KAUAI ISLAND
Project Updates

LAND DEVELOPMENT DIVISION

Item E-1 For Information Only
August 16-17, 2021
DHHL – USDA RD
Anahola Farm Lots Water System Improvements

46 Farm Lots
Anahola Farm Ph 1
Anahola Farm Ph 2
31 Bayview Residence Lots

Legend
- DHHL Property
- Existing County Water Tank
- Existing Waterline
- Ditches
- Streams
- Reservoirs
- Piilani Mai Ke Kai

Anahola Reservoir
Kaneha Reservoir
Mimino Reservoir
Field 1 Kealia Reservoir
Field 2 Kealia Reservoir
Upper Anahola Reservoir
Lower Anahola Reservoir

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION
FUNDS AWARDED BY USDA RD

(Accepted by HHC, Nov. 2018)

**USDA 2016 FUNDING PACKAGE**

- DHHL CONTRIBUTION: $3,770,723
- USDA GRANT: $3,055,137
- SUBTOTAL: $6,825,860

**USDA 2018 FUNDING PACKAGE ADDS:**

- USDA LOAN: $4,100,000
- USDA GRANT: $1,999,946
- SUBTOTAL: $6,099,946

**GRAND TOTAL**: $12,955,806
Phase 1:
Kaiwa Construction: $3,196,408

- Replacement of transmission and distribution lines
- Improvement of pressure in mauka and makai lots
- Install smart meters, new backflow preventers
- Upgrades to fire protection; new hydrants

Construction commencement: Feb. 2020
Substantial Completion: July 2021
Expenditure to Date: $3.016 Million
Phase 2:

Kiewit Infrastructure West Co.: $ 6,692,786

- Construct 100,000 gallon temporary steel bolted water tank
- Demolish 500,000 gallon steel water tank
- Install new 440,000 gallon concrete water tank
- Construct pump station upgrades and install new submersible pump
- Construct new upper level distribution line and booster pump to increase pressure near tank

Construction commencement: Dec. 2020

Est. Completion Phase 2: Nov. 2022

Expenditure to date: $ 2.025 Million
Anahola Dam & Reservoir Improvements

- $3.0 Million Legislative Appropriation for Dam Improvements
- New design engineer procured in early 2019
- Demolition of Field #2 and Lower Anahola completed Nov. 2020
- Redesign demolition of Field #1 and Upper Anahola due to high cost of improvement, no water source, and liability to maintain a regulated dam
Assessment of Dams for Anahola Kuleana Lot Settlement Plan

- Draft EA published May 2020; Final EA published June 2021
- Assessed Kealia Field #1 for non-potable; however not feasible
- Additional design funds required for redesign for demolition and removal and for Dam Safety permitting.
PI’ILANI MAI KE KAI

Pi’ilani Mai Ke Kai Subdivision
Total 171 Lots

Phase 1: 80 Lots
Kanuikapono Charter School

Phase 2: 51 Lots
Kukuihule Road

Phase 3: 40 Lots

Anahola, Kauai

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION
Lot Assessment, Preparation for Award & Offering in Progress

Piilani Mai Ke Kai Total 181 Undivided Interest Leases

Phase 1 (80 Lots)
- 3 lots for Offer
- 10 lots in construction process

Phase 2 (51 Lots)
- HUD ERR completed.
- No wetlands permitting required from U.S. Army Corp of Engineers for Phase 1 and Phase 2.
- Ready to offer 51 vacant lots in 2021.

Phase 3 (50 lots)
- Planned lots and roadway awaiting new determination.
- Hold design until determination provided by U.S. Army Corp of Engineers.
**HANAPEPE MASTERPLAN AND ENVIRONMENTAL ASSESSMENT**

**Legislative Appropriation:**
$1,000,000 (Planning & Design)
Masterplan & EA completed.

Phase 2, 75+ new residential lots.

Designs in process.
Construction estimate $19,000,000.

Phase 2 Homestead lots

47 occupied residential homestead lots. Consolidation and resubdivision to commence in 2021, with subdivision application for Phase 2.
Relocation of drainage line and swale.
CONCEPTUAL LAYOUT

PHASE 1 CONSOLIDATION AND RESUBDIVISION
ADD APPROXIMATELY 1,500 SQUARE FEET

PHASE 2 SUBDIVISION OF 75+ NEW RESIDENTIAL LOTS
LOT SIZE: MINIMUM 7,500 SQUARE FEET

INFRASTRUCTURE IMPROVEMENTS: COUNTY STD. ROADWAY, POTABLE WATER, SEWER, STORM DRAINAGE, UNDERGROUND ELECTRICAL
Puʻu ʻŌpae Kuleana Homestead Lots

- Kuleana Subsistence Agricultural Lots (.5 acres each)
- DHHL and KIUC Water Lines Running in Parallel
- Supplemental Agriculture (63 acres)
- Trail One (secondary access)
- Special District for Reforestation and Agroforestry
- Community Use Areas
- Pastoral Lots (10 acres each)
- Future Kuleana Subsistence Agriculture Lots
- Niu Valley Road (primary access)
Final EA approved by the HHC in July 2020
KIUC has agreement with DHHL to make following improvements:
- Ditch and transmission line improvements
- Repair 3 existing reservoirs
- Roadway improvements
KIUC currently going through HRS 343 EA process