa), Inc., dated August 28, 1995		
4	Technical Solution for Potential Flooding in the Kaloi Gulch Drainage Basin, dated September 18, 1997		
5	Sediment Transport Study of the Kaloi Gulch Watershed, prepared by GMP Associates, Inc., August 1995		
6	Letter from Loretta K.C. Chee, Deputy Director of Land Utilization, dated February 13, 1998, together with draft of Memorandum of Agreement		

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LAND USE COMMISSION
STATE OF HAWAII

LAND USE COMMISSION

DOCKET NO. A03-738
PETITIONER: GENTRY INVESTMENT PROPERTIES
PARTY: HASEKO (EWA), INC.

LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	<u>ADMIT</u>
7	Comment letters to draft Memorandum of Agreement		
7.1	Letter from Angela Fong of Oshima Chun Fong & Chung, on behalf of HASEKO (Ewa), Inc., dated March 20, 1998		
7.2	Letter from Dawn Suyenaga, General Counsel, on behalf of Gentry Homes, Ltd., dated April 7, 1998		
7.3	Letter from Michael A. Warren, Manager, Land Development, on behalf of The Estate of James Campbell, dated December 17, 1998		
7.4	Letter from John C. Wong, Deputy Attorney General, on behalf of the Housing and Community Development Corporation of Hawaii, dated December 18, 1998		
7.5	Draft letter from Trevor A. Brown of Chun, Kerr, Dodd, Beaman & Wong, on behalf of Coral Creek Golf, Inc., dated December 23, 1998		

LAND USE COMMISSION

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LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	<u>ADMIT</u>
8	Comment / Response letters regarding Regional Drainage		
8.1	Comment letter to Allen K. Hoe, Chairperson, and Members of the Land Use Commission, from Vicki Gaynor, Manager, Community and Government Affairs, HASEKO (Ewa), Inc., dated December 7, 1994, regarding Office of State Planning LUC Petition to Reclassify Lands to Urban District		
8.2	Comment letter to Steve Thomas, Housing Finance and Development Corporation, from Vicki Gaynor, Community & Government Affairs Manager, HASEKO (Ewa), Inc., dated April 17, 1997, regarding East Kapolei Master Plan Development Project Draft Environmental Impact Statement Notice of Preparation		
8.3	Response letter to Vicki Gaynor, HASEKO (Ewa), Inc., from Stephen Thomas, Project Manager, Housing Finance and Development Corporation, dated April 30, 1997, regarding comments to East Kapolei Master Plan Development Project Draft Environmental Impact Statement Notice of Preparation		

LAND USE COMMISSION

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LIST OF EXHIBITS

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8.4	Comment letter to Roy Oshiro, Executive Director, Housing Finance and Development Corporation, from Nelson W.G. Lee, Executive Vice President, HASEKO (Ewa), Inc., dated June 22, 1998, regarding East Kapolei Master Plan Development Project Draft Environmental Impact Statement		
8.5	Response letter to Nelson W.G. Lee, HASEKO (Ewa), Inc., from Roy S. Oshiro, Executive Director, Housing Finance and Development Corporation, dated June 26, 1998, regarding comments to East Kapolei Master Plan Development Project Draft Environmental Impact Statement		
8.6	Comment letter to Allan Ah San, University of Hawaii, from Nelson W.G. Lee, Executive Vice President, HASEKO (Ewa), Inc., dated September 22, 1998, regarding UH-West Oahu Environmental Impact Statement Preparation Notice		

LAND USE COMMISSION

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LIST OF EXHIBITS

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8.7	Response letter to Nelson W.G. Lee, HASEKO (Ewa), Inc., from Allan Ah San, Associate Vice President for Administration, University of Hawaii, dated September 24, 1998, regarding comments to UH-West Oahu Environmental Impact Statement Preparation Notice		
8.8	Comment letter to Kenneth Au, Department of Transportation, Highways Division, from Nelson W.G. Lee, Executive Vice President, HASEKO (Ewa), Inc., dated January 22, 1999, regarding North-South Road Draft Environmental Assessment		
8.9	Response letter to Nelson W.G. Lee, HASEKO (Ewa), Inc., from Kazu Hayashida, Director of Transportation, dated February 22, 1999, regarding North-South Road Draft Environmental Assessment		
8.10	Comment Letter to Eric G. Crispin, AIA, Director City and County of Honolulu Department of Planning and Permitting 650 South King Street, 7 th Floor Honolulu, Hawaii 96813 dated April 9, 2003 regarding Gentry Investment Properties Draft		

LAND USE COMMISSION

DOCKET NO. A03-738
PETITIONER: GENTRY INVESTMENT PROPERTIES
PARTY: HASEKO (EWA), INC.

LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	<u>ADMIT</u>
	Environmental Impact Statement.		
9	Excerpts from the Gentry Investment Properties Draft Environmental Impact Statement		
10	Excerpts relating to regional drainage (ppgs. 36-42, 63-64) from Land Use Commission's Findings of Fact, Conclusions of Law, and Decision and Order in the Matter of the Petition of the HCDCH, State of Hawaii to amend 1,300 acres of agricultural lands to urban lands located in Honouliuli, 'Ewa, Oahu, Hawaii dated September 8, 1999.		
11	Ewa Development Plan, Section 4.6 related to drainage.		
12	Testimony of Nelson Lee		
13	Testimony of Daniel Hong		
14	Kaloi Gulch Drainage Basin Area Map		

LAND USE COMMISSION

ORIGINAL

DOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIES

PARTY: HASEKO (EWA), INC.

LIST OF WITNESSES

NAME/ORGANIZATION/POSITION (List in Order of Appearance)	TO BE QUALIFIED AS AN EXPERT IN:	SUBJECT MATTER	WRITTEN TESTIMONY (Yes or No)	EXHIBIT NUMBER(S)	LENGTH OF DIRECT
NELSON W.G. LEE Executive Vice President HASEKO (Ewa), Inc.		Drainage impacts on Ocean Pointe project	Yes	1 – 12, 14	15 min.
DANIEL S.C. HONG President Gray Hong Bills & Associates, Inc.	Civil Engineering in the area of drainage	Kaloi Gulch Drainage	Yes	13 (includes CV)	15 min.

2003 JUN -6 A 10:53
LAND USE COMMISSION
STATE OF HAWAII

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing document were duly served on the following party, by having said copies delivered as set forth below:

BEN MATSUBARA, ESQ.
Matsubara, Lee & Kotake
888 Mililani Street, 8th Floor
Honolulu, Hawaii 96813

1 COPY
HAND DELIVERED

Attorneys for Petitioner
GENTRY INVESTMENT PROPERTIES

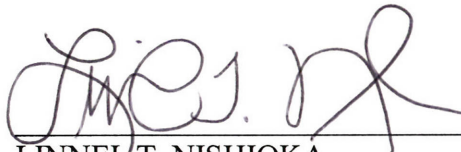
OFFICE OF PLANNING
State Office Tower
235 S. Beretania Street
6th Floor
Honolulu, HI 96813

1 COPY
HAND DELIVERED

DEPARTMENT OF PLANNING AND
PERMITTING
City and County of Honolulu
650 S. King Street
8th Floor
Honolulu, HI 96813

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HAND DELIVERED

DATED: Honolulu, Hawai'i, June 6, 2003.



LINNEL T. NISHIOKA
RANDALL K. ISHIKAWA

Attorneys for HASEKO (Ewa), Inc.

ORIGINAL

WAYNE Y. YOSHIOKA, P.E.

Manager of Transportation Planning/Traffic Engineering
Senior Supervising Transportation Engineer

Years of Experience

24

Education

B.S., Civil Engineering, University of Hawaii, 1978
Graduate Courses, University of Hawaii, University of Colorado, Denver

Professional Affiliations

Institute of Transportation Engineers

Professional Registrations

Colorado, Hawaii (transferring)

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State of Hawaii
LAND USE COMMISSION

Mr. Yoshioka has twenty-four years of experience in project management and technical analysis of major transportation studies and engineering projects working for nationwide consulting firms in Colorado and Hawaii. He has been involved in projects requiring broad, multi-disciplinary knowledge of engineering, planning, finance, and public relations.

Mr. Yoshioka is experienced in providing transportation planning and traffic engineering support for the planning of a wide range of developments. He often worked with architects, site planners, and other engineers in multi-consultant teams to develop workable traffic circulation and access schemes to both new and existing developments. His strength is his ability to adapt solid transportation engineering principles to the unique needs of each development.

Mr. Yoshioka is familiar with land use rezoning and public participation processes. He is experienced in representing clients at public meetings and hearings. He has testified before the State Land Use Commission before as an expert witness.

Mr. Yoshioka is very knowledgeable about the Ewa area, having worked on many projects within the area. He is also is very familiar with regional transportation issues and planning for Oahu.

Representative projects in which Mr. Yoshioka has been involved with Parsons Brinckerhoff and other firms include:

Transportation Planning Studies

- North-South Road Corridor Study, Ewa, Hawaii: project manager for the planning phase of a proposed arterial roadway in the Ewa area. The new arterial will provide sub-regional access into the area between Kapolei and Ewa and will involve a new interchange on H-1 Freeway. The project is being conducted for the State of Hawaii Department of Transportation.
- Fort Weaver Road Widening Project, Ewa, Hawaii: task manager for transportation planning and traffic engineering for the proposed widening of Fort Weaver Road from four to six lanes. Analysis also included evaluation of potential contra-flow lane operation on Fort Weaver Road.
- Oahu Regional Transportation Plan Study, Honolulu, Hawaii: participated in the 1995 update of the Regional Transportation Plan for the Oahu Metropolitan Planning Organization.
- Oahu Model Development Study, Honolulu, Hawaii: currently involved in a study that is developing new computerized land use and travel demand models for the Oahu Metropolitan Planning Organization.

**PARSONS
BRINCKERHOFF**

Exhibit 5a

- University of Hawaii-West Oahu Campus Study, Kapolei, Hawaii: currently providing transportation planning and traffic engineering support on a team that is conducting the initial site planning for the proposed UH-West Oahu campus.
- Mililani Mauka Roadway Master Plan, Mililani, Hawaii: project manager for a study that updated the roadway master plan for the Mililani Mauka residential development. Tasks included intersection design, roadway right-of-way evaluation and access design.
- Congestion Management System Study, Honolulu, Hawaii: worked on a study that developed a congestion management system for the State of Hawaii, Department of Transportation, Statewide Transportation Planning Office.

Transit and HOV Studies

- Primary Corridor Transportation Study, Oahu, Hawaii: provided transportation planning and traffic engineering support to a project planned by the City and County of Honolulu to provide regional and in-town bus rapid transit service in the primary transportation corridor that stretches from Kapolei to Waikiki.
- Nimitz Highway Improvement Study, Honolulu, Hawaii: task leader for traffic analysis that is evaluating a contra-flow HOV lane on Nimitz Highway proposed by the State of Hawaii Department of Transportation.
- Pearl City Bus Facility, Pearl City, Oahu, Hawaii: project manager for the traffic analysis element of the planning phase of a new bus maintenance and operations facility planned by the City and County of Honolulu. In addition to traffic analysis, provided support to noise and air quality analysis and participated in Environmental Assessment and Facilities Planning.
- Kalaniana'ole Highway HOV Facility, Oahu, Hawaii: participated in planning and design for a reversible High-Occupancy-Vehicle (HOV) facility to be located within the median of Kalaniana'ole Highway in Honolulu.

Traffic Impact Analysis Studies

- Ewa by Gentry Makai Traffic Impact Analysis, Ewa, Hawaii: project manager for traffic impact analysis that evaluated the next increment of the Ewa by Gentry development along Fort Weaver Road. Study included evaluation of intersection operations and recommendations for intersection improvements.
- Kunia Bachelor's Enlisted Quarters, Kunia, Hawaii: project manager for the traffic engineering and transportation planning portion of the design and engineering services for construction of a multi-story reinforced concrete and masonry building to provide bachelor enlisted quarters space for Naval personnel.
- Ford Island Bridge, Pearl Harbor, Hawaii: directed design and evaluation of future intersection where Ford Island Bridge Road will intersect with Kamehameha Highway. Tasks included intersection geometric design, signage, striping and traffic signal design.
- Kehalani Traffic Impact Analysis Update, Wailuku, Maui, Hawaii: project manager for traffic impact analysis that evaluated a modified program of development for an increment of the Wailuku Project District.
- Maui Lani Roadway Master Plan, Wailuku/Kahului, Maui, Hawaii: project manager for a traffic impact analysis that evaluated a proposed multi-use development in the Wailuku/Kahului area. The development included major new roadway facilities that would enhance the roadway circulation in the Wailuku/Kahului Area.

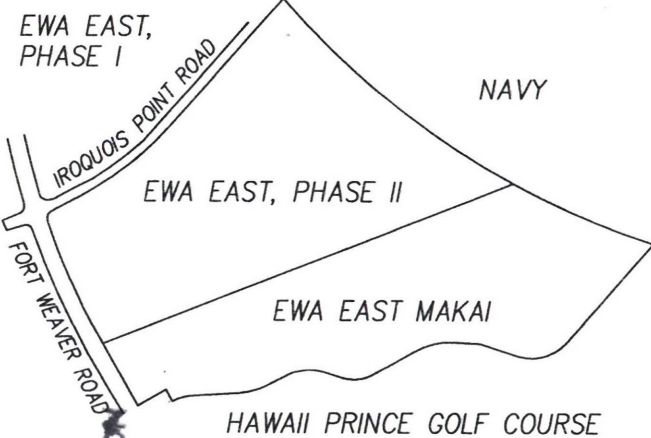
- Kapalua Project District 2 Traffic Impact Analysis, Kapalua, Maui, Hawaii: project manager for a traffic impact analysis that evaluated a proposed increment of the Kapalua Resort that would provide resort housing.
- Numerous other traffic impact analysis studies on the islands of Oahu, Kauai, Maui, and Hawaii in Hawaii.

Traffic Signal Studies

- Kunia Road/Anonui Signal Warrant Study, Kunia, Oahu, Hawaii: directed a study that evaluated the feasibility of signalizing the Kunia Road/Anonui Street intersection at the Royal Kunia Residential development on the island of Oahu.
- Meheula Parkway/Makaikai Traffic Signal Design, Mililani, Oahu, Hawaii: project manager for design of new traffic signal in Mililani Mauka development. Important issues included school pedestrian crossing.
- Pedestrian Signal Crossing for the Veterans Administration, Tripler Army Medical Center, Oahu, Hawaii - Project Manager, supervised the preparation of traffic signal design plan, specification and timing plans for a pedestrian crossing associated with the proposed Senator Sparky Matsunaga Veterans Administration Clinic.
- Lower Main Street/Waena Street Traffic Signal, Wailuku, Maui, Hawaii: oversaw an effort that developed traffic signal design, including plans, specifications, and estimates, for a new traffic signal at the Lower Main Street/Waena Street intersection.
- Lower Main Street/Hookahi Street Traffic Signal, Wailuku, Maui, Hawaii: project manager of an effort that is developing a traffic signal design, including plans, specifications, and estimates, for a new traffic signal at the Lower Main Street/Hookahi Street intersection.
- Maalaea Triangle Development, Maalaea, Maui, Hawaii: project manager of an effort that included the preparation of plans, specifications, and estimates for a new traffic signal at the intersection of New Maalaea Road and Honoapiilani Highway. This effort also involved conducting traffic signal warrant analyses and determining appropriate turn bay vehicle storage lengths.

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State of Hawaii
LAND USE COMMISSION



DEVELOPMENT KEY
NOT TO SCALE

TRUE NORTH
SCALE: 1 IN = 400 FT

LEGEND

— BOUNDARY OF DRAINAGE SUBAREA

3 • DISCHARGE POINTS FROM DRAINAGE REPORT — PROPOSED MYERS/SEIBU CHAMPIONSHIP GOLF COURSE, NOVEMBER 9, 1989



EWA EAST, PHASE II AND EWA EAST MAKAI
REVISED DRAINAGE MASTER PLAN

FIGURE 3

KN Consulting Services, Inc.

March 2003

PETITIONERS EXHIBIT 9

ORIGINAL

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition) DOCKET NO. A03-738
of)
) GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)
)
Petition For District Boundary))
Amendment)
_____)

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LAND USE COMMISSION
STATE OF HAWAII

PETITIONER'S FIRST AMENDED LIST OF EXHIBITS
AND FIRST AMENDED LIST OF WITNESSES

ATTACHMENT "A"

EXHIBITS "1" - "8"

ATTACHMENT "B"

AND

CERTIFICATE OF SERVICE

OF COUNSEL:

MATSUBARA, LEE & KOTAKE
A Law Corporation

BENJAMIN M. MATSUBARA, #993-0
CURTIS T. TABATA, #5607-0
888 Mililani Street, 8th Floor
Honolulu, Hawaii 96813
Telephone: 526-9566

Attorneys for Petitioner
GENTRY INVESTMENT PROPERTIES

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

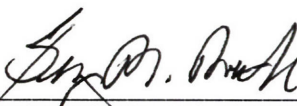
In the Matter of the Petition)	DOCKET NO. A03-738
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)	GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)	
)	
Petition For District Boundary)	
Amendment)	
_____)	

PETITIONER'S FIRST AMENDED LIST OF EXHIBITS
AND FIRST AMENDED LIST OF WITNESSES

COMES NOW, GENTRY INVESTMENT PROPERTIES ("Petitioner"), by and through its attorneys, MATSUBARA, LEE & KOTAKE, hereby submits its First Amended List of Exhibits and Exhibits (a copy of which attached hereto as Attachment "A" and made a part hereof) and First Amended List of Witnesses (a copy of which attached hereto as Attachment "B" and made a part hereof).

Dated: Honolulu, Hawaii, July 3, 2003.

