

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

April 8, 2024

Testimony and or Agency comments received by the Planning Department as of April 8, 2024, 9:00 am for the April 8, 2024, Planning Commission meeting regarding the following item:

- G.1.a. Subdivision Application No. S-2024-7
Hökūala Resort Subdivision 1
Tower Kauai Lagoons Sub 1, LLC.
Proposed 10-Lot Consolidation and Re-subdivision into 16-Lots
TMK: (4) 3-5-004: 100 to 109
Kalapakī, Līhu'e, Kaua'i



4398 PUA LOKE STREET
LIHU'E, KAUA'I, HAWAI'I 96766
PHONE: (808) 245-5400

Water has no substitute.....Conserve it!

APR 3 '24 AM 11:07
PLANNING DEPT

SUBDIVISION REPORT

TO: PLANNING DEPARTMENT
FROM: DEPARTMENT OF WATER

TMK: 3-5-001:027 NAME: Lagoons Land, LLC. SURVEYOR: Thomas H. Oi REPORT NO: S-2024-7

- 1. Domestic water is adequate. Tentative approval is recommended.
- Water Requirements are not affected. Tentative approval is recommended.
- 2. All requirements have been fully met and; therefore, Final approval is recommended.
- 3. Before final approval can be recommended, the subdivider must:
 - A. Pay the Department of Water the following charges in effect at the time of receipt. At the present time, these charges include:
 - 1) The Facilities Reserve Charge (FRC):
 - _____ lots = \$ **See Item 5
 - 2) Payment to install _____, or relocate _____, service connections at the fixed cost of \$_____. If the subdivider causes a delay in the service connection installation after one year since final map approval, the subdivider shall be charged the increase in the fixed cost, if any.
 - 3) Deposit (the subdivider will either be billed or returned the difference between this deposit and the actual cost of construction of \$ _____ for construction by the Department of Water.
 - B. Submit to the Department of Water (DOW) a copy of the subdivider's permit to perform work upon a State highway from the State Highways Division
 - C. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and either construct said facilities or post a performance bond for construction. These facilities shall also include:
 - 1) All facilities required in the approved Kauai Lagoons Water Master Plan for the proposed project.
 - D. Prepare and convey to the DOW a Right-of-Entry and Temporary Grant of Easement for the purpose of construction, repair, maintenance, and operation of the subdivision water system improvements installed in other than County-owned property.
 - E. If a bond is filed, to secure final subdivision approval, the subdivider shall clearly letter the following on the approved construction plans, final subdivision map, and deeds:
 - "Domestic water service will not be available until the required construction improvements for this subdivision are completed and accepted by the Department of Water, County of Kauai."
 - This deed restriction shall be recorded with the Bureau of Conveyances within ninety (90) days of final subdivision approval by the Planning Department.
- 4. Installation of service connections will not be required until a request for water service is made. The applicant for service will be charged the applicable service connection charges at that time.
- 5. Other (or remarks):
 - A. Submit to the Department of Water for review and approval, a revised updated Water Study Report for Kauai Lagoons that includes and addresses the water demands of the proposed subdivision. The Department of Water's comments are subject to change/be revised, based on the approved revised updated Water Study Report for Kauai Lagoons.
 - B. Submit a Kauai Lagoons Water Demand and System Capacity Tracking Matrix.
 - C. Be made aware that the Facilities Reserve Charge and the adequacy of source, storage, and transmission facilities for the proposed Development will be dependent on the approved Kauai Lagoons Water Demand and System Capacity Tracking Matrix.

Regina Reyes-Flores
Regina Reyes-Flores, P.E.
Water Resources and Planning Division

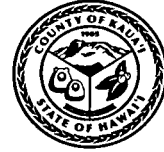
Apr 3, 2024
Date

REPORT NO. S-2024-7

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

April 8, 2024

Testimony and or Agency comments received by the Planning Department as of April 8, 2024, 9:00 am for the April 8, 2024, Planning Commission meeting regarding the following item:

- G.1.b. Subdivision Application No. S-2024-8
Hökūala Resort Subdivision 1A
2014 Tower Kauai Lagoons Golf, LLC. /
Tower Kauai Lagoons Land, LLC. /
Tower Kauai Lagoons Sub 7, LLC.
Proposed 2-Lot Consolidation and Re-subdivision into 15-Lots
TMK: (4) 3-5-001: 027 and 168
Kalapakī, Līhu'e, Kaua'



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LIHU'E, KAUAI, HAWAII 96766
PHONE: (808) 245-5400

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SUBDIVISION REPORT

APR 3 '24 AM 11:07
PLANNING DEPT

TO: PLANNING DEPARTMENT
FROM: DEPARTMENT OF WATER

TMK: 3-5-001:027 NAME: Lagoons Land, LLC. SURVEYOR: Thomas H. Oi REPORT NO: S-2024-8

- 1. Domestic water is adequate. Tentative approval is recommended.
- Water Requirements are not affected. Tentative approval is recommended.
- 2. All requirements have been fully met and; therefore, Final approval is recommended.
- 3. Before final approval can be recommended, the subdivider must:
 - A. Pay the Department of Water the following charges in effect at the time of receipt. At the present time, these charges include:
 - 1) The Facilities Reserve Charge (FRC):
 - _____ lots = \$ **See Item 5
 - 2) Payment to install _____, or relocate _____, service connections at the fixed cost of \$_____. If the subdivider causes a delay in the service connection installation after one year since final map approval, the subdivider shall be charged the increase in the fixed cost, if any.
 - 3) Deposit (the subdivider will either be billed or returned the difference between this deposit and the actual cost of construction of \$ _____ for construction by the Department of Water.
 - B. Submit to the Department of Water (DOW) a copy of the subdivider's permit to perform work upon a State highway from the State Highways Division
 - C. Prepare and receive DOW's approval of construction drawings for the necessary water system facilities and either construct said facilities or post a performance bond for construction. These facilities shall also include:
 - 1) All facilities required in the approved Kauai Lagoons Water Master Plan for the proposed project.
 - D. Prepare and convey to the DOW a Right-of-Entry and Temporary Grant of Easement for the purpose of construction, repair, maintenance, and operation of the subdivision water system improvements installed in other than County-owned property.
 - E. If a bond is filed, to secure final subdivision approval, the subdivider shall clearly letter the following on the approved construction plans, final subdivision map, and deeds:
 - "Domestic water service will not be available until the required construction improvements for this subdivision are completed and accepted by the Department of Water, County of Kauai."
 - This deed restriction shall be recorded with the Bureau of Conveyances within ninety (90) days of final subdivision approval by the Planning Department.
- 4. Installation of service connections will not be required until a request for water service is made. The applicant for service will be charged the applicable service connection charges at that time.
- 5. Other (or remarks):
 - A. Submit to the Department of Water for review and approval, a revised updated Water Study Report for Kauai Lagoons that includes and addresses the water demands of the proposed subdivision. The Department of Water's comments are subject to change/be revised, based on the approved revised updated Water Study Report for Kauai Lagoons.
 - B. Submit a Kauai Lagoons Water Demand and System Capacity Tracking Matrix.
 - C. Be made aware that the Facilities Reserve Charge and the adequacy of source, storage, and transmission facilities for the proposed Development will be dependent on the approved Kauai Lagoons Water Demand and System Capacity Tracking Matrix.

Regina Reyes-Flores
Regina Reyes-Flores, P.E.
Water Resources and Planning Division

Apr 3, 2024
Date

REPORT NO. S-2024-8