OF COUNSEL:
MATSUBARA, LEE & KOTAKE
A Law Corporation



BENJAMIN M. MATSUBARA
CURTIS T. TABATA
Attorney for Petitioner
GENTRY INVESTMENT PROPERTIES

ORIGINAL

LAND USE COMMISSION

PAGE 1 OF 2LAND USE COMMISSION
STATE OF HAWAIIDOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIESPARTY: Petitioner GENTRY INVESTMENT PROPERTIES

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FIRST AMENDED LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	ADMIT
1	Planning Report, Legal Description of Property (Appendix A), Development Agreement Between Gentry Investment Properties and The Estate of James Campbell (Appendix B), Status Title Report (Appendix C), Letter of Authorization from The Estate of James Campbell (Appendix D), Letter from DPP dated 12/16/02 regarding Gentry's compliance		
	With City's affordable housing requirements (Appendix E), Ordinances 99-51 and 01-33 Relating to Affordable Housing Conditions in Unilateral Agreements (Appendix F), Letter from Tosh Hosoda to Kathy Sokugawa dated 2/5/02 regarding anticipated affordable		
	housing requirements for Ewa Makai (Appendix G), Letter from DOE dated January 9, 2002, regarding satisfaction of DOE's fair-share requirements (Appendix H), "Leaders in Waste Management" article written by Clean Hawaii Center, State Department of Business, Economic Development & Tourism (Appendix I), (1) Letter from Tom Nance		
	dated 1/31/03 regarding validity of approved water master plan for Ewa by Gentry; and (2) Letter from BWS dated 1/24/03 regarding the availability of potable water for Ewa Makai Development (Appendix J), Letters from engineering consultants regarding status of approved sewer and drainage master plans for Ewa Makai (Appendix K), Documents		
	pertaining to public input including: Affidavit confirming that adjoining property owners were sent written notification letters about the Ewa Neighborhood Board presentation on Ewa Makai; Relevant sections of the minutes of the March 14, 2002 Meeting of the Ewa		
	Neighborhood Board No. 23 in which the Board voted to support the Ewa Makai project subject to certain conditions; Minutes of the Ewa Neighborhood Board's Planning and Zoning Committee meetings of 1/15/02 and 2/28/02; A letter from a Sun Terra resident		
	opposing the zone change request; A letter from Hawaiiana Management Company, Ltd. relating to the Ewa by Gentry Community Association Board's unanimous support for the development of Ewa Makai (Appendix L), Photos of Ewa Makai (Appendix M), Letter from Bank of Hawaii regarding Gentry's financial capability to develop property (Exhibit		
	AA), Ewa Makai's Impact on Agriculture (Exhibit BB), Archaeological Survey (Exhibit CC), Botanical Survey (Exhibit DD), Avifaunal and Feral Mammal Survey (Exhibit EE), Cultural Impact Assessment (Exhibit FF), Traffic Impact Analysis (Exhibit GG, Air Quality		
	Survey (Exhibit HH), Acoustic Study (Exhibit II), Social Impact Assessment (Exhibit JJ), Market Assessments and Fiscal and Economic Impacts (Exhibit KK), Ewa Makai Project Master Plan (Exhibit LL),		
2	Written Testimony of Robert W. Brant, President and Chief Executive Officer of Gentry Homes, Ltd. and Vice-President of Gentry Pacific		

ORIGINAL

LAND USE COMMISSION

PAGE 2 OF 2

DOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIES

PARTY: Petitioner GENTRY INVESTMENT PROPERTIES

FIRST AMENDED LIST OF EXHIBITS

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ORIGINAL

LAND USE COMMISSION
STATE OF HAWAII

Planning Report is attached to the
Petition For District Boundary Amendment
and was served on the parties
on March 21, 2003

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EXHIBIT "1"

TESTIMONY OF ROBERT W. BRANT, PRESIDENT AND CHIEF EXECUTIVE
OFFICER OF GENTRY HOMES, LTD.
LAND USE COMMISSION OF THE STATE OF HAWAII – DOCKET NO. A03-738

My name is Robert W. Brant. I am President and Chief Executive Officer of Gentry Homes, Ltd., and Vice-President of Gentry Pacific, a general partner with Gentry Investment Properties, the petitioner/declarant of the petition under consideration as Docket No. A03-738.

The subject property which we at Gentry refer to as "Ewa Makai" consists of approximately 283 total acres. Its two parcels of land, divided by Fort Weaver Road, abut the makai boundary of our Ewa by Gentry community which is currently under development. The westerly portion, consisting of 168 acres, extends mauka-makai from Ewa by Gentry to Haseko's Oceanpointe development; the easterly portion, consisting of approximately 115 acres, extends from Ewa by Gentry to the Hawaii Prince Golf Course. Because the parcels abut the currently on-going Ewa by Gentry project, we view the Ewa Makai as a natural and logical extension of the Ewa by Gentry community.

HISTORY OF THE DEVELOPMENT OF EWA BY GENTRY

During the 1980s, The Gentry Companies was very active with our development of Waipio by Gentry community. However, by the mid-80s, it became very apparent that Waipio by Gentry was nearing its conclusion as a development project, and we needed to look for new opportunities. An opportunity did arise. In June of 1987, the Gentry Companies acquired the development rights to property located mauka of Ewa Beach and then entered to purchase agreements with the Campbell Estate to develop Ewa by Gentry.

The initial concept and the primary focus of the Ewa by Gentry development is to provide affordable entry level homes. We started with the delivery of 216 homes in Soda Creek in 1988. This was followed with units in Palm Villas in 1989. Our mission statement for Gentry Homes, Ltd. is "People building quality homes and communities for a better Hawaii." We achieve this mission by focusing on our Ewa projects, planning and designing entry level and move-up homes and by exercising financial discipline.

Over the years, we have been very creative in meeting the ever changing needs of the market place. The initial phases of Ewa by Gentry were traditional multi-family apartments, when the market for this type of unit disappeared in the 1990, we designed single-family detached condominium projects. The total number of homes delivered in Ewa by Gentry now exceeds 5,400 units. These include over 2,200 apartments, 800 single-family detached condominiums and 2,400 single family homes

The Ewa Makai property will be a continuation of the existing Ewa by Gentry, with the primary focus on entry level homes. We will also provide move-up

housing and some larger custom homes on larger lots. At our current rate of sales, we presently have approved and accessible land for approximately two and a half years of home construction. The approval of the Ewa Makai property will complete the Ewa by Gentry project and provide more affordable housing.

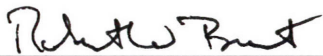
The Conceptual Master Plan for the Ewa Makai includes approximately 550 single family detached units (93 acres), 675 cluster units (64 acres), 640 multi-family units (32 acres), community facilities, including a middle school, a community recreation center complex, and two church sites (24 acres), an industrial/commercial complex (30 acres), parks (11.5 acres), open space for infrastructure/drainage (14 acres), and roadways (14.5 acres). The total proposed development on the Ewa Makai will therefore consist of approximately 283 acres. A Conceptual Master Plan for Ewa Makai is included as Figure 9.

The Ewa Makai project will be included in our current financing package with the Bank of Hawaii and First Hawaiian Bank. This facility is a two year revolving construction line and has been consistently renewed by the banks.

In connection with the development of the new housing and parks, we will complete two roadways, Kapolei Parkway and Keaunui Drive, which should help ease the traffic during the rush hours. Both of these roadways will be connected to Fort Weaver Road and will provide alternative routes.

We are continuing to work with the appropriate governmental agencies and the department of the Navy to build the permanent regional drainage facility. This will allow us access to the northeast portion of our property.

The present timetable is to begin site and house construction as soon as we receive the required approvals from the State and City and County of Honolulu.



Robert W Brant
President & Chief Executive Officer
Gentry Homes, Ltd.

Robert W. Brant
94-131 Akaku Place
Mililani, Hawaii 96789
(808) 625-9576

BUSINESS EXPERIENCE

2001-Present	Gentry Homes, Ltd. Honolulu, Hawaii Real Estate Developer President & Chief Executive Officer
2000	Senior Vice President
1994-2000	Bank of Hawaii Honolulu, Hawaii Commercial Real Estate Loan Division Senior Vice President and Manager
1993-1994	Realty and Mortgage Investors of the Pacific, Inc. A Wholly Owned Subsidiary of the Bank of Hawaii Honolulu, Hawaii Vice President
1988-1993	Castle & Cooke Properties, Inc. Honolulu, Hawaii Real estate subsidiary of Dole Food Company, Inc. with operations in Hawaii, California and Arizona Senior Vice President and Chief Financial Officer
1981-1988	FPA Corporation Pompano Beach, Florida Real estate and resort operator with operations in Florida, Pennsylvania and New Jersey Vice President and Controller
1979-1981	Certified Public Accountant Fort Lauderdale, Florida
1968-1978	Price Waterhouse Fort Lauderdale & Miami, Florida Senior Audit Manager

EDUCATION

1968	University of Miami BBA-Accounting Coral Gables, Florida
------	---

PROFESSIONAL

1994-1998	Hawaii Community Reinvestment Corporation
1989-1994	Financial Executive Institute
1989-1993	Hawaii Resort Developers Conference
1972	Certified Public Accountant, inactive

CIVIC

Building Industry Association
Hawaii Housing Development Corporation
Aloha United Way, 1993:1998
Junior Achievement of Hawaii

ORIGINAL

**Gentry Investment Properties; Petition for
District Boundary Amendment – Docket No. A03-738**

LAND USE COMMISSION
STATE OF HAWAII

2003 JUL -3 P 2:45

Written Testimony of Mark Hastert, AICP, Planner

My name is Mark Hastert, and I reside at 2436 Sonoma Street, Honolulu, Hawaii 96822. I am currently employed as President of the Queen Emma Foundation, but prior to May 16, 2003, I served as chairman of Helber Hastert & Fee, Planners, Inc, a Honolulu-based planning and environmental consulting firm where I was the Project Manager and Principal-in-Charge of the Ewa Makai Master Plan.

I have been admitted to testify as an expert witness before the Land Use Commission on a number of previous occasions, the most recent of which was the Castle & Cooke/Pacific Health Center request for the reclassification of the Koa Ridge property in Central Oahu. Other major projects in the Central Oahu and Ewa Plain for which I have testified before the Commission include Mililani Mauka, City of Kapolei, Kapolei Villages and West Loch Estates.

In early 2001, Helber Hastert & Fee was retained by Gentry Homes, Ltd. to provide master planning services for the area called Ewa Makai, a 283-acre area situated makai of the existing Ewa by Gentry development. Based on an analysis of existing conditions, an assessment of market demands for the region and a determination of public facility needs, a master plan for the area was prepared. This master plan served as the basis for subsequent environmental reports attached as appendices to the petition and summarized in the Planning Report for a State Land Use District Boundary Amendment and Zone Change Application.

Description of the Property

The subject property is comprised of two parcels in Ewa which are separated by Fort Weaver Road: Ewa Makai East (TMK 1-9-1-10:7) consisting of 114.617 acres, and Ewa Makai West (TMK 1-9-1-69:5) consisting of 167.997 acres. The Ewa Makai West parcel surrounds a 20.000 acre parcel (TMK 1-9-1-69:9) which has been retained by the Estate of James Campbell and was recently reclassified from Agriculture to Urban for use as a future shopping center.

Currently all of the lands covered by this petition are classified as Agriculture by the State. County zoning designations are AG-1 Restricted Agriculture for the Ewa Makai East parcel and AG-2 General Agriculture for the Ewa Makai West parcel.

Topography and Soils. The topography of the Ewa Makai parcels is relatively flat, with elevations ranging from 20 to 35 feet above mean sea level and an average ground slope across the property of approximately 1%. There are several natural sumps within the property ranging from approximately 4 feet to 13 feet in depth.

The Ewa coastal plains were formed initially by ponded lava from the Koolau Volcano. As the sea level rose, coral formations and marine sediments were deposited on the lava. Later, when the sea level fell again, erosion from the Waianae Mountains and the Central Oahu plateau deposited silt over these coral formations. This is the basis for the coral shelf which underlies much of the Ewa Plan.

The resulting surface soils which are predominant on the property are Ewa silty clay loam and Mamala stony silty clay loam. Generally, the soil levels are 8 to 20 inches above the coral shelf, although pockets of Ewa silty clay loam extend as far as 60 inches down. Generally, runoff is very slow to medium and erosion hazard is slight to moderate.

Approximately 30% of the project area is rated "Prime" and 70% is rated "Other" according to the Agriculture Lands of Importance in the State of Hawaii (ALISH). The UH Land Study Bureau classifies approximately 23% of the project area as "A" and the remaining 77% is classified "C". Generally, the lands which are covered by the Ewa silty clay loam (mostly in Ewa Makai East) are the "Prime" and "A" rated soils, while the Mamala stony silty clay loam lands (mostly in Ewa Makai West) tend to be the "Other" and "C" rated soils.

Climatic Conditions. The project area receives considerable sunshine year-round with temperatures ranging from lows in the 60 to 70 degree range and highs in the 80 to 90 degree range. Average annual rainfall is slightly more than 20 inches.

Flood and Drainage Conditions. Due to the relatively low rainfall and flat topography of the project area, localized flooding is not currently an issue for the undeveloped property. It is not in an area designated as a flood zone on the Federal Flood Insurance Rate maps.

Surrounding Land Uses and Structures. The Ewa Makai East portion of the project lies between proposed single family homes in Ewa by Gentry and the Hawaii Prince Golf Course, and extends east of Fort Weaver Road to the U.S. Navy boundary. The Ewa Makai West portion of the project lies west of Fort Weaver Road between Ewa by Gentry's Sun Terra residential community and Coral Creek Golf Course on the north side and Haseko's planned Ocean Pointe community on the south side. The Barbers Point Naval Air Station Golf Course lies to the west of the project.

Present Use of the Subject Property. The Ewa Makai property consists of fallow agricultural lands which were previously leased for many years by Oahu Sugar Company, Ltd. for the production of sugar cane. These leases expired a number of years ago, and for the past several years, nearly all of the property was leased to Ralph's Ranch on a month-to-month lease. However, the ranch, which also leases lands in Kunia and Kahuku, recently vacated the property, so the land is no longer in any productive use.

Description of the Proposed Development

The 283-acre Ewa Makai development is being proposed as a continuation of the existing Ewa by Gentry community. This existing community, situated immediately north of the Ewa Makai parcels, is a 1,000-acre planned development of approximately 7,000 homes, of which 5,383 had been completed and closed as of January 31, 2003.

The Conceptual Master Plan for the Ewa Makai property includes approximately 550 single family detached units on 93 acres, 675 cluster units on 64 acres and 640 multi-family units on 32 acres. It also includes community facilities (a middle school, a community recreation center complex, and two church/daycare sites) on 24 acres, an industrial/commercial complex on 30 acres, parks on 11.5 acres, open space for infrastructure/drainage on 14 acres and roadways on 14.5 acres. (Note: Campbell Estate has also retained a 20-acre parcel in the middle of Ewa Makai

for a major shopping center, but this is not included in the 283-acre total area.) The Conceptual Master Plan for Ewa Makai is attached to the Petition as Figure 9 in the Planning Report (Exhibit 1).

The existing Kapolei Parkway (that will eventually connect to the proposed North-South Road and the City of Kapolei) will be extended from the southern end of Gentry's Sun Terra subdivision to accommodate the Ewa Makai West development. Keaunui Drive, which parallels Fort Weaver Road to the east, will be extended south and then west through Ewa Makai East to connect back to Fort Weaver Road. New water, sewer, drainage, underground electric, telephone and cable systems conforming to City & County standards will be installed. Public roadways will also conform to City standards for 60-foot, 44-foot and 32-foot rights-of-way having curbs, gutters and sidewalks.

Bike lanes will be provided on all major streets in accordance with City design standards and additional bike paths will be provided where appropriate to encourage bicycle use throughout the community. The street network has also been designed to facilitate expansion of the City's "hub and spoke" transit system allowing the vast majority of the Ewa Makai residents to be within walking distance of City bus services.

Residential. Approximately 1,865 residential units are planned for the Ewa Makai area. 550 of these will be single family homes sold in fee as house and lot packages, although a few custom built homes on larger lots may also be included. Lots will average 5,000 square feet in size with an estimated density of 7.5 units per acre and prices ranging from \$300,000 to \$435,000 in 2003 dollars. All of the single family homes are located on the east and west ends of the Ewa Makai development and many have golf course or open space frontage.

Approximately 675 single family cluster homes are planned for more central locations within the development. These units are individual homes on smaller lots sold as fee simple condominiums with private streets and common landscaped open areas. These types of units have proven to be very popular for new homebuyers in Gentry's Ewa projects because they offer single family detached homes with private yards at very affordable prices. Densities for these cluster homes in Ewa Makai are approximately 12.5 units per acre, and sales prices are expected to be in the \$200,000 to \$300,000 range (2003 dollars).

Approximately 640 multi-family homes are planned for the central core or town center of Ewa Makai. These residences may include single family condominiums, duplexes, town homes or stacked flats, with product types being largely dependent on market conditions at the time of sale. Overall densities are expected to average 20 units per acre with building heights of 2 and 3 stories. Sales prices are expected to be in the \$150,000 to \$200,000 range in 2003 dollars.

To minimize the need for vehicular transportation, the higher density units are located in close proximity to public transportation routes, commercial facilities, schools, parks, church/day care centers and recreation centers. Pedestrian walkways and bikeways will be incorporated to enhance internal circulation between major activity centers and residential areas.

Parks and Open Space. Two public parks are planned for the Ewa Makai area. One is an 8-acre facility which is a focal point of the town center area. The other is a 3.5-acre extension of a 6.8-acre park which is planned for the existing Ewa by Gentry development along Keaunui Drive. A 2-acre private community recreation center is also planned along the Kapolei Parkway to serve the residents of Ewa Makai.

Major open spaces are also planned for Ewa Makai East and West which also serve as part of the regional drainage systems. In Ewa Makai West, a 14-acre parcel serves as an open space link between the existing Coral Creek golf courses and the proposed Ocean Pointe course. This area will be a very wide shallow grassed swale which is part of the Kaloi Gulch regional drainage network. In Ewa Makai East, a series of grassed swales and retention/detention basins are currently planned to provide an attractive open space network that will also accommodate runoff during major storm conditions.

Industrial-Commercial Area. A 30-acre industrial-commercial complex is intended as an adjunct to the proposed 20-acre Laulani Commercial Center which is on land retained by Campbell Estate and already zoned for urban uses. The industrial-commercial complex is intended to provide supplemental services to meet the needs of the Ewa community and to also provide a major source of employment for an estimated 1,500 people at build-out. Lots would range in size from 15,000 square feet to 3 acres with a total of 35 to 40 lots to be used for warehousing, light assembly operations, wholesaling, commercial and other permitted uses. Buildings are not expected to exceed 40 feet in height, and a 30-foot wide landscape and drainage easement will be provided between the buildings and the Ocean Pointe boundary.

Schools and Church/Day Care Centers. In accordance with recommendations of the Department of Education, an 18-acre site on the Kapolei Parkway will be dedicated for the construction of a middle school for grades 6 through 8. Existing and proposed elementary and high schools in other nearby communities in Ewa are anticipated to accommodate the projected student enrollment from the Ewa Makai development.

Two 2-acre church sites are also planned for Ewa Makai. It is envisioned that these will also include facilities for day care, pre-school and/or other community services when not being used for religious functions.

Development Timetable

The current timetable for the development of Ewa Makai assumes that State and City land use entitlements will be approved by the first quarter of 2004. Based on an 18-month construction period for the first increment of homes, delivery could start in late 2005.

The timely development of Ewa Makai is necessary to enable the continued development of Gentry's projects in Ewa, particularly with the recent demand for housing based on the low prevailing home mortgage rates. Although there are a few remaining zoned parcels in the adjacent Ewa by Gentry development, these are expected to be completed and sold as quickly as construction permits. (There remains an area in the northeast corner of Ewa by Gentry which requires additional Federal, State and County permits and approvals because it needs to drain into Pearl Harbor. Although the review and approval process has been underway for some time, final approval to proceed with the development is still several years away.)

Assessment of the Impacts of the Proposed Development

Agriculture. A study on Ewa Makai's impact on agriculture was done by Decision Analysts Hawaii, Inc. (DAHI) in February 2002 and is included as Exhibit BB in the Petition for District Boundary Amendment.

In its study, DAHI concludes that the loss of agriculture land will not adversely affect the growth of diversified agriculture due to the vast amount of land that has been released from plantation agriculture. The amount of land required to satisfy the demand for diversified crops that can be grown and marketed profitably in Hawaii is far less than the land currently available for agricultural uses.

The existing cattle ranching operations (approximately 20 head) are not highly productive due to the low rainfall in the area, and any future use of the land for crop farming would be limited by a lack of access to large volumes of low-cost irrigation water and by nuisance problems with neighboring residential communities.

Recreation and Scenic Resources. The land in the Ewa Makai area is flat, dry and covered with low scrub growth. It is fenced to keep cattle in and people out, and thus, provides little scenic value and is not available for existing recreational uses. Future development will provide parks, a recreation center and large open spaces and greenways which will be available for recreational purposes. Walkways and bikeways will traverse much of the area and link it to other surrounding communities. The large open areas and roadway corridors will allow vistas of the Waianae and Koolau Ranges for the area's residents.

Archeology and Hawaiian Cultural and Traditional Rights. An archeological survey and a cultural impact assessment for the proposed Ewa Makai development were conducted and prepared by Pacific Legacy, Inc., in April 2002 and January 2003 and their findings are included as Exhibits CC and FF in the Petition for District Boundary Amendment.

The archeological survey failed to locate any archeological sites due to extensive sugar cultivation activities in years past. The cultural impact assessment indicated that the Ewa plain was fairly desolate in late pre-Contact and early post-Contact times due to its harsh environment, and thus, it is felt that there is also a low probability of subsurface cultural resources being found in the Ewa Makai area. However, should such resources be encountered, work in the immediate area will cease and the State Historic Preservation Office will be contacted.

Flora and Fauna. A botanical survey of Ewa Makai was conducted by Char & Associates in June 2001 and its findings are included as Exhibit DD in the Petition for District Boundary Amendment. Written testimony has also been prepared by botanical consultant Winona Char and submitted to the Land Use Commission. A survey of birds and mammals on the site was conducted by environmental consultant Phil Bruner in April 2001 and its findings are included as Exhibit EE in the Petition for District Boundary Amendment.

The faunal survey found no native birds, and the only mammal observed was the Small Indian Mongoose. No endangered or threatened species of birds or mammals were found on the Ewa Makai site.

Traffic. A traffic impact analysis for Ewa Makai was prepared by Parsons Brinkerhoff Quade & Douglas, Inc. in December 2002 and is included as Exhibit GG in the Petition for District Boundary Amendment.

The addition of over 1,800 homes in the middle of the Ewa Plain will add a considerable number of vehicles to the regional roadway network. The Ewa Makai development will provide internal roadways that will help build this regional system including an extension of the Kapolei Parkway

and the extension of Keaunui Drive connecting the Parkway to Fort Weaver Road. However, it is the completion of the major planned off-site roadways that will have the biggest mitigating effects on the Ewa Makai residents.

These new roadways include the northern extension of the Kapolei Parkway from Ewa Villages to Kapolei Villages, through the City of Kapolei and ultimately connecting to Ko'Olina. They also include the construction of the North-South Road between the H-1 Freeway and Kapolei Parkway, the extension of the Kapolei Parkway south of Ewa Makai through Ocean Pointe and the widening of Fort Weaver Road. All of these are scheduled to be paid for, in part, by the recently enacted ordinance establishing a mechanism for collecting roadway impact fees from purchasers of homes within the Ewa area.

In addition to the regional roadway improvements that will be covered under the impact fee ordinance, the traffic study identifies roadway improvements that will be the responsibility of the developer. The study concludes that with the recommended roadway and traffic improvements, the roadway system can accommodate the traffic generated by the proposed land uses.

Air Quality. An air quality study for Ewa Makai was prepared by B.D. Neal & Associates in November 2002 and is included as Exhibit HH in the Petition for District Boundary Amendment.

The study addressed both short-term and long-term potential impacts that could be associated with the proposed project. Short-term impacts generally related to the control of fugitive dust during construction. This is of particular concern in this area because of its dry and windy nature and its proximity to existing homes. Gentry has prepared and followed a dust control program for its other developments in Ewa by Gentry and plans to implement a similar program for Ewa Makai.

Long-term impacts generally focused on motor vehicle emissions at project build-out. The analysis indicated that carbon monoxide concentrations were estimated to either remain unchanged or increase slightly at some locations compared to the "without project" case. However, worst-case concentrations should remain within both national and state standards. Therefore, implementing mitigation measures for traffic-related air quality impacts was deemed to be unnecessary and unwarranted.

Noise. A noise study for Ewa Makai was prepared by Y. Ebisu & Associates in November 2001 and is included as Exhibit II in the Petition for District Boundary Amendment.

The study indicated that the Ewa Makai project would increase traffic noise along major roadways in the region by 0.8 to 1.6 DNL (Ldn) by 2010 which should not be a discernible increase. However, regional traffic in 2010 along Ft. Weaver Road and the Kapolei Parkway will generate noise levels above 65 DNL (the FHA/HUD noise standard used to determine if traffic noise mitigation measures may be required), thus requiring residential locations fronting these roadways to have some form of noise mitigation provisions.

Aircraft noise contours indicate that planned residential or other noise sensitive uses within Ewa Makai are located outside Honolulu International Airport's existing and forecasted 60 DNL contours, and are in conformance with local planning guidelines for the siting of noise sensitive land uses in the vicinity of airports. Therefore, special aircraft noise attenuation measures should not be required for this project, although airport noise disclosure provisions will be necessary for some portions of the project area.

Construction noise is also expected to be audible from adjacent existing developed areas. Although some noise is unavoidable, the use of quiet equipment and construction curfew periods will be utilized where and whenever possible.

Public Services and Facilities. Police protection for the Ewa Makai area will be provided by the Kapolei Police Station. A small police substation serving the Ewa Beach area is located on Fort Weaver Road next to the existing 7-eleven store. The additional population of approximately 6,000 people created by the Ewa Makai development will generate a need for additional police services. However, as an extension of the Ewa by Gentry community, Ewa Makai will have on-site security and will be part of an established community watch program to help mitigate impacts on police services in the area.

Fire protection for the Ewa Makai area will be provided by firefighters from the Waipahu Fire Station with back-up from the Ewa Beach and Kapolei Fire Stations, all of which are 4 to 6 minutes away. The project will increase the demand for fire protection services by adding approximately 1,900 new housing units and other structures to the Ewa region which may require additional staffing but will not require any additional fire stations.

Emergency medical services (EMS) for Ewa Makai will be provided by ambulances located at St. Francis West and the Waipahu Fire Station as well as a rapid response unit at Kalaeloa. The average response time to the project site is six to nine minutes.

Refuse collection will be provided by either the City's automated pick-up service for single family subdivisions or private refuse services for multi-family and commercial areas. Most of the waste material will go to the City's Waimanalo Gulch Sanitary Landfill which will have capacity to accommodate the Ewa Makai Development until it reaches its capacity in mid-2008. The City has begun the procedure to find a replacement landfill site and is also expanding its H-POWER facility to increase capacity and improve reliability. It is also investigating alternative technologies to handle solid waste and reduce the need for future landfill space.

Water Resources. Information on water resources for Ewa Makai was conveyed by Tom Nance of Tom Nance Water Resource Engineering in January of 2003 and is included in the Planning Report. Written testimony was also prepared by Tom Nance and submitted to the Land Use Commission.

Based on the land uses proposed for the Ewa Makai area, the project will require an average potable water supply of approximately 1.0 million gallons per day (MGD) and a non-potable supply of 0.135 MGD. It is anticipated that the potable supply will come from the Board of Water Supply's (BWS) Ewa Shaft which was recently acquired from Campbell Estate and is dedicated specifically to serve development projects in the Ewa Development Plan area (including Ewa Makai). The Ewa Shaft currently has an allocation of 12.154 MGD, and together with other BWS sources and Gentry's timetable for developing Ewa Makai, it is anticipated that there will be an adequate supply of potable water for the project.

Non-potable water requirements for Ewa Makai will most probably be supplied by existing caprock wells in the immediate vicinity. Based on recent reductions in draws on the caprock supply by the conversion of several area golf courses to reclaimed effluent from the Honouliuli Waste Water Treatment Plant, the irrigation quality of the caprock water should not be impacted by this modest use of the resource.

Wastewater Disposal. The Ewa Makai development is located in the tributary area of the Honouliuli Wastewater Treatment Plant. Wastewater flow generated from this land is proposed to be discharged into an existing 84-inch interceptor sewer in Geiger Road which has sufficient capacity to accommodate the proposed flows from the development.

The Honouliuli Wastewater Treatment Plant provides primary treatment of sewage and has a design capacity of 38 million gallons per day (MGD). A portion of the flow is treated to the secondary level and is conveyed to another treatment facility for reuse in the Ewa area. The current flow to the plant is 26 MGD, and the proposed project will discharge an estimated 1.0 MGD leaving approximately 11 MGD for other future development.

Consistency with Applicable Public Plans and Land Use Policies

State of Hawaii Plans and Policies

State Land Use Law. A reclassification of the subject property from the “Agricultural” to “Urban” district is being sought under the provisions of the State Land Use Law. The project would be in conformance with the standards for determining Urban District boundaries under § 5-15-18, Hawaii Administrative Rules (HAR) as follows:

- *Lands characterized by “city-like” concentrations of people, structures, streets, urban level of service, and other related land uses.* Ewa Makai will be an extension of the Ewa by Gentry community and part of the growing Kapolei region, an area which is expected to reach a population of over 89,000 people and over 32,000 jobs in 2010. Ewa Makai will have all of the “city-like” concentrations of people, structures, streets, urban level of services, and other related land uses that exist in the surrounding Ewa developments.
- *Takes into consideration the proximity to centers of trading and employment, the availability of basic services, and sufficient reserve areas for foreseeable urban growth.* Ewa Makai will not only be in proximity to existing centers of trading and employment (Kapolei, Waipahu, Ewa by Gentry, Ewa Beach, Barbers Point, Campbell Industrial Park and Pearl Harbor), it will also generate new employment in its proposed 30-acre industrial-commercial center. Upon completion of the necessary off-site and on-site infrastructure and development, it will be adequately serviced by schools, parks, water, wastewater, solid waste, drainage, public utility and transportation systems along with police and fire protection. Even with the completion of the Ewa Makai development, sufficient reserve areas for foreseeable urban growth will remain in the Ewa Plain.
- *Satisfactory topography, drainage, and reasonably free from damages of any flood, tsunami, unstable soil condition, and other adverse environmental effects.* The average slope is approximately one percent across the site and none of the soils are unstable. The Federal Flood maps for the area indicate that flood hazards are “undetermined” and the project lies four to six thousand feet from the shoreline, so tsunami inundation is not a potential problem.
- *Contiguity with existing urban areas.* The Ewa Makai development lies between and is contiguous with the two existing urban areas of Ewa by Gentry and Ocean Pointe, and acts as an “urban infill” site.

- *Appropriateness of location for new urban concentrations, especially areas of urban growth as shown on the state and county general plans.* The Ewa Makai area is part of the Ewa plain, which is generally supported for urban growth by State plans and policies and is specifically identified for urban development in the County's General Plan and the Ewa Development Plan.
- *Will not contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.* The project will not contribute toward scattered spot urban development, as it will be an extension of the existing Ewa by Gentry community. Gentry will develop all of the infrastructure to serve the proposed development, and public services will not be unreasonably burdened nor will there be any unreasonable public investment required.

Hawaii State Plan. The Hawaii State Plan contains objectives, policies and priority guidelines addressing subjects and issues of statewide concern. Those that are relevant to the Ewa Makai project are included in the Planning Report for a State Land Use District Boundary Amendment and Zone Change Application. The descriptions accompanying each of them show that the project is consistent with State planning goals.

City & County of Honolulu Plans and Policies

General Plan. The General Plan of the City & County of Honolulu is a comprehensive statement of objectives and policies which sets forth the long range aspirations of Oahu's residents and the strategies or actions to achieve them. The Planning Report for a State Land Use District Boundary Amendment and Zone Change Application identifies those objectives and policies that are applicable to the Ewa Makai project and describes the project's consistency with them.

Although most of the objectives and policies are not geographically specific, Population Policy 2 states: "Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve development pressures in the remaining urban-fringe and rural areas to meet housing needs not readily provided in the primary urban center." The Ewa Makai development clearly supports this policy of the General Plan, as it does for many others.

Ewa Development Plan. The Ewa Development Plan, adopted in 1997, provides conceptual, long-range visions and policies to guide land use and infrastructure decisions affecting the Ewa region. The Ewa Makai community is consistent with the Ewa Development Plan as described in the Planning Report for a State Land Use District Boundary Amendment and Zone Change Application.

Specifically, it is:

- Within the City's Urban Growth Boundary;
- Part of the Ewa Open Space and Greenways network;
- Adjacent and linked to the Kalaeloa Regional Park and Recreation Complex;
- Part of the network of master planned residential communities providing a wide variety of market and affordable housing;

- Designed to support non-automobile travel with pedestrian ways, bikeways and access to regional transit service; and,
- Designed to conserve water resources through the use of a dual water system and the retention/detention of on-site drainage.

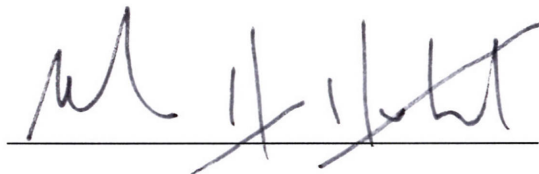
Economic Impacts of the Proposed Development

A study of the economic and fiscal impacts of the Ewa Makai development was prepared by John Child & Company in September 2001 and is included as Exhibit KK in the Petition for District Boundary Amendment. Written testimony was also prepared by Karen Char, President of John Child & Company and submitted to the Land Use Commission.

Projected Economic Impacts. During the construction period (2005 to 2013), the Ewa Makai project is estimated to generate over \$900 million in direct, indirect and induced output and a total of over 850 new jobs. After completion, it is expected to generate approximately \$60 million annually from sales at the industrial-commercial complex and 1,500 jobs.

Projected Fiscal Impacts. During the construction period, the State of Hawaii is expected to collect over \$45 million in general excise and income taxes. The City & County of Honolulu is expected to collect over \$12 million in real property taxes during the same period. After construction is completed, the State and City are expected to collect over \$3.6 million and \$2.5 million respectively each year thereafter.

This concludes my written testimony for the Ewa Makai project.

A handwritten signature in dark ink, appearing to read 'Mark H. Hastert', written over a horizontal line.

Mark H. Hastert, AICP

ORIGINAL

TESTIMONY OF KAREN CHAR, MAI, CRE, ASA

LAND USE COMMISSION
STATE OF HAWAII

2003 JUL -3 P 2:45

INTRODUCTION

I am Karen Char, President of John Child & Company. John Child has been providing professional real estate appraisal and consulting services in Hawaii for 65 years. I have over 30 years of professional real estate consulting experience.

I have a MBA and BBA from the University of Hawaii. I have earned the MAI (Member Appraisal Institute) designation for my expertise in real estate appraisal, CRE (Counselor of Real Estate) designation for my expertise in real estate counseling, and ASA designation (Senior Member American Society of Appraisers) for my expertise in business valuation. I have been appointed and elected to local, national and international leadership positions in the Appraisal Institute and the Counselors of Real Estate.

I have been qualified as an expert witness in the Courts of Hawaii. I have also testified before the Land Use Commission in the 1980's.

My resume is attached.

ASSIGNMENT

In 2001 Gentry Homes retained John Child to assess the market support and fiscal and economic impacts of their proposed Ewa by Gentry Makai Development which we refer to as Ewa Makai. We assessed the market support for the proposed residential and industrial-commercial developments, and we projected the economic and fiscal impacts of the entire proposed Ewa Makai project. The economic impacts measure the direct, indirect and induced effects on expenditures, household income and employment. The fiscal impacts measure the projected net change in government revenues and expenditures.

PROPOSED RESIDENTIAL DEVELOPMENT

The proposed residential development includes 550 single-family detached dwelling, 675 single-family condominium (cluster) units and 640 multi-family condominium units. Of the total 1,865 dwelling units, 715 units are planned for Ewa Makai East and 1,150 are planned for Ewa Makai West.

The average living areas and sales prices for the proposed residential units are as follows:

- Single-family detached dwellings have an average living area of 1,800~~sq~~ and an average sales price of about \$320,000, or about \$178/~~sq~~.
- Single-family condominium units have an average living area of 1,200~~sq~~ and an average sales price of about \$225,000, or about \$187/~~sq~~.

EXHIBIT " 4 "

- Multi-family condominium units have an average living area of 800^{sq}ft to 1,000^{sq}ft, and an average sales price of about \$140,000 to \$160,000, or about \$160/^{sq}ft to \$175/^{sq}ft.

MARKET ASSESSMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT

The scope of our assistance to assess the market support and project the absorption for the residential development was as follows:

1. We examined historical residential market trends in terms of the number of new home sales, average sales prices, unit mix, average living areas, and resale trends in Ewa and Central Oahu.
 - a. We carefully considered the new housing markets and major developers in Ewa and Central Oahu including Koa Ridge.
 - b. We compared the number and relative market share of new home sales.
 - c. We reviewed the unit mix, sizes and pricing patterns.
 - d. We analyzed the housing resale markets.
2. We projected the residential demand for homes in the Ewa district. Because we could clearly identify the developments, developers and market shares in Ewa and Central Oahu, we assumed that Koa Ridge would be approved and Central Oahu would continue to develop residential inventory and maintain its current market share. As a result, our assessments focused specifically on the projected market share for new homes in the Ewa Gentry-Ocean Pointe community.
 - a. We projected the growth in population using the projections prepared by the Oahu Metropolitan Planning Organization that represented the most recent projections available.
 - b. We analyzed the housing characteristics for the Ewa district to project the housing requirement for the new population.
 - c. We estimated Gentry's competitive position and market share.
3. We evaluated the market share of Gentry's existing, planned and proposed residential developments.
4. We projected the annual absorption of all of the Ewa by Gentry housing inventory.

Based on the 2001 market conditions and projections, we estimated that Gentry would sell an average of 287 residential units each year from 2001 to 2009. After 2009 we projected annual sales to decline to an average of 276 units and in 2015 decline to 265 units. These projections result in a sell out of all of Gentry's existing, planned, and proposed housing units by 2016.

Since 2001, Gentry's annual sales have increased. Gentry sold 230 units in 2001 and 315 units in 2002. As of May 2003, 167 units were sold, representing an average of 33.4 units each month or an annualized total of about 400 units.

Their 2002 sales and sales as of May 2003 have exceeded our 2001 projection. If Gentry's annual sales continue to exceed our original projections, their absorption period will be shorter than originally estimated.

INDUSTRIAL-COMMERCIAL SITE

Gentry proposes to develop its industrial-commercial site in 2007. The Gentry site is adjacent to about 20 acres of commercial-zoned land identified as the Laulani commercial site owned by Campbell Estate. The Gentry site includes 30 acres proposed for light and/or service industrial purposes with ancillary retail uses that would support the industrial tenants as permitted under the IMX-1 zoning district. The Gentry development would be compatible with retail development on the Laulani site.

MARKET ASSESSMENT FOR THE GENTRY INDUSTRIAL-COMMERCIAL SITE

To estimate the market support for the Gentry site, we assumed that because the Laulani site had a superior location, it would be developed and occupied before the Gentry site. We also assumed the Laulani site would be developed as a town center with retail tenants, and the Gentry site would be developed with supporting industrial and service users. Based on these assumptions, the scope of our assistance to assess the market support and project the absorption for the 30-acre Gentry industrial-commercial site was as follows:

1. We identified and delineated the Ewa trade area.
2. We projected the absorption of the Gentry site based on two analyses: projected population and forecasted industrial employment.
3. We projected the resident population in the Ewa trade area.
4. We examined land use patterns in similar communities to identify the per capita demand for the IMX-1 uses.
 - a. The neighborhoods included Kailua, Kaneohe and Waipio-Mililani.
 - b. The resident population was compared to the total acreage in neighborhood industrial-commercial land use.
5. We estimated the industrial-commercial land requirement for Ewa by Gentry based on the projected resident population.
6. We used the industrial employment density forecasts prepared by the City and County of Honolulu Department of Planning and Permitting to forecast the supportable industrial jobs and industrial land requirement in the Ewa trade area. This analysis did not consider the

full range of industrial-commercial uses that would be appropriate for the Gentry site, and therefore, understates the projected demand.

7. We projected the market demand for the 30-acre industrial-commercial site.

Gentry proposes to develop the site in 2007 because it plans to develop Ewa Makai East before Ewa Makai West. Assuming no other lands are rezoned to permit competitive industrial-commercial use, a demand would exist for industrial-commercial uses on the 30-acre site in Ewa Makai.

PROJECTED ECONOMIC IMPACTS

The development of Ewa Makai will generate direct, indirect and induced output impacts (expenditures), new employment and additional household income in Hawaii. Increased expenditures will result from the construction expenditures to build Ewa Makai's infrastructure, parks and residential and commercial improvements, and from consumer sales after the industrial-commercial property is completed. Ewa Makai will generate employment and increase household income during and after construction.

We used **The Hawaii Input-Output Study 1992 Benchmark Report** prepared by the State of Hawaii Department of Business, Economic Development & Tourism in December 1998. This was the most current study available in 2001. Using 2001 dollars with no adjustments for inflation, development of Ewa Makai is projected to result in the following positive direct, indirect and induced economic impacts in the State of Hawaii:

During the construction period between 2005 and 2013:

- The estimated direct output (expenditures) total \$432.6 million, an average of \$48.1 million annually.
- The estimated indirect and induced output total \$475.9 million, an average of \$52.9 million annually.
- The estimated total direct, indirect, and induced output is estimated to be about \$908.5 million and average about \$100.9 million annually.
- The projected new jobs created annually is estimated to average about 310 direct jobs and 547 indirect and induced jobs for a total of about 857 new jobs over the construction period.
- The estimated direct additional household income totals about \$201.4 million, an average of about \$22.4 million annually.
- The estimated indirect and induced additional household income totals about \$180.7 million, an average of about \$20.1 million annually.

- The estimated direct, indirect and induced additional household income totals about \$382.1 million, an average of about \$42.5 million annually.

After completion, Ewa Makai is expected to generate direct expenditures of about \$60 million annually from the sales at the industrial-commercial property. These sales support about 1,500 new jobs and provide direct additional household income of about \$24.4 million annually.

PROJECTED FISCAL IMPACTS

We estimated the fiscal impacts to the State of Hawaii and the City & County of Honolulu governments. The net impacts are positive and are summarized as follows:

- During the construction period, the State of Hawaii will collect general excise tax revenues totaling about \$29.8 million and State income tax revenues totaling about \$15.3 million. The state will have no expenditures. As a result, the net fiscal impact is total new revenue of \$45.2 million.
- After construction the general excise tax revenues are estimated to be about \$2.4 million and State income tax revenues about \$1.25 million, a total of \$3.65 million annually.
- The City and County of Honolulu will receive new real property taxes; however, it will incur expenditures for two additional policemen, roadway maintenance, refuse collection and park maintenance.
- During construction the annual real property tax collection is estimated to total about \$12.6 million and expenditures total \$4.3 million. The net benefit to the City is about \$8.3 million.
- After construction the annual real property tax collection is estimated to be about \$2.51 million and expenditures about \$700,000. The net annual benefit is about \$1.8 million.

This summarizes my testimony regarding the report we prepared with an effective date as of September 10, 2001 and transmitted to Gentry on December 3, 2001.

UPDATED INFORMATION

More recently, Gentry has asked us to review three issues related to the original report. These issues are:

1. Our statement in the report about the events of September 11, 2001.
2. Your approval of the proposed Koa Ridge development to be developed by Castle & Cooke, Inc.

3. DBEDT's release of its 1997 Benchmark Report in March 2002 that revised their Hawaii Input-Output economic model.

1. THE EVENTS OF SEPTEMBER 11, 2001 DID NOT ALTER THE PROJECTIONS

The John Child report was completed at the end of 2001. At that time all of our reports contained a statement that the impact of September 11, 2001 could not be predicted.

At this time we are able to determine that the events of September 11, 2001 did not have a significant impact on residential home sales on Oahu, and especially in Ewa. In fact, Oahu's housing market has strengthened since September 2001 as evidenced by increased sales, shorter marketing times and an overall increase in housing prices.

If we were to update our market assessments, the changes would consider the improved residential market conditions in terms of market activity and housing prices. For example, our assessments for the Ewa Makai residential developments assumed Gentry would sell about 265 to 287 housing units/year between 2002 and 2016. In comparison, Gentry's actual sales in 2002 surpassed our projection. Gentry sold 315 units in 2002, about 10% to 20% higher than projected. Gentry has sold 165 new homes as of May 2003. This equates to 400 new homes on an annualized basis.

In addition, our assessments assumed average sales prices for the Ewa Makai residential units ranging from about \$150,000 for a multi-family condominium unit to about \$320,000 for a single-family dwelling. In fact, the overall market has strengthened and home prices have increased. Therefore, homes in this price range would have strong market demand.

Based on Gentry's actual sales activity in 2002 and as of May 2003 and the current strong housing market conditions, the proposed Ewa Makai residential developments could be expected to exceed our original assessments.

2. APPROVAL OF KOA RIDGE DEVELOPMENT DOES NOT CHANGE THE PROJECTIONS

The John Child report assumed that the Koa Ridge development in Central Oahu would be approved and that Koa Ridge would meet the needs of the Central Oahu residential market. Based on these assumptions, the market assessments for the Ewa Makai residential developments focused on the projected supply and demand for new housing in Ewa Oahu. As a result, your approval of the proposed Koa Ridge development would not change the market assessments and projected fiscal and economic impacts for the Ewa Makai development.

In addition, because infrastructure must be built in Koa Ridge, sales of residential units are not anticipated until 2007 or 2008. In comparison, sales of the Ewa Makai residential developments could begin in about 2005. Based on the projected timetables for the Koa Ridge and Ewa Makai developments, the proposed Koa Ridge development is not expected to adversely affect demand for the Ewa Makai residential units.

3. REVISED STATE INPUT-OUTPUT ECONOMIC MODEL CANNOT BE USED TO UPDATE THE PROJECTIONS

The economic impacts of the Ewa Makai development were based on the Hawaii Input-Output Study - 1992 Benchmark Report prepared by DBEDT as of December 1998. In March 2002, DBEDT released its 1997 Benchmark Report. According to Dr. Khem Sharma, Economist with the Research and Economic Analysis Division of DBEDT, the methodology was changed and the input-output multipliers cannot be compared. The 1997 multipliers do not update the 1992 multipliers; instead they provide different projections. However, these projections would continue to show positive economic benefits from the Ewa Makai development.

Thank you for the opportunity to review our assessments. I am happy to answer any of your questions.



Karen Char, MAI, CRE
President
John Child & Company

July 1, 2003

QUALIFICATIONS OF JOHN CHILD & COMPANY

KAREN CHAR, MAI, CRE, ASA

President



As President of John Child & Company, Karen is responsible for developing and managing the Company's professional practice that includes real estate consulting, appraisal, and business valuation. She specializes in complex real estate and business valuation assignments.

Karen originally joined the Company in 1973 and has 30 years of professional experience. She has served in elected and appointed national and international leadership positions in the Counselors of Real Estate and the Appraisal Institute.

Education

- Master of Business Administration, University of Hawaii, 1972
- Bachelor of Business Administration, University of Hawaii, 1970
- Punahou School, 1967
- Successfully completed various courses, workshops, and seminars sponsored by the Appraisal Institute

Professional Associations

- Member, The Counselors of Real Estate (formerly the American Society of Real Estate Counselors, CRE designation).
 - Chief Delegate to the Pan Pacific Congress of Real Estate Appraisers, Valuers and Counselors: New Zealand, 2000; Singapore, 1998; Sydney, 1996; Yokohama, 1994; Speaker: New Zealand, 1988 and Korea, 1990
 - Member, National Board of Governors, 1995 - 2000
 - National Vice President, 1997
 - Vice Chair, National Ethics & Professional Practice Committee, 1995; Member, 1993 - 1998 and 2000 - 2002
 - Member, National Finance Committee, 1995 - 1997
 - Member, International Task Force (fka National International Activities Committee), 1992 - 1999
 - Member, National Communications Committee, 1993 - 1995, 2001; National Public Relations, 1998 - 2001, Technology Committee, 2001
 - Chair, Honolulu Convention Committee, 1992
 - Member, Appraisal Institute (MAI designation)
 - Member (representing Region VII, Arizona, Hawaii, Southern California and Southern Nevada), National Appellate Division (serves as National Ethics Appeal Board), 1997 - 1999
 - Member, Regional Ethics Panel
 - Vice Chair, National Admissions Committee of the General Appraisal Board, 1991
 - Governing Councilor, 1986 - 1988
 - Vice Chair, National Bylaws Committee, 1986 - 1989
 - Vice Chair, Organizing Committee, Pan Pacific Congress of Real Estate Appraisers, Valuers and Counselors, Honolulu, 1986
 - Member, National Bylaws Committee, 1985
 - Member, National Admissions Committee, 1982 - 1990
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QUALIFICATIONS OF JOHN CHILD & COMPANY

KAREN CHAR, MAI, CRE, ASA

Page 2



President

- Member, Appraisal Institute, (continued)
 - Chairman, National Evaluation Report Subcommittee, 1982
 - President, 1986; Vice President, 1985; Secretary, 1984; Honolulu Chapter No. 15
 - Grader, National Board of Examiners, 1982 - 1983
 - Admissions Chairman, Southwest Region, 1983
- Senior Member, American Society of Appraisers, (ASA designation, specializing in business valuation).
- Arbitrator, NASD Dispute Resolution, Inc.
- Member, Aloha Chapter of Lambda Alpha International, an Honorary Land Economics Society
- Associate, Urban Land Institute

Other Real Estate and Charitable Associations

- President, Hawaii Chapter of the National Association of Office and Industrial Properties (NAIOP Hawaii), 1998
 - Member, Board of Directors, 1996 - 1998
 - Chair, Leasehold Issues Committee, 1996 - 1997
 - Responsible for writing NAIOP's reports as follows:
 - Ground Lease Renegotiation Issues and Practical Alternatives, September 1996
 - Lease Rent Arbitration and USPAP, January, 1997
- Member, Board of Directors, Hawaii Women's Legal Foundation (HWLF), 2002.

Professional Experience

- President and Chief Executive Officer, John Child & Company, Inc., 1984 to present.
- Senior Manager, Peat, Marwick, Mitchell & Co. (now known as KPMG Peat Marwick), 1979 - 1984.
- Appraiser, John Child & Company, Inc., 1972 - 1978.

Professional Certification

- The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. Karen Char, MAI is certified under this program.
- The American Society of Appraisers conducts a mandatory program of recertification through continuing education and/or participation in professional activities each five years. Karen Char, ASA, is certified under this program.

State Certification

- Certified General Appraiser, State of Hawaii, License Number CGA-184, expiring December 31, 2003.

Court Testimony

- Qualified as an expert witness in the valuation of real property and closely-held businesses in the Courts of the State of Hawaii.
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WRITTEN TESTIMONY FOR STATE LAND USE COMMISSIONLAND USE COMMISSION
STATE OF HAWAII

2003 JUL -3 P 2:45

My name is Wayne Y. Yoshioka. I am the traffic engineer for the Ewa by Gentry Makai project. My title is Manager of Transportation Planning/Traffic Engineering for the Honolulu office of Parsons Brinckerhoff Quade & Douglas, Inc. (PB), located at the American Savings Bank Tower, Suite 3000, 1001 Bishop Street, Honolulu, Hawaii 96813. Our office phone number is (808) 531-7094 and our fax number is (808) 528-2368. My e-mail address is yoshiokaw@pbworld.com.

I have 23 years of experience in the field of transportation planning and traffic engineering and have been with PB's Honolulu office since 1994.

PB conducted a traffic impact analysis study (TIAR) for the Ewa by Gentry Makai project and submitted a report documenting the study assumptions and methodology and summarizing our findings and recommendations. This report is dated December 2002. We also submitted a response letter dated February 26, 2003 to Ms. Debra M.A. Luning of Gentry Homes, Ltd. responding to comments to the Environmental Impact Statement Preparation Notice (EISP) for the Gentry Ewa Makai. The comments were from Ms. Mary Lou Kobayashi, Acting Director of the Office of Planning of the State of Hawaii Department of Business, Economic Development and Tourism (DBEDT) and Ms. Cheryl D. Soon, Director of the City and County of Honolulu Department of Transportation Services via Mr. Tim Hata of the City and County of Honolulu Department of Planning and Permitting.

The industry-accepted methodology of estimating vehicular trips through the use of trip generation rates and equations from the Institute of Transportation Engineering (ITE) publication entitled, Trip Generation, 6th Edition, was used. The Ewa by Gentry Makai project is forecast to generate 645 vehicle trips per hour (vph) inbound and 1,040 vph outbound during the AM peak hour. During the PM peak hour, the project will generate 900 vph inbound and 685 vph outbound. About three-fourths of these generated trips are projected to leave the Ewa by Gentry area.

Regional travel patterns obtained from the Oahu Metropolitan Planning Organization (OMPO) travel demand model were used to directionally distribute the estimated vehicular trips.

The signalized intersection method documented in the 2000 Highway Capacity Manual was used to evaluate peak hour intersection operations. Intersection analyses conducted for intersections in the immediate area surrounding the Ewa by Gentry Makai development showed that projected overall intersection level of service (LOS) for Year 2010 AM and PM peak hour operations would be LOS D or better, which is acceptable operations for peak hour conditions.

The TIAR found that the surrounding roadway system could accommodate the traffic generated by the proposed Ewa by Gentry Makai land use, given planned roadway improvements within the Ewa Region. The TIAR identifies two categories of roadway improvements: local and regional. The local roadway improvements will be implemented and paid for by Gentry Homes. The State of Hawaii or the City and County of Honolulu will implement the regional roadway improvements.

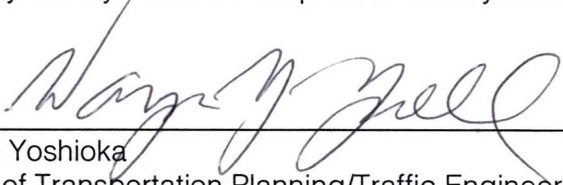
The planned regional roadway improvements that affect the Ewa by Gentry Makai project and their approximate dates of implementation are:

- Widening of Fort Weaver Road from four to six lanes between Geiger Road and Farrington Highway (2005-2006);
- Completion of Kapolei Parkway between Ocean Pointe Development and North-South Road (2006-2007);
- Initial implementation of North-South Road and half-diamond interchange between Kapolei Parkway and H-1 Freeway (2006-2007).

The widening of Fort Weaver Road is currently under final design and is on track to be constructed by 2006. Gentry Homes has already constructed Kapolei Parkway to its ultimate cross-section between a point south of Geiger Road to the OR&L right of way. The City & County of Honolulu has awarded construction contract for the segment of Kapolei

Parkway between the OR&L right of way and Renton Road. Construction should be complete by summer of 2004. The segment of Kapolei Parkway between Renton Road and the future North-South Road will be needed as part of the access to the Hawaiian Home Lands residential parcels. The segment of Kapolei Parkway between Renton Road and North-South Road is currently under design, and this segment is expected to be constructed within the 2006 to 2007 time frame. Current plans of the State of Hawaii Department of Transportation calls for an initial three-lane North-South Road and half-diamond intersection on H-1 Freeway by the same 2006 to 2007 time frame. The time schedule for implementation of Fort Weaver Road and North-South Road were stated in a letter from Mr. Rodney Haraga, Director of the State of Hawaii Department of Transportation to Mr. Tim Hata of the City and County of Honolulu Department of Planning and Permitting, dated April 22, 2003. The time schedule for implementation of segments of Kapolei Parkway are based on telephone conversations between Ms. Debra Luning of Gentry Homes, Ltd. and Mr. Tim Steinberger, Acting Director, City and County of Honolulu Department of Design and Construction on February 20, 2003. These schedules are consistent with the assumption in the Traffic Impact Analysis Study (TIAR) for the Ewa by Gentry Makai Development, December 2002, that these improvements would be completed by the year 2010.

These roadway improvements are proposed to be financed by a combination of Federal TEA-21 highway funds and local funds. The usual cost sharing is 80 percent federal funds matched with 20 percent local funds. To provide the local share, a transportation impact fee for the Ewa region was established, and it is documented in Chapter 33A of the Revised Ordinances of Honolulu. The impact fee ordinance identified transportation improvements and defined a mechanism to obtain the local match for federal funds to pay for the improvements. The impact fees were developed based on the projected future development which includes the Ewa by Gentry Makai development. Gentry Homes is a participant in this impact fee program.



Wayne Y. Yoshioka
Manager of Transportation Planning/Traffic Engineering

**Testimony of Tom Nance
on the Adequacy of Water Supply for
Gentry's Proposed Ewa Makai Project**

LAND USE COMMISSION
STATE OF HAWAII

2003 JUL -3 P 2:45

My name is Tom Nance. I have been president of Tom Nance Water Resource Engineering since 1989, but my work in water resource development extends over a 30-year period to 1972. I have been qualified as an expert in hydrology and water resource engineering before the Land Use Commission, Board of Land and Natural Resources, State Commission on Water Resource Management, various County Planning Commissions, and State and County courts on a number of occasions. My resume is attached to this testimony.

I contributed in the preparation of the portions of Gentry's Petition for District Boundary Amendment for the Ewa Makai project which pertain to the adequacy of water supply. The project will use both potable water from the Honolulu Board of Water Supply (BWS) and non-potable water for common area irrigation. The attached table provides a breakdown of these water uses based on BWS' design standards. Excluding Campbell Estate's 20-acre Laulani commercial site, the project will require an average potable supply of approximately 1.0 million gallons per day (MGD). The use of non-potable water for irrigation is expected to be about 0.135 MGD.

Although BWS does have a number of well pumping facilities which could supply the project, the most likely source is the Ewa Shaft (State No. 2202-21). BWS recently acquired this former Oahu Sugar Company irrigation facility from Campbell Estate and is in the process of making the necessary modifications and additions to convert it to potable use. The Ewa Shaft currently has an allocation from the Commission on Water Resource Management of 12.154 MGD. Based on the terms of the shaft's acquisition, its water must be used to serve projects in the Ewa Development Plan area, which includes Gentry's Ewa Makai project site. Based on the availability of this and other BWS sources and Gentry's timetable for developing Ewa Makai, it is my opinion that there will be adequate potable supply for this project.

There are two possible sources for non-potable irrigation supply, the underlying brackish groundwater from the caprock aquifer or reclaimed R-1 quality effluent from the Honouliuli WWTP. BWS is the purveyor of the R-1 effluent. Due to management, monitoring, and infrastructure requirements and constraints regarding the distribution and use of R-1 effluent, BWS has limited its delivery to a limited number of large use customers such as golf courses and the continuous landscape strip down the center of Fort Weaver Road. It is not likely that any of the landscaped areas in Ewa Makai are large enough to warrant the effort and expense to be connected to the R-1 effluent system.

This means that the non-potable irrigation will be done in a manner similar to the facilities which have already been installed and put into use at numerous sites throughout the rest of the Ewa by Gentry project. These are small, modest capacity wells which tap the caprock aquifer and utilize pressure pumping systems for direct irrigation delivery without reservoir storage. Although recharge to the caprock was dramatically reduced with the end of Oahu Sugar Company in the mid-1990s, the remaining uses of this resource are quite modest. Three of the four Ewa golf courses which used the caprock for irrigation supply have been converted to R-1 effluent. The only significant remaining uses in the Puuloa Sector of the Ewa Caprock (the east side of the Ewa Plain) are the New Ewa Beach Golf Course and the small pumping systems in Ewa by Gentry. Their combined use is less than 2.0 MGD.

For the modest non-potable requirements of Ewa Makai, supply is most likely to be provided from existing caprock wells. The likely facilities are Well Nos. 2001-10 and 2001-12 for Ewa Makai East and Well Nos. 1901-05 and 2001-04 for Ewa Makai West. Based on the past performance of these wells and on the intensive monitoring of the caprock that I initiated in the early 1990s and continue to do, the irrigation quality of the brackish caprock should be maintained with the addition of this prospective modest use of the resource.

EXHIBIT "6"



Tom Nance - President
Tom Nance Water Resource Engineering

July 2, 2003

Education

M.S., Civil Engineering, Stanford University, 1970
B.S., Mechanical Engineering, Stanford University, 1966
B.S., Economics, Claremont Men's College, 1966
Graduate Work in Hydrology, University of California at Berkeley, 1977-1978
Graduate Work in Physical Oceanography, University of Hawaii, 1970-1972

Registration

Professional/Civil Engineer – Hawaii #03878, 1975
Certified Diver – Hawaii

Affiliations

American Society of Civil Engineers
American Water Works Association

Expertise

Groundwater and Surface Water Development
Hydraulics and Water System Design
Flood Control and Drainage
Coastal Engineering

EXPERIENCE

1989 – Present President	Tom Nance Water Resource Engineering - Honolulu, Hawaii
1972 – 1989	Belt Collins & Associates - Honolulu, Hawaii
Senior Water Resources Engineer 1979 – Present	Specializes in hydrologic and engineering studies and designs for water resource development, flood control projects, and unusual drainage applications such as injection wells.
Project Engineer 1975 – 1979	Responsible for hydrologic investigations, engineering feasibility, and design studies and environmental impact statements.
Civil Engineer 1972 – 1975	Engineering feasibility studies; environmental impact assessments and statements.
Planner/Civil Engineer 1970	Donald Wolbrink & Associates, Honolulu, Hawaii Participated in engineering and planning studies.
Civil Engineer/Teacher 1966 – 1968	U.S. Peace Corps Served as volunteer in Micronesia.
Student Engineer 1964 – 1965	Hawaiian Electric Company, Hawaii
Student Engineer 1962 – 1963	Honolulu Board of Water Supply, Hawaii

**SELECTED
PROJECTS**

Kaluakoi Resort Brackish Irrigation System, Molokai, Hawaii, 2002
Kaluakoi Potable Water System, Molokai, Hawaii, 2002
East Maui Irrigation Ditch / Stream Study, Maui, Hawaii, 2001
Mana Plain Drainage Study, Kauai, Hawaii, 2001
Hanamaulu Bay Oceanfront Wells, Kauai, Hawaii, 2001
Evaluation of Koloa Well F, Kauai, Hawaii, 2001
Trex Disposal Well, Kauai, Hawaii, 2001
Koele Golf Course Irrigation Supply, Lanai, Hawaii, 2001
Poeleele Well, Kauai, Hawaii, 2001
Pump Testing of the DLNR Oahu (Kaimuki) Exploratory Wells, Oahu, Hawaii, 2001
Kealia Pond for Maui National Wildlife Refuge, Maui, Hawaii, 2001
Falalop Island Water System - Ulithi Atoll, Yap Islands, 2001
Kii Well Rehab at Kahuku Wildlife Refuge, Oahu, Hawaii, 2001
Waiau Pipeline for HECO, Oahu, Hawaii, 2001
Ameron Quarry, Oahu, Hawaii, 2001
Department of Water Supply Waiaha Well and Tank, Island of Hawaii, 2001
South Kohala Groundwater Assessment, Island of Hawaii, 2000
Lihue Energy Services Center Water System Design, Kauai, Hawaii, 2000
1.5 MG Reservoir at Mauna Lani WWTP, Island of Hawaii, 2000
Yyin to Gargey Pipeline, Yap Islands, 2000
HASEKO Ocean Pointe Water Master Plan, Oahu, Hawaii, 2000
Irrigation Wells for Hualalai Resort, Island of Hawaii, 2000
CEATECH Plantations Wells 3 and 4, Kauai, Hawaii, 2000
Dillingham Airfield Water Supply Evaluation, Oahu, Hawaii, 2000
Hanalilolilo Intake and Pipeline, Molokai, Hawaii, 2000
Hapuna Well No. 3, Island of Hawaii, 2000
Launiupoko Well, Maui, Hawaii, 2000
Department of Water Supply Waiaha Well, Island of Hawaii, 2000
Design of the Maap-Rumung Pipeline Extension, Yap Islands, 2000
Gagil-Tomil System Extension, Yap Islands, 2000
Kaupulehu Potable Well No. 4, Island of Hawaii, 2000
Kapalawai Resort Water Systems, Kauai, Hawaii, 1999
Kadday to Yyin Pipeline, Yap Islands, 1999
Kekaha Sugar Plantation Infrastructure Study, 1999
Maui Land & Pineapple Well in Hailiimaile, Maui, Hawaii, 1999
Mauna Lani Resort Irrigation Well Nos. 8 and 9, South Kohala, 1999
Coral Creek Golf Course Well Development, Oahu, Hawaii, 1998
Uplands Water System Design, South Kohala, Hawaii, 1998
Puu O Hoku Ranch Well Development, Molokai, Hawaii, 1998
Kailua Well Development for East Maui Irrigation, Maui, Hawaii, 1998-99
Waikele Stream Evaluation, Oahu, Hawaii, 1998
Groundwater Development in Eyeb Valley, Yap Islands, 1998-99
Drainage Assessment for Hawaii Reserves, Inc., Laie, Oahu, Hawaii, 1998-99
Well Development at Papaa Bay Ranch, Kauai, Hawaii, 1998-99
Bay View Golf Course Irrigation Wells, Kaneohe, Oahu, 1996-97
Molokai Ranch Replacement Pipelines, Molokai, 1996-97
Molokai Ranch 15 MG Storage Reservoirs, Molokai, 1996-97
Waiola Well, Molokai Ranch, 1996-97
Parker Wells Outfitting, Lalamilo, Hawaii, 1996-97
Royal Kunia Golf Course Irrigation Well, 1996

SELECTED
PROJECTS
(continued)

Hawaii Reserves, Inc. Contested Case, Laie, Oahu, 1996
Puuloa Caprock Users Group Master Plan, Ewa, Oahu, 1996
Kauai Electric-Chevron Groundwater Evaluation, Port Allen, Kauai, 1997
Ewa Caprock Aquifer Monitoring For 1994-97, Oahu, Hawaii
Kaupulehu Potable Wells Evaluation, Island of Hawaii, 1995
Pecatu Graha Project, Bali, Indonesia, 1995
Taman Dayu Well Drilling, Surabaya, Indonesia, 1995
Princeville Water Master Plan, Kauai, Hawaii, 1995
Kaupulehu Brackish Pond Turnover, Island of Hawaii, 1995
Honolulu Resource Recovery Venture Disposal Wells Report, Oahu, Hawaii, 1995
Outfit Mauna Lani Resort's Parker Wells, Island of Hawaii, 1995
Princeville PUC 1995 Rate Case, Kauai, Hawaii, 1995
EPWDC Non-Potable Source Plan, Oahu, Hawaii, 1995
Kaupulehu Disposal Wells, Island of Hawaii, 1995
DWS Piihonua Well Pump Test, Maui, Hawaii, 1995
Kaupulehu Potable Well Nos. 1 and 2, Island of Hawaii, 1995
Ookala Well (DWS), Maui, Hawaii, 1995
Waiahole Irrigation Company, Oahu, Hawaii, 1995
Gentry Area 26 Well, Oahu, Hawaii, 1995
Second Honouliuli 228 Tank, Oahu, Hawaii, 1995
Lanai Well No. 14 Outfitting, Lanai, Hawaii, 1995
Big Island Country Club Estates Potable Wells Certification, Island of Hawaii, 1995
Mauna Kea Hotel Drainage Improvements, Island of Hawaii, 1995
Gentry Area 26 Irrigation Station, Oahu, Hawaii, 1995
Waialua Sugar Company Pump 3 DOH Certification, Oahu, Hawaii, 1994
Islands Saltwater Well Permits, Mauna Lani Resort, Island of Hawaii, 1994
Kehena Ditch Evaluation For Kohala Ranch, Island of Hawaii, 1994
Chiyoda Makakilo Golf Course, Oahu, Hawaii, 1994
Gentry Waiawa Recharge Study, Oahu, Hawaii, 1994
Gentry East-Side Irrigation, Oahu, Hawaii, 1994
Kawaihae Cogeneration Supply and Disposal Wells, Island of Hawaii, 1994
Kapolei Irrigation Pump Station, Oahu, Hawaii, 1994
Campbell Agricultural Lands Water System, Oahu, Hawaii, 1994
AES Federal UIC Permit, Oahu, Hawaii, 1994
Campbell Estate's Malaekahana Water System, Oahu, Hawaii, 1994
Hauula Well Evaluation, Oahu, Hawaii, 1994
Kapalua's Well No. 3, Maui, Hawaii, 1994
Waikoloa's Tank 1200S-2, Island of Hawaii, 1994
Gentry Golf Course Irrigation Pump Station, Oahu, Hawaii, 1994
HRT's Makaha Site Groundwater Evaluation, Oahu, Hawaii, 1994
Kalaeloa Partners' New Monitoring Wells, Oahu, Hawaii, 1994
Castle & Cooke Central Oahu Master Plan, Oahu, Hawaii, 1994
Kaupulehu Makai Irrigation Well Outfitting, Island of Hawaii, 1994
Villa Escudero, Philippine Islands, 1994
HPOWER Disposal Wells DOH Report, Oahu, Hawaii, 1994
Lost River Water Supply Evaluation, Guam, 1994
Makakilo Golf Course, Oahu, Hawaii, 1994
Lanai Water System Development, Lanai, Hawaii, 1993
Kapolei City Irrigation System, Oahu, Hawaii, 1993
Laie Water Master Plan, Oahu, Hawaii, 1992-93

SELECTED
PROJECTS
(continued)

Kohala Ranch Well Nos. 3 and 4, Island of Hawaii, 1992-93
Mauna Lani Resort's Parker Wells, Island of Hawaii, 1992-93
SNM Rota Island Resort, Rota Island, CNMI, 1992-93
ABB Cogeneration Plant Saltwater Supply Wells, Oahu, Hawaii, 1993
Keauhou High Level Well Development, Island of Hawaii, 1991-93
Waiawa by Gentry Water System Development, Oahu, Hawaii, 1992-93
Kaupulehu Resort Water System Development, Island of Hawaii, 1990-93
Kona Country Club Irrigation Well, Island of Hawaii, 1991-92
Lihilani Groundwater Development, Oahu, Hawaii, 1992
Honouliuli Wastewater Reclamation and Reuse Study, Oahu, Hawaii, 1992
Big Island Country Club Irrigation Well, Island of Hawaii, 1992
Hapuna Golf Course Irrigation Wells, Island of Hawaii, 1991-92
Ewa Caprock Aquifer Computer Model, Oahu, Hawaii, 1991-92
South Kohala Water Master Plan, Island of Hawaii, 1991-92
Princeville Well Development, Kauai, Hawaii, 1992
Waikoloa Well Nos. 1, 2, and 3, Island of Hawaii, 1990-92
Waikoloa Water System Master Plan, Island of Hawaii, 1991
Lalamilo Water System Expansion, Island of Hawaii, 1991
Saltwater Wells for the Islands at Mauna Lani Resort, Island of Hawaii, 1991
Bali Golf & Country Club Irrigation Wells, Bali, Indonesia, 1990-91
Honouliuli Well Nos. 1 to 6, Oahu, Hawaii, 1990-91
Ewa by Gentry Irrigation System Development, Oahu, Hawaii, 1990-92
Saltwater Supply and Disposal Wells for the AES Cogeneration Plant, Oahu, Hawaii, 1990
Makakilo Golf Course Supply Wells and Desalination Plant Design, Oahu, Hawaii, 1990
Kapalua Resort Well Nos. 1 and 2, Maui, Hawaii, 1990-91
Lalamilo Water System, Mauna Lani Resort, Island of Hawaii, 1989
Waikoloa Water System Expansion, Island of Hawaii, 1989-90
Clark AFB Well Development, Philippine Islands, 1988-90
Mangilao Golf Course Irrigation Well Development, Guam, 1988-90
Waikoloa Stream Flood Study, Island of Hawaii, 1990
Ewa Water System Development, Oahu, Hawaii, 1986-88
Reclamation & Beach Construction, Sentosa, Singapore, 1986-88
Waikoloa Beach Resort Irrigation Well Development, Island of Hawaii, 1988
Mauna Lani Resort Irrigation Well Development, Island of Hawaii, 1988, 1990, and 1992
Westin Kauai Irrigation Well Development, Kauai, Hawaii, 1987-88
Makaiwa Bay Beach Development, Mauna Lani Resort, Island of Hawaii, 1986
Kosrae Groundwater Development, Trust Territory, 1984
Palau Islands Groundwater Development, 1984-88
Keauhou Resort Golf Course Irrigation Well Development, Island of Hawaii, 1983-84
Kula Up-Country Water Study, Maui County, Hawaii, 1983-84
Ewa Water Master Plan, Oahu, Hawaii, 1983-84
Lalamilo Water System, Island of Hawaii, 1984 & 1988
Beach Construction, Mauna Lani Bay Hotel, Island of Hawaii, 1983
Southern Water System, Yap State, Federated States of Micronesia, 1983
Water Development, Saipan, CM, 1983
Molokai Water Master Plan, Molokai, Hawaii, 1982

SELECTED
PROJECTS
(continued)

Yap Island Groundwater Exploration & Development, Yap State, 1982
Molokai Ranch Mountain Water System, Molokai, Hawaii, 1983 & 1988
Princeville Golf Course Irrigation System, Kauai, Hawaii, 1981
Kiahuna Golf Course Irrigation System, Kauai, Hawaii, 1981
Prototype High Capacity Injection Well Field Testing, Waiale, Maui, 1978-80
Irrigation Well, Liliuokalani Trust, Island of Hawaii, 1979
Yap Island Sewage Treatment Plant Ocean Outfall, Trust Territory, 1980
Design of the Gagil-Tomil Water System, Yap State, 1981
Tripler Hospital Traffic Study, Oahu, Hawaii, 1979
Kaumalapau Harbor Breakwater Repair, Lanai, Hawaii, 1980 & 1982
Beach Development Study for Mauna Loa Land Resort, Hawaii, 1979
Drainage Master Plan, Waiale Development, Kahului, Maui, Hawaii
Conceptual Water Development Plans for Colonia, Gagil-Tomil, and Southern
Yap areas of Yap State, Trust Territory of the Pacific Islands, 1980
Appeal of FIA Flood Hazard Designations for the Mauna Loa Land, Inc.
Resorts, South Kohala, Hawaii, 1980
Irrigation Wells for Kiahuna Golf Village, Koloa, Kauai, Hawaii, 1979
Yap Islands Groundwater Investigation, Yap State, 1979
Yap Wastewater Facility Plan, Trust Territory of the Pacific Islands, 1978
Wailua Basin Water Resources Development Study (Dam Feasibility Study,
Hydropower, Flood Control, Irrigation), Kauai, Hawaii, 1976-77
Irrigation Study, Kilauea Agricultural Subdivision, Kauai, Hawaii, 1977
Waimea to Kawaihae Water Transmission Line Study, Hawaii, 1977
Sewerage Master Plan, U.S. Naval Facility, Diego Garcia, 1976
South Kohala Groundwater and Deep Well Evaluation Study, Hawaii, 1975
Fort Shafter Sewage Pump Station, Oahu, Hawaii, 1975
Tafuna Industrial Park, Tutuila Island, American Samoa, 1974
Kapalua Master Plan, Maui, Hawaii, 1974

**Testimony of Tom Nance
Providing an Overview of Drainage in the
Kaloi Basin Across the Ewa Plain**

My name is Tom Nance. I have been a registered Civil Engineer in the State of Hawaii since 1975 and have been president of Tom Nance Water Resource Engineering since 1989. I have worked on drainage issues in Ewa and the Kaloi Gulch in particular since the late 1980s. Our firm prepared the original drainage master plan for the Ewa by Gentry project and designed the retention/detention and stormwater conveyance in the Coral Creek Golf Course. I also represented Gentry and the Coral Creek Golf Course to coordinate drainage designs among the various landowners and developers in the Kaloi watershed starting in 1992. This testimony is intended to provide overviews of the character of the Kaloi Gulch watershed, the requirements for drainage design as agreed to by engineers representing all of the basin's landowners and developers, the improvements that have been constructed to date, and those that remain to be completed. I have been qualified as an expert in hydrology and drainage before the Land Use Commission, Board of Land and Natural Resources, State Commission on Water Resource Management, various County Planning Commissions, and State and County courts on a number of occasions. My resume is attached to this testimony.

Overview of the Kaloi Gulch Watershed

The Kaloi Gulch watershed extends from Palehua on the ridge of the Waianae Mountain to the shoreline of the project formerly known as Ewa Marina and now called Ocean Pointe. The total tributary watershed is approximately 11 square miles. Due to the area's arid character, significant stormwater runoff in the lower part of the watershed where development is currently taking place is infrequent. In the last 10 years, for example, there has been only one such event. It occurred on election night in November 1996.

From the mountain slopes to a point just makai of Farrington Highway, the Kaloi Gulch channel is a naturally eroded feature. Makai of that point, it is man-made. In the plantation era, this makai portion of the channel was a shallow feature enclosed by two earthen berms. Due to sediment build-up, the bottom of the channel was actually higher than the adjacent ground in many places. This bermed corridor extended all the way through the cane fields to a point of discharge the Kiawe forest near the shoreline of Ocean Pointe. However, owing to the infrequency of runoff events and the limited conveyance capacity of the bermed channel, its primary use by the plantation was as a conduit for irrigation water. Oahu Sugar Company moved water from its deep wells in Honouliuli westward across the plain and dropped it into the Kaloi channel. From there it flowed all the way makai to the Ocean Pointe project where it was diverted to a pumping facility known as EP-27.

Conceptual Design for Kaloi Gulch Drainage

Recognizing the need to coordinate drainage improvements among landowners and developers in the Kaloi watershed, the City and County formed a Technical Committee in 1992 to formulate design guidelines and recommend appropriate drainage improvements. The committee was comprised of engineers representing the City (Public Works), the State (for development planned by HFDC), Campbell Estate (landowner of the upper watershed and the Laulani project, now known as Gentry Makai West), the Ewa Village re-development project, Ewa by Gentry, Coral Creek Golf Course, and Ewa Marina (now Ocean Pointe). Following a series of meetings, the 7-member Kaloi Gulch Technical Committee issued an Interim Report in June 1993. Its most important recommendations were:

- To require all projects to incorporate runoff retention and detention features to reduce peak flowrates and sediment loading to the Ewa Marina property;
- To open the flow restrictions between Mango Tree Road and the railroad ROW to relieve flooding in the Ewa Villages; and

- To construct an interim drainage channel makai of the Gentry project to allow stormwater passing through the railroad ROW to pass through the Coral Creek golf course and be directed back into the then-existing Kaloi channel makai of the golf course.

Earlier versions of the Committee's reports listed specific retention/detention volumes for each project and also specified channel inverts and hydraulic grades at the property boundaries between projects. The Ewa Villages re-development, Ewa by Gentry, and Coral Creek Golf Course were all designed, approved by the City, and constructed in compliance with all of the specific requirements contained in earlier drafts of the Technical Committee's report. As a result, stormwater retention/detention volumes of unprecedented sizes have been incorporated in the Ewa Village and Coral Creek golf courses.

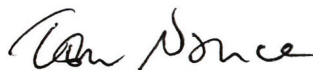
Technical Solution for Potential Flooding in the Kaloi Gulch Drainage Basin

When the flood on election night in November 1996 occurred, two key aspects of the Technical Committee's recommendations had not yet been implemented: (1) removal of the restriction of stormwater flow to pass through the railroad ROW to alleviate potential flooding in the Ewa Villages; and (2) construction of the channel makai of Ewa by Gentry. The restriction at the railroad ROW resulted in extensive flooding of Ewa Villages during the November 1996 storm. This event provided the impetus for developing the "Technical Solution" for the interim drainage improvements which are in place today. As signed off by the engineering representatives of landowners and developers in September 1997, the following interim improvements were required to be installed by each of the affected landowner/developers:

- Channel conveyance capacity from the railroad ROW through Ocean Pointe equivalent to 2500 CFS with no freeboard capacity;
- Invert elevations at each of the property boundaries between projects were to be as specified;
- Discharge from the interim channel was to be directed into a retention/detention basin to be constructed in Ocean Pointe; and
- Overflow from this basin was to be directed through Oneula Beach Park to the ocean.

Work Remaining – Implementation of the Ultimate Solution

The interim, 2500 CFS conveyance capacity from the Ewa Villages to Oneula Beach Park has been in place since January 2000. What remains to be installed for complete floodwater protection is sufficient channel conveyance capacity to meet the City and County Drainage Standards requirement of 11,000 CFS. As originally conceived as far back as the 1970s and as still incorporated in Ocean Pointe's currently approved drainage master plan, the channel with the full 11,000 CFS capacity was to discharge into the project's marina. However, accomplishing this would require lowering the City's Honouliuli WWTP ocean outfall, an undertaking of substantial cost and considerable risk. Recently, HASEKO has been assessing alternatives that would utilize discharge through Oneula Beach Park rather than into the marina. Until this process is completed and the ultimate drainage improvements in Ocean Pointe are installed, all of the upstream projects are limited to passing 2500 CFS through their respective interim channels and retaining their project-generated stormwater onsite.



Tom Nance – President
Tom Nance Water Resource Engineering

July 2, 2003

Education

M.S., Civil Engineering, Stanford University, 1970
B.S., Mechanical Engineering, Stanford University, 1966
B.S., Economics, Claremont Men's College, 1966
Graduate Work in Hydrology, University of California at Berkeley, 1977-1978
Graduate Work in Physical Oceanography, University of Hawaii, 1970-1972

Registration

Professional/Civil Engineer – Hawaii #03878, 1975
Certified Diver – Hawaii

Affiliations

American Society of Civil Engineers
American Water Works Association

Expertise

Groundwater and Surface Water Development
Hydraulics and Water System Design
Flood Control and Drainage
Coastal Engineering

EXPERIENCE

1989 – Present President	Tom Nance Water Resource Engineering - Honolulu, Hawaii
1972 – 1989	Belt Collins & Associates - Honolulu, Hawaii
Senior Water Resources Engineer 1979 – Present	Specializes in hydrologic and engineering studies and designs for water resource development, flood control projects, and unusual drainage applications such as injection wells.
Project Engineer 1975 – 1979	Responsible for hydrologic investigations, engineering feasibility, and design studies and environmental impact statements.
Civil Engineer 1972 – 1975	Engineering feasibility studies; environmental impact assessments and statements.
Planner/Civil Engineer 1970	Donald Wolbrink & Associates, Honolulu, Hawaii Participated in engineering and planning studies.
Civil Engineer/Teacher 1966 – 1968	U.S. Peace Corps Served as volunteer in Micronesia.
Student Engineer 1964 – 1965	Hawaiian Electric Company, Hawaii
Student Engineer 1962 – 1963	Honolulu Board of Water Supply, Hawaii

**SELECTED
PROJECTS**

Kaluakoi Resort Brackish Irrigation System, Molokai, Hawaii, 2002
Kaluakoi Potable Water System, Molokai, Hawaii, 2002
East Maui Irrigation Ditch / Stream Study, Maui, Hawaii, 2001
Mana Plain Drainage Study, Kauai, Hawaii, 2001
Hanamaulu Bay Oceanfront Wells, Kauai, Hawaii, 2001
Evaluation of Koloa Well F, Kauai, Hawaii, 2001
Trex Disposal Well, Kauai, Hawaii, 2001
Koele Golf Course Irrigation Supply, Lanai, Hawaii, 2001
Poeleele Well, Kauai, Hawaii, 2001
Pump Testing of the DLNR Oahu (Kaimuki) Exploratory Wells, Oahu, Hawaii, 2001
Kealia Pond for Maui National Wildlife Refuge, Maui, Hawaii, 2001
Falalop Island Water System - Ulithi Atoll, Yap Islands, 2001
Kii Well Rehab at Kahuku Wildlife Refuge, Oahu, Hawaii, 2001
Waiau Pipeline for HECO, Oahu, Hawaii, 2001
Ameron Quarry, Oahu, Hawaii, 2001
Department of Water Supply Waiaha Well and Tank, Island of Hawaii, 2001
South Kohala Groundwater Assessment, Island of Hawaii, 2000
Lihue Energy Services Center Water System Design, Kauai, Hawaii, 2000
1.5 MG Reservoir at Mauna Lani WWTP, Island of Hawaii, 2000
Yyin to Gargey Pipeline, Yap Islands, 2000
HASEKO Ocean Pointe Water Master Plan, Oahu, Hawaii, 2000
Irrigation Wells for Hualalai Resort, Island of Hawaii, 2000
CEATECH Plantations Wells 3 and 4, Kauai, Hawaii, 2000
Dillingham Airfield Water Supply Evaluation, Oahu, Hawaii, 2000
Hanalilolilo Intake and Pipeline, Molokai, Hawaii, 2000
Hapuna Well No. 3, Island of Hawaii, 2000
Launiupoko Well, Maui, Hawaii, 2000
Department of Water Supply Waiaha Well, Island of Hawaii, 2000
Design of the Maap-Rumung Pipeline Extension, Yap Islands, 2000
Gagil-Tomil System Extension, Yap Islands, 2000
Kaupulehu Potable Well No. 4, Island of Hawaii, 2000
Kapalawai Resort Water Systems, Kauai, Hawaii, 1999
Kadday to Yyin Pipeline, Yap Islands, 1999
Kekaha Sugar Plantation Infrastructure Study, 1999
Maui Land & Pineapple Well in Hailiimaile, Maui, Hawaii, 1999
Mauna Lani Resort Irrigation Well Nos. 8 and 9, South Kohala, 1999
Coral Creek Golf Course Well Development, Oahu, Hawaii, 1998
Uplands Water System Design, South Kohala, Hawaii, 1998
Puu O Hoku Ranch Well Development, Molokai, Hawaii, 1998
Kailua Well Development for East Maui Irrigation, Maui, Hawaii, 1998-99
Waikele Stream Evaluation, Oahu, Hawaii, 1998
Groundwater Development in Eyeb Valley, Yap Islands, 1998-99
Drainage Assessment for Hawaii Reserves, Inc., Laie, Oahu, Hawaii, 1998-99
Well Development at Papaa Bay Ranch, Kauai, Hawaii, 1998-99
Bay View Golf Course Irrigation Wells, Kaneohe, Oahu, 1996-97
Molokai Ranch Replacement Pipelines, Molokai, 1996-97
Molokai Ranch 15 MG Storage Reservoirs, Molokai, 1996-97
Waiola Well, Molokai Ranch, 1996-97
Parker Wells Outfitting, Lalamilo, Hawaii, 1996-97
Royal Kunia Golf Course Irrigation Well, 1996

SELECTED
PROJECTS
(continued)

Hawaii Reserves, Inc. Contested Case, Laie, Oahu, 1996
Puuloa Caprock Users Group Master Plan, Ewa, Oahu, 1996
Kauai Electric-Chevron Groundwater Evaluation, Port Allen, Kauai, 1997
Ewa Caprock Aquifer Monitoring For 1994-97, Oahu, Hawaii
Kaupulehu Potable Wells Evaluation, Island of Hawaii, 1995
Pecatu Graha Project, Bali, Indonesia, 1995
Taman Dayu Well Drilling, Surabaya, Indonesia, 1995
Princeville Water Master Plan, Kauai, Hawaii, 1995
Kaupulehu Brackish Pond Turnover, Island of Hawaii, 1995
Honolulu Resource Recovery Venture Disposal Wells Report, Oahu, Hawaii, 1995
Outfit Mauna Lani Resort's Parker Wells, Island of Hawaii, 1995
Princeville PUC 1995 Rate Case, Kauai, Hawaii, 1995
EPWDC Non-Potable Source Plan, Oahu, Hawaii, 1995
Kaupulehu Disposal Wells, Island of Hawaii, 1995
DWS Piihonua Well Pump Test, Maui, Hawaii, 1995
Kaupulehu Potable Well Nos. 1 and 2, Island of Hawaii, 1995
Ookala Well (DWS), Maui, Hawaii, 1995
Waiahole Irrigation Company, Oahu, Hawaii, 1995
Gentry Area 26 Well, Oahu, Hawaii, 1995
Second Honouliuli 228 Tank, Oahu, Hawaii, 1995
Lanai Well No. 14 Outfitting, Lanai, Hawaii, 1995
Big Island Country Club Estates Potable Wells Certification, Island of Hawaii, 1995
Mauna Kea Hotel Drainage Improvements, Island of Hawaii, 1995
Gentry Area 26 Irrigation Station, Oahu, Hawaii, 1995
Waialua Sugar Company Pump 3 DOH Certification, Oahu, Hawaii, 1994
Islands Saltwater Well Permits, Mauna Lani Resort, Island of Hawaii, 1994
Kehena Ditch Evaluation For Kohala Ranch, Island of Hawaii, 1994
Chiyoda Makakilo Golf Course, Oahu, Hawaii, 1994
Gentry Waiawa Recharge Study, Oahu, Hawaii, 1994
Gentry East-Side Irrigation, Oahu, Hawaii, 1994
Kawaihae Cogeneration Supply and Disposal Wells, Island of Hawaii, 1994
Kapolei Irrigation Pump Station, Oahu, Hawaii, 1994
Campbell Agricultural Lands Water System, Oahu, Hawaii, 1994
AES Federal UIC Permit, Oahu, Hawaii, 1994
Campbell Estate's Malaekahana Water System, Oahu, Hawaii, 1994
Hauula Well Evaluation, Oahu, Hawaii, 1994
Kapalua's Well No. 3, Maui, Hawaii, 1994
Waikoloa's Tank 1200S-2, Island of Hawaii, 1994
Gentry Golf Course Irrigation Pump Station, Oahu, Hawaii, 1994
HRT's Makaha Site Groundwater Evaluation, Oahu, Hawaii, 1994
Kalaeloa Partners' New Monitoring Wells, Oahu, Hawaii, 1994
Castle & Cooke Central Oahu Master Plan, Oahu, Hawaii, 1994
Kaupulehu Makai Irrigation Well Outfitting, Island of Hawaii, 1994
Villa Escudero, Philippine Islands, 1994
HPOWER Disposal Wells DOH Report, Oahu, Hawaii, 1994
Lost River Water Supply Evaluation, Guam, 1994
Makakilo Golf Course, Oahu, Hawaii, 1994
Lanai Water System Development, Lanai, Hawaii, 1993
Kapolei City Irrigation System, Oahu, Hawaii, 1993
Laie Water Master Plan, Oahu, Hawaii, 1992-93

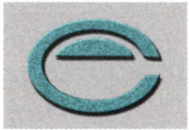
SELECTED**PROJECTS**

(continued)

Kohala Ranch Well Nos. 3 and 4, Island of Hawaii, 1992-93
Mauna Lani Resort's Parker Wells, Island of Hawaii, 1992-93
SNM Rota Island Resort, Rota Island, CNMI, 1992-93
ABB Cogeneration Plant Saltwater Supply Wells, Oahu, Hawaii, 1993
Keauhou High Level Well Development, Island of Hawaii, 1991-93
Waiawa by Gentry Water System Development, Oahu, Hawaii, 1992-93
Kaupulehu Resort Water System Development, Island of Hawaii, 1990-93
Kona Country Club Irrigation Well, Island of Hawaii, 1991-92
Lihilani Groundwater Development, Oahu, Hawaii, 1992
Honouliuli Wastewater Reclamation and Reuse Study, Oahu, Hawaii, 1992
Big Island Country Club Irrigation Well, Island of Hawaii, 1992
Hapuna Golf Course Irrigation Wells, Island of Hawaii, 1991-92
Ewa Caprock Aquifer Computer Model, Oahu, Hawaii, 1991-92
South Kohala Water Master Plan, Island of Hawaii, 1991-92
Princeville Well Development, Kauai, Hawaii, 1992
Waikoloa Well Nos. 1, 2, and 3, Island of Hawaii, 1990-92
Waikoloa Water System Master Plan, Island of Hawaii, 1991
Lalamilo Water System Expansion, Island of Hawaii, 1991
Saltwater Wells for the Islands at Mauna Lani Resort, Island of Hawaii, 1991
Bali Golf & Country Club Irrigation Wells, Bali, Indonesia, 1990-91
Honouliuli Well Nos. 1 to 6, Oahu, Hawaii, 1990-91
Ewa by Gentry Irrigation System Development, Oahu, Hawaii, 1990-92
Saltwater Supply and Disposal Wells for the AES Cogeneration Plant, Oahu, Hawaii, 1990
Makakilo Golf Course Supply Wells and Desalination Plant Design, Oahu, Hawaii, 1990
Kapalua Resort Well Nos. 1 and 2, Maui, Hawaii, 1990-91
Lalamilo Water System, Mauna Lani Resort, Island of Hawaii, 1989
Waikoloa Water System Expansion, Island of Hawaii, 1989-90
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Waikoloa Stream Flood Study, Island of Hawaii, 1990
Ewa Water System Development, Oahu, Hawaii, 1986-88
Reclamation & Beach Construction, Sentosa, Singapore, 1986-88
Waikoloa Beach Resort Irrigation Well Development, Island of Hawaii, 1988
Mauna Lani Resort Irrigation Well Development, Island of Hawaii, 1988, 1990, and 1992
Westin Kauai Irrigation Well Development, Kauai, Hawaii, 1987-88
Makaiwa Bay Beach Development, Mauna Lani Resort, Island of Hawaii, 1986
Kosrae Groundwater Development, Trust Territory, 1984
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Kula Up-Country Water Study, Maui County, Hawaii, 1983-84
Ewa Water Master Plan, Oahu, Hawaii, 1983-84
Lalamilo Water System, Island of Hawaii, 1984 & 1988
Beach Construction, Mauna Lani Bay Hotel, Island of Hawaii, 1983
Southern Water System, Yap State, Federated States of Micronesia, 1983
Water Development, Saipan, CM, 1983
Molokai Water Master Plan, Molokai, Hawaii, 1982

SELECTED
PROJECTS
(continued)

Yap Island Groundwater Exploration & Development, Yap State, 1982
Molokai Ranch Mountain Water System, Molokai, Hawaii, 1983 & 1988
Princeville Golf Course Irrigation System, Kauai, Hawaii, 1981
Kiahuna Golf Course Irrigation System, Kauai, Hawaii, 1981
Prototype High Capacity Injection Well Field Testing, Waiale, Maui, 1978-80
Irrigation Well, Liliuokalani Trust, Island of Hawaii, 1979
Yap Island Sewage Treatment Plant Ocean Outfall, Trust Territory, 1980
Design of the Gagil-Tomil Water System, Yap State, 1981
Tripler Hospital Traffic Study, Oahu, Hawaii, 1979
Kaunapali Harbor Breakwater Repair, Lanai, Hawaii, 1980 & 1982
Beach Development Study for Mauna Loa Land Resort, Hawaii, 1979
Drainage Master Plan, Waiale Development, Kahului, Maui, Hawaii
Conceptual Water Development Plans for Colonia, Gagil-Tomil, and Southern
Yap areas of Yap State, Trust Territory of the Pacific Islands, 1980
Appeal of FIA Flood Hazard Designations for the Mauna Loa Land, Inc.
Resorts, South Kohala, Hawaii, 1980
Irrigation Wells for Kiahuna Golf Village, Koloa, Kauai, Hawaii, 1979
Yap Islands Groundwater Investigation, Yap State, 1979
Yap Wastewater Facility Plan, Trust Territory of the Pacific Islands, 1978
Wailua Basin Water Resources Development Study (Dam Feasibility Study,
Hydropower, Flood Control, Irrigation), Kauai, Hawaii, 1976-77
Irrigation Study, Kilauea Agricultural Subdivision, Kauai, Hawaii, 1977
Waimea to Kawaihae Water Transmission Line Study, Hawaii, 1977
Sewerage Master Plan, U.S. Naval Facility, Diego Garcia, 1976
South Kohala Groundwater and Deep Well Evaluation Study, Hawaii, 1975
Fort Shafter Sewage Pump Station, Oahu, Hawaii, 1975
Tafuna Industrial Park, Tutuila Island, American Samoa, 1974
Kapalua Master Plan, Maui, Hawaii, 1974



ENGINEERING CONCEPTS, INC.

Consulting Engineers

ORIGINAL

LAND USE COMMISSION
STATE OF HAWAII

Ewa Makai - West Drainage

2003 JUL -3 P 2: 46

My name is Craig Arakaki. I am a registered civil engineer and have been practicing for 23 years. My resume is attached. I have previously been qualified as an expert witness before the Land Use Commission on various projects in the past. I am involved in the preliminary planning of infrastructure for the Ewa Makai - West and would like to discuss the drainage aspects of the project.

Ewa Makai - West, along with the Ewa By Gentry project, falls within the Kaloι watershed. The watershed covers about 11 square miles and extends from the crest of the Waianae Mountain Range to the ocean. The site is generally flat with slopes of less than 1 percent to about 5 percent. Currently runoff flows overland in the mauka-makai direction towards the Oceanpointe development. Some runoff is trapped by existing depressions within the Ewa Makai - West site.

Existing drainage improvements on the Ewa Makai - West site is limited to an interim drainage channel with a capacity of 2,500 cfs. This interim channel conveys runoff from the makai end of the Coral Creek golf course to the mauka boundary of the Oceanpointe development. Very little runoff is expected within this channel under normal conditions due to the large retention capacities of the Coral Creek and Ewa Villages golf courses above the Ewa Makai - West site.

The Ewa Makai - West development will provide regional and onsite drainage improvements within the site in accordance with the approved drainage master plan for the project. Regional drainage will be accommodated by the construction of the ultimate Kaloι Channel following the alignment of the existing interim channel. Kaloι Channel through the project site will be a grass-lined channel with a bottom width ranging from 450 feet at the Coral Creek golf course to 330 feet at the Oceanpointe boundary.

The Kaloι Channel will be designed to convey the peak flow based on the City and County of Honolulu's Storm Drainage Standards. Runoff entering the channel at the mauka end is estimated to be about 10,400 cfs with discharge into Oceanpointe at 10,700 cfs. Depth of flow will be about 6 feet deep with velocities of less than 5 fps. In addition, freeboard above the water level will be provided in accordance with the Storm Drainage Standards. Inverts and hydraulics for the channel through the Ewa Makai - West site are based on criteria developed in earlier drainage master plans for the Ewa By Gentry project.

The previously mentioned design flows are based on the City's standards and do not take into account for the dampening effects of the vast amounts of retention and detention storage provided by the Coral Creek and Ewa Villages golf courses. Actual runoff leaving the Coral Creek golf course into the projects site is expected to be less than the design flows due to the retention/detention features of the golf courses.

EXHIBIT " 7 "

ENGINEERING CONCEPTS, INC.

The onsite project drainage will consist of catchbasins/inlets, manholes and drain pipes located in dedicated roadways. A box culvert or open channel is planned to run parallel to the makai boundary of the site, intercepting and diverting runoff to the Kalo Channel. Runoff is not expected to flow into the areas makai of the project site. Onsite drainage systems will be designed in accordance with the City's Storm Drainage Standards.

The lack of adequate conveyance capacity makai of the project site may require phasing of the development and drainage improvements. Excavation of temporary retention/detention basins could be done to allow initial development of the project to proceed. Interim improvements will be designed in accordance with the requirements of the Storm Drainage Standards and with the approval of all concerned government agencies.

As indicated previously, the Coral Creek and Ewa Villages golf courses provide large amounts of retention and detention storage. In addition to dampening of the peak runoff, the storage also has the beneficial effect of settling out sediment in the runoff. The amount of storage within the Coral Creek golf course will satisfy the water quality requirements for the Ewa By Gentry and Ewa Makai - West projects.

In conclusion, the proposed drainage improvements for the project will be consistent with the drainage plans identified in approved drainage master plans for the area and will not have adverse impacts on drainage in the area. All improvements will be in accordance with the standards of the City and County of Honolulu, and all other applicable rules and regulations.

Craig Arakaki

Craig Arakaki, P.E.

7/2/03

Date

CRAIG S. ARAKAKI
Civil Engineer

General Background: Mr. Arakaki is responsible for the planning and design of land development projects including field investigations and the preparation of preliminary engineering reports; infrastructure master plans; and construction plans, specifications, and cost estimates for various site improvements such as roads, grading, drainage systems, water transmission and distribution systems, and sewerage systems. He is also involved in the coordination, review, and approval processes required by government agencies and utility companies. He is Project Manager for the planning and design of major infrastructure improvements at Kapolei City, a planned secondary urban center in Leeward Oahu.

Education: University of Hawaii, B.S. in Civil Engineering, 1980

Registration: Civil Engineer, Hawaii, Certificate #5510, 1983

Work Experience:	1987 - Present	Vice President, Engineering Concepts, Inc. Honolulu, Hawaii
	1980 - 1987	Project Engineer, M&E Pacific, Inc. Honolulu, Hawaii
	1978 - 1980	Various Private Firms

Specific Experience:

**CIVIL
ENGINEERING**

- Kapolei City Infrastructure Improvements, Ewa, Hawaii
- Marina 4B Subdivision Site Improvements, Honolulu, Hawaii
- Kamilonui Subdivision Site Improvements, Honolulu, Hawaii
- Kaluanui Multi-Family Development Site Improvements, Honolulu, Hawaii
- Kapolei Business Park Infrastructure Improvements, Ewa, Hawaii
- Kapolei City/Kapolei Business Park Nonpotable Water System, Ewa, Hawaii
- Kapolei Civic Center, City Office Building No. 1 Site Improvements, Ewa, Hawaii
- Kapolei Regional Park Site Improvements, Ewa, Hawaii
- Kapolei Shopping Center Civil Site Improvements, Ewa, Hawaii
- Campbell Office Building Site Improvements, Ewa, Hawaii
- Kapolei Office Building Site Improvements, Ewa, Hawaii
- Palailai Mall Site Improvements, Ewa, Hawaii
- Various Developments at Kaluanui, Honolulu, Hawaii
- Kapolei Waterpark Onsite and Offsite Improvements, Ewa, Hawaii

CRAIG S. ARAKAKI - 2

- Kapolei Seagull School, Ewa, Hawaii
- Harbor Industrial Parcel, Honolulu, Hawaii
- Ewa by Gentry Development, Oahu, Hawaii
- Makaiwa Hills Planning and Preliminary Design, Ewa, Hawaii
- Maui Court Condominium Site Improvements, Maui, Hawaii
- Eastman Kodak Center Site Improvements, Mililani, Hawaii
- Zippy's Kapolei, Pearl City, and Waipio Site Improvements, Oahu, Hawaii
- BHP Gas Express Site Improvements at Kapolei and Waipio, Oahu, Hawaii

HIGHWAYS

- Makakilo Interchange/Makakilo Drive Improvements, Ewa, Hawaii.
- Kapolei City Roads, Increment 1, Ewa, Hawaii.
- Kapolei Road Extension, Phases 1 and 2, Ewa, Hawaii
- Kalaeloa Boulevard/Malakole Street, Ewa, Hawaii
- Kapolei City Road G, Ewa, Hawaii.
- Makakilo, Palailai, and Kapolei Interchange, Ewa, Hawaii
- James Campbell Office Building Roads (Roads F, H, L), Ewa, Hawaii.
- Kapolei Parkway and Farrington Highway/Kamokila Boulevard, Ewa, Hawaii.

CONSTRUCTION MANAGEMENT

- Kapolei City Road G, Ewa, Hawaii.
- James Campbell Office Building Roads (Roads F, H, L), Ewa, Hawaii
- Kapolei Parkway and Farrington Highway/Kamokila Boulevard, Ewa, Hawaii

ORIGINAL



KN CONSULTING SERVICES, INC.
Civil Engineers

LAND USE COMMISSION
STATE OF HAWAII

2003 JUL -3 P 2: 46

Testimony of Kenneth O. Nagai
on the Drainage Master Plan for
Gentry's Proposed Ewa Makai East Development

My name is Kenneth O. Nagai. I am the President and principal civil engineer of KN Consulting Services, Inc., which I founded in 1996. Prior to 1996, I was a vice president of Belt Collins Hawaii. I have over thirty-five years of civil engineering experience, primarily in the area of land development. My resume is attached.

KN Consulting Services, Inc. has been retained by Gentry Homes to re-examine and update drainage and sewer master plan for two tracts of land in Ewa by Gentry and Ewa Makai totaling 255 acres, as follows: (1) Ewa by Gentry-East, Phase II, which is a tract of land bounded by Ft Weaver Road, Iroquois Point Road, U.S. Navy' lands, and the old Puuloa Road, and is part of the existing Ewa by Gentry community currently under development; and (2) Ewa Makai-East, a tract of land bounded by Ft Weaver Road, the old Puuloa Road, U. S. Navy lands, and the Hawaii Prince Golf Course. Ewa Makai-East comprises a portion of lands for which Gentry is currently seeking a Land Use District Boundary Amendment.

The current drainage master plan for these two areas, "Drainage Master Plan for Ewa by Gentry-East, Phase II and Ewa Makai-East, Tax Map Key: 9-1-10:7 and 20", was prepared by Engineering Concepts, Inc. and was accepted by the City and County of Honolulu on July 18, 1997. The approved 1997 drainage master plan calls for 70 acres of Gentry's development adjacent to Fort Weaver Road plus areas immediately adjacent to the golf course to drain into the golf course. The remaining areas are to drain into drainage sumps located within the Ewa Makai East development and the existing sump straddling the eastern property line.

Conveying portion of the storm runoff into the golf course was understood to be acceptable because of a prior written agreement between the Estate of James Campbell and Seibu Hawaii, Inc. (SHI), the golf course developer. Under the terms of the Seibu Acquisition Agreement dated May 1987 between Campbell Estate and SHI, the golf course is to accommodate runoff from 255 acres of mauka land when they are put into residential use (Source: "Drainage Report for the Proposed Meyer/Seibu Championship Golf Course," dated November 9, 1989, prepared by Sam O. Hirota.) The Seibu Acquisition Agreement depicts the "mauka land" as the same 255 acres comprising Ewa by Gentry-East, Phase II and Ewa Makai-East.

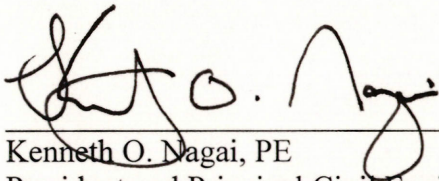
Our firm is currently working with City engineers to update the 1997 approved drainage master plan. Under our current proposal, approximately 10 acres (versus the

EXHIBIT "8"

approved 70 acres) and the areas immediately adjoining the golf course would drain into the golf course. As with the approved master plan, the remaining acres would drain into sumps located within the Ewa Makai-East project area and the existing sump straddling the eastern property line. This proposal is subject to approval by the City and County of Honolulu.

We have met with representatives of the Hawaii Prince Golf Course to discuss concepts proposed for the revised drainage master plan. During the design stages, we will continue our discussions with them to work out the details of the drainage to the golf course.

It is my opinion that implementing the updated drainage master plans will not increase the storm water runoff to the downstream adjoining properties from the agreed-to condition or from the predevelopment condition.

A handwritten signature in black ink, appearing to read 'Kenneth O. Nagai', is written over a horizontal line.

Kenneth O. Nagai, PE
President and Principal Civil Engineer

KN Consulting Services, Inc.
1451 South King Street, Suite 412
Honolulu, Hawaii 96814

Resume of Kenneth O. Nagai, P. E.

Experience	1996– Present	KN Consulting Services, Inc.	Honolulu, HI
	President and Principal Engineer		
	1992–1996	Belt Collins Hawaii	Honolulu, HI
	Vice President and Principal Engineer.		
	1980–1992	Belt Collins Hawaii	Honolulu, HI
	Senior Project Manager		
	1972–1980	Wilson Okamoto & Associates	Honolulu, HI
	Project Manager		
	1968 -1972	State Highways Division	California
	Civil Engineer		
	1967 - 1968	LA County Engineer	California
	Jr. Civil Engineer		

Education University of Hawaii, 1967, B.S. in Civil Engineering
Los Angeles State University, Post graduate studies in business

Registration Civil Engineering, 1971, California (inactive)
Civil Engineering, 1972, Hawaii

Experience Mr. Nagai has practiced civil engineering for over 35 years and has successfully completed a wide range of civil engineering projects. These projects range from various land development projects for private developers here in Hawai and in south east Asia, to public work projects for the various government agencies in Hawaii.

Select Projects

Ewa by Gentry East, Phase II and Ewa Makai East master planning, Ewa Oahu

Kukio Villas Lots 61-80, South Kohala, Hawaii

The Villages at Mauna Lani, Mauna Lani Resort, South Kohala, Hawaii

KN Consulting Services, Inc.
1451 South King Street, Suite 412
Honolulu, Hawaii 96814

The Shops at Mauna Lani, Mauna Lani Resort, South Kohala, Hawaii
Marriott Waiohai Beach Club, Poipu, Kauai
Beach Club, 49 Black Sand Beach, Mauna Lani, Hawaii
Kings shops Expansion, Waikoloa, Hawaii
Makaha Village Sewer Hookup, Makaha, Oahu
Sitework and foundation for Pepsi Pavilion, Waikoloa Beach Resort, Hawaii
Kamuela/Lanimaumau Stream Diversion, Kamuela, Hawaii
Four Season Hotel & Resort Infrastructure, Kaupulehu, Hawaii
Sheraton Maui Redevelopment Site work, Kaanapali, Maui
Koele and Manele Residential Infrastructure master plan, Lanai
Ewa Gentry Infrastructure Planning and Design, Ewa, Oahu
Ritz Carlton Mauna Lani Hotel Site Work, Hawaii
Various Infrastructure Projects, Mauna Lani Resort, Hawaii
Various Infrastructure and Subdivision projects, Princeville Resort, Kauai
Westin Maui Hotel Site work, Kaanapali, Maui
Kiele and Lagoons Golf Courses, Grading, Drainage and Utilities, Kauai
Westin Kauai Hotel Site work, Lihue, Kauai
Hilton Waikoloa Village Site Work, Hawaii
Waikoloa Resort Infrastructure, Hawaii
Kiahuna Plantation Shopping Village Site work, Poipu, Kauai
The Villas and Fairways North Subdivisions at Mauna Kea, Hawaii
Keauhou-Kona Shopping Village Site work, Keauhou, Hawaii
Kiahuna Plantation Residential Development Infrastructure
Utilities Master plan for Mauna Kea Beach Resort, Hawaii
Villas at Mauna Kea, Mauna Kea Beach Resort, Hawaii
Fairways South at Mauna Kea, Mauna Kea Beach Resort, Hawaii
Sand Island Parkway and Sewage Pump Station, Honolulu, Oahu

KN Consulting Services, Inc.
1451 South King Street, Suite 412
Honolulu, Hawaii 96814

Kakaako Redevelopment Project, Honolulu, Oahu

Utilities Master Plan for Hilo Campus, University of Hawaii Hilo, Hawaii

Nanakuli Valley Residential Development Master Plan and Design, Nanakuli,
Oahu

Various Site Planning projects in Indonesia, Singapore and Malaysia

ORIGINAL

LAND USE COMMISSION

PAGE 1 OF 1LAND USE COMMISSION
STATE OF HAWAIIDOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIESPARTY: Petitioner GENTRY INVESTMENT PROPERTIES

2003 JUL -3 P 2:46

FIRST AMENDED LIST OF WITNESSES

NAME/ORGANIZATION/POSITION (List In Order of Appearance)	TO BE QUALIFIED AS AN EXPERT IN:	SUBJECT MATTER	WRITTEN TESTIMONY	EXHIBIT NUMBER(S)	LENGTH OF DIRECT
ROBERT W. BRANT, President and Chief Executive Officer of Gentry Homes, Ltd.	-----	Project Background and Status	Yes	2	15 Minutes
MARK H. HASTERT, AICP, Planner Project Manager and Principal-in- Charge of the Ewa Makai Master Plan	Land Use and Environmental Planning	Project Impacts	Yes	3	30 Minutes
KAREN CHAR, MAI, CRE, President of John Child & Company	Marketing and Economics	Project Impacts	Yes	4	15 Minutes
WAYNE Y. YOSHIOKA, P.E., Manager of Transportation Planning/Traffic Engineering and Senior Supervising Transportation Engineer of Parsons Brinckerhoff Quade & Douglas, Inc.	Traffic	Project Impacts	Yes	5	30 Minutes
TOM NANCE, President of Tom Nance Water Resource Engineering	Water Resources and Regional Drainage	Project Impacts	Yes	6	30 Minutes
CRAIG S. ARAKAKI, P.E., Vice President of Engineering Concepts, Inc.	Drainage on West Property	Project Impacts	Yes	7	30 Minutes
KENNETH O. NAGAI, Civil Engineer of KN Consulting Services, Inc.	Drainage on East Property	Project Impacts	Yes	8	30 Minutes

ORIGINAL

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition) DOCKET NO. A03-738
of)
) GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)
)
Petition For District Boundary)
Amendment)
_____)

LAND USE COMMISSION
STATE OF HAWAII
2003 JUL -7 P 2:40

CERTIFICATE OF SERVICE

The undersigned hereby certifies that the forgoing document in this matter was duly served upon the parties listed below AS INDICATED on July 3, 2003.

State of Hawaii **(hand delivery)**
Office of Planning
235 Beretania Street, 6th Floor
Honolulu, Hawaii 96813

City & County of Honolulu **(hand delivery)**
Department of Planning & Permitting
650 South King Street
Honolulu, Hawaii 96813

Haseko, (Ewa), Inc. **(hand delivery)**
820 Mililani Street, Suite 820
Honolulu, Hawaii 96813

Linnel T. Nishioka, Esq. **(hand delivery)**
Randall K. Ishikawa, Esq.
Oshima Chun Fong & Chung
841 Bishop Street, Suite 400
Honolulu, Hawaii 96813

Attorneys for Intervenor
HASEKO, (EWA), INC.

City & County of Honolulu **(hand delivery)**
Planning Commission
650 South King Street
Honolulu, Hawaii 96813

J. Douglas Ing, Esq. **(hand delivery)**
Teri Y. Kondo, Esq.
Brian A. Kang, Esq.
Watanabe Ing Kawashima & Komeiji, LLP
999 Bishop Street
23rd Floor, First Hawaiian Center
Honolulu, Hawaii 96813

Attorney for Intervenor-Applicant
HAWAII PRINCE HOTEL WAIKIKI
CORP.

Hawaii Prince Hotel Waikiki Corp. **(u.s. certified mail)**
100 Holomoana Street
Honolulu, Hawaii 96815

Dated: Honolulu, Hawaii, July 3, 2003.

OF COUNSEL:
MATSUBARA, LEE & KOTAKE
A Law Corporation



BENJAMIN M. MATSUBARA
CURTIS T. TABATA
Attorney for Petitioner
GENTRY INVESTMENT PROPERTIES

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition)	DOCKET NO. A03-738
of)	
)	GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)	
)	
Petition For District Boundary)	
Amendment)	
_____)	

PETITIONER'S LIST OF EXHIBITS AND LIST OF WITNESSES

ATTACHMENTS "1" AND "2"

AND

CERTIFICATE OF SERVICE

2003 JUN -6 P 2:48
LAND USE COMMISSION
STATE OF HAWAII

OF COUNSEL:

MATSUBARA, LEE & KOTAKE
A Law Corporation

BENJAMIN M. MATSUBARA, #993-0
CURTIS T. TABATA, #5607-0
888 Mililani Street, 8th Floor
Honolulu, Hawaii 96813
Telephone: 526-9566

Attorneys for Petitioner
GENTRY INVESTMENT PROPERTIES

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition)	DOCKET NO. A03-738
of)	
)	GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)	
)	
Petition For District Boundary)	
Amendment)	
_____)	

PETITIONER'S LIST OF EXHIBITS AND LIST OF WITNESSES

COMES NOW, GENTRY INVESTMENT PROPERTIES ("Petitioner"), by and through its attorneys, MATSUBARA, LEE & KOTAKE, hereby submits its List of Exhibits (a copy of which attached hereto as Attachment "1" and made a part hereof) and List of Witness (a copy of which attached hereto as Attachment "2" and made a part hereof).

Dated: Honolulu, Hawaii June 6, 2003.

OF COUNSEL:
MATSUBARA, LEE & KOTAKE
A Law Corporation



BENJAMIN M. MATSUBARA
CURTIS T. TABATA
Attorney for Petitioner
GENTRY INVESTMENT PROPERTIES

LAND USE COMMISSION

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STATE OF HAWAIIDOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIESPARTY: Petitioner GENTRY INVESTMENT PROPERTIES

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LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	ADMIT
1	Planning Report, Legal Description of Property (Appendix A), Development Agreement Between Gentry Investment Properties and The Estate of James Campbell (Appendix B), Status Title Report (Appendix C), Letter of Authorization from The Estate of James Campbell (Appendix D), Letter from DPP dated 12/16/02 regarding Gentry's compliance With City's affordable housing requirements (Appendix E), Ordinances 99-51 and 01-33 Relating to Affordable Housing Conditions in Unilateral Agreements (Appendix F), Letter from Tosh Hosoda to Kathy Sokugawa dated 2/5/02 regarding anticipated affordable housing requirements for Ewa Makai (Appendix G), Letter from DOE dated January 9, 2002, regarding satisfaction of DOE's fair-share requirements (Appendix H), "Leaders in Waste Management" article written by Clean Hawaii Center, State Department of Business, Economic Development & Tourism (Appendix I), (1) Letter from Tom Nance dated 1/31/03 regarding validity of approved water master plan for Ewa by Gentry; and (2) Letter from BWS dated 1/24/03 regarding the availability of potable water for Ewa Makai Development (Appendix J), Letters from engineering consultants regarding status of approved sewer and drainage master plans for Ewa Makai (Appendix K), Documents pertaining to public input including: Affidavit confirming that adjoining property owners were sent written notification letters about the Ewa Neighborhood Board presentation on Ewa Makai; Relevant sections of the minutes of the March 14, 2002 Meeting of the Ewa Neighborhood Board No. 23 in which the Board voted to support the Ewa Makai project subject to certain conditions; Minutes of the Ewa Neighborhood Board's Planning and Zoning Committee meetings of 1/15/02 and 2/28/02; A letter from a Sun Terra resident opposing the zone change request; A letter from Hawaiiiana Management Company, Ltd. relating to the Ewa by Gentry Community Association Board's unanimous support for the development of Ewa Makai (Appendix L), Photos of Ewa Makai (Appendix M), Letter from Bank of Hawaii regarding Gentry's financial capability to develop property (Exhibit AA), Ewa Makai's Impact on Agriculture (Exhibit BB), Archaeological Survey (Exhibit CC), Botanical Survey (Exhibit DD), Avifaunal and Feral Mammal Survey (Exhibit EE), Cultural Impact Assessment (Exhibit FF), Traffic Impact Analysis (Exhibit GG, Air Quality Survey (Exhibit HH), Acoustic Study (Exhibit II), Social Impact Assessment (Exhibit JJ), Market Assessments and Fiscal and Economic Impacts (Exhibit KK), Ewa Makai Project Master Plan (Exhibit LL),		

LAND USE COMMISSION

PAGE 1 OF 1

LAND USE COMMISSION DOCKET NO./PETITIONER: A03-738/GENTRY INVESTMENT PROPERTIES
STATE OF HAWAII

2003 JUN -6 P 2:48

PARTY: Petitioner GENTRY INVESTMENT PROPERTIESLIST OF WITNESS

NAME/ORGANIZATION/POSITION (List in Order of Appearance)	TO BE QUALIFIED AS AN EXPERT IN:	SUBJECT MATTER	WRITTEN TESTIMONY	EXHIBIT NUMBER(S)	LENGTH OF DIRECT
ROBERT W. BRANT, President and Chief Executive Officer of Gentry Homes, Ltd.	-----	Project Background and Status	Yes		15 Minutes
TOM NANCE, President of Tom Nance Water Resource Engineering	Water Resources	Project Impacts	Yes		15 Minutes
WAYNE Y. YOSHIOKA, P.E., Manager of Transportation Planning/Traffic Engineering and Senior Supervising Transportation Engineer of Parsons Brinckerhoff Quade & Douglas, Inc.	Traffic	Project Impacts	Yes		30 Minutes
KAREN CHAR, MAI, CRE, President of John Child & Company	Marketing and Economics	Project Impacts	Yes		30 Minutes
KENNETH ISHIZAKI, Executive Vice President of Engineering Concepts, Inc. and CRAIG ARAKAKI, Vice President of Engineering Concepts, Inc.	Engineering	Project Impacts	Yes		30 Minutes
MARK H. HASTERT, Planner	Land Use and Environmental Planning	Project Impacts	Yes		30 Minutes

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition)	DOCKET NO. A03-738
of)	
)	GENTRY INVESTMENT PROPERTIES
GENTRY INVESTMENT PROPERTIES)	
)	
Petition For District Boundary)	
Amendment)	
)	

LAND USE COMMISSION
STATE OF HAWAII
2003 JUN -6 P 2:48

CERTIFICATE OF SERVICE

The undersigned hereby certifies that the forgoing document in this matter was duly served upon listed below VIA HAND DELIVERY on June 6, 2003.

State of Hawaii
Office of Planning
235 Beretania Street, 6th Floor
Honolulu, Hawaii 96813

City & County of Honolulu
Department of Planning & Permitting
650 South King Street
Honolulu, Hawaii 96813

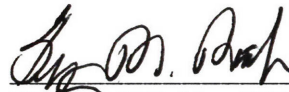
Haseko, (Ewa), Inc.
820 Mililani Street, Suite 820
Honolulu, Hawaii 96813

Linnel T. Nishioka, Esq.
Randall K. Ishikawa, Esq.
Oshima Chun Fong & Chung
841 Bishop Street, Suite 400
Honolulu, Hawaii 96813

Attorneys for Intervenor
HASEKO, (EWA), INC.

Dated: Honolulu, Hawaii June 6, 2003 .

OF COUNSEL:
MATSUBARA, LEE & KOTAKE
A Law Corporation



BENJAMIN M. MATSUBARA
CURTIS T. TABATA
Attorney for Petitioner
GENTRY INVESTMENT PROPERTIES

ORIGINAL RECEIVED

LETTER AGREEMENT

AUG 7 2003

State of Hawaii
LAND USE COMMISSION

This letter agreement ("Agreement") made and entered into as of this 16th day of July, 2003, by and between HAWAII PRINCE HOTEL WAIKIKI CORP., dba Hawaii Prince Golf Club ("Hawaii Prince") and GENTRY INVESTMENT PROPERTIES ("Gentry");

W I T N E S S E I H T H A T:

WHEREAS, on March 21, 2003, Gentry filed a Petition with the Land Use Commission for an amendment to the land use district boundary to reclassify approximately 283 acres at Ewa, Island of Oahu, State of Hawaii, from the Agricultural district to the Urban District ("Property"), in Docket No. A03-738;

WHEREAS, Hawaii Prince is the owner of the Hawaii Prince Golf Club, which is adjacent to a portion of the Property;

WHEREAS, Gentry and Hawaii Prince have a longstanding business relationship and desire to work together to address drainage issues that affect the Hawaii Prince golf course and the Property;

NOW, THEREFORE, in consideration of the premises hereinabove and the mutual covenants, terms, and conditions hereinafter contained, the parties hereto agree as follows:

1. On July 18, 1997, the City and County of Honolulu accepted a Drainage Master Plan for two tracts of land in Ewa by Gentry and Ewa Makai totaling 255 acres. The Ewa by Gentry-East Phase II parcel is part of the existing Ewa by Gentry community. The Ewa Makai-East parcel is bounded by Fort Weaver Road, the old Puuloa Road, U.S. Navy lands, and the Hawaii Prince Golf Club.
2. The approved 1997 Drainage Master Plan called for seventy (70) acres of Gentry's development adjacent to Fort Weaver Road in addition to areas immediately adjacent to the Hawaii Prince Golf Club to drain into the Hawaii Prince golf course.
3. Gentry, its successors, and assigns, shall submit a revised Drainage Master Plan for Ewa by Gentry East, Phase II and Ewa Makai to the City and County of Honolulu for approval ("Revised Drainage Master Plan").

PET Exhibit No. 10

4. The Revised Drainage Master Plan provides that approximately ten (10) acres (as compared to the 70 acres in the 1997 Drainage Master Plan) of Gentry's development and areas immediately adjacent to the Hawaii Prince Golf Club may drain into the Hawaii Prince golf course.

5. Gentry, its successors and assigns, agrees to keep Hawaii Prince apprised of changes to and the status of the Revised Drainage Master Plan prior to its approval; and Gentry shall work with Hawaii Prince to coordinate remaining drainage issues in the Revised Drainage Master Plan prior to approval as it affects the Hawaii Prince golf course.

6. Gentry shall provide Hawaii Prince with a copy of the Revised Drainage Master Plan once it is approved by the City and County of Honolulu.

7. It is understood that the master plan conceptually delineates the drainage areas and the disposition of the storm runoff from these areas and does not address the specifics on the means and method to which the storm waters cross the mutual property line. To the extent the Revised Drainage Master Plan provides for drainage from Gentry's development into the Hawaii Prince golf course, during the design phase, Gentry shall work with Hawaii Prince regarding the discharge rates and the location and placement of drainage devices at mutually acceptable locations along the property line between their properties.

8. Gentry does not object to the submission of the following conditions in the Findings of Fact, Conclusions of Law and Decision and Order, or similar document in Docket No. A03-738:

- a. Drainage solutions for Gentry's development shall be consistent with the policies and principles in the `Ewa Development Plan;
- b. Drainage solutions for Gentry's development shall conform to applicable Federal, State, and City laws, rules, regulations and standards;
- c. Gentry shall enter into a Letter Agreement with Hawaii Prince to mutually address the drainage issues as it pertains to the Hawaii Prince golf course.

The letter agreement referred to in subsection c above is this Letter Agreement.

9. This Letter Agreement does not supercede the terms of the Acquisition

Agreement dated effective May 28, 1997, as amended by Master Side Letter Agreement dated December 29, 1988, or the Trustees' Limited Warranty Deed dated December 29, 1988, filed as Land Court Document No. 1604418.

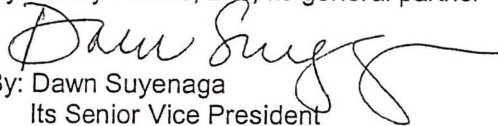
HAWAII PRINCE HOTEL WAIKIKI CORP., dba Hawaii
Prince Golf Club



By: [name]

Title: President

GENTRY INVESTMENT PROPERTIES
By Gentry-Pacific, Ltd., its general partner



By: Dawn Suyenaga

Its Senior Vice President