

Grove Farm Properties, Inc.

October 9, 1990

Ms. Esther Ueda, Executive Officer
State of Hawaii
Department of Business, Economic
Development, and Tourism
Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, HI 96813

Oct 15 7 41 AM '90
LAND USE COMMISSION
STATE OF HAWAII

Subject: Annual Report for LUC Docket A89-636/
Grove Farm Properties, Inc.

The following additional comments are offered on the items indicated in your letter dated July 25, 1990:

Condition 1a.

During the zoning proceedings, the possible impacts on public service and facilities were addressed as follows:

1. After meeting with State school officials, a 10.0-acre school site was established for the intermediate level students.
2. The matter of sewer will be handled privately (see 1c).
3. A total of 9.0 acres has been designated for County parks.
4. Preliminary engineering for water, drainage and roadways is now underway in conformance to government requirements.
5. Participation in the proposed solid waste project is being worked out with the County of Kauai for the proposed Lihue Refuse Transfer Station.
6. No additional burden is anticipated because of the project including police and fire protection.

A subsidiary of



P.O. Box 2069 Puhi Rural Branch Lihue, Hawaii 96766-7069 Phone: (808) 245-3678

Ms. Esther Ueda, Executive Officer
October 9, 1990
Page 2

Condition 1b.

The strategy discussed with the County Department of Public Works is to control storm water within the project area by way of retention basins designed into the golf course. No adverse impact is anticipated downstream.

Condition 1c.

A 5.7-acre parcel has been designated for a wastewater treatment facility. Our sanitary engineering consultant will design the facility to accommodate the entire Project District with expansion capabilities for future flows. The treated effluent will be used for golf course irrigation.

Condition 1d.


See attached development schedule and phasing plan.

Condition 2a&b.

The affordable housing will be developed on-site. Approximately 228 single-family units are scheduled to be built in two phases. We hope to achieve approximately 500 multi-family units in three phases. The projects are currently under design and ground breaking is anticipated in the Spring of 1991. Depending on the market for affordable housing, we have scheduled development through 1993.

The above narrative should supplement the annual report conditions. If you need further elaboration on any item, we will be happy to provide more detail.

GROVE FARM PROPERTIES, INC.

for 
David W. Pratt, President
and Chief Executive Officer

HT/rc

Enclosure

LIHUE/PUHI PROJECT DIST. GROVE FARM PROPERTIES, INC.

24 mo. car crop

5 yr. LUC

started or
completed
all infra-str.
w/1 yr ext

PAR. AC. 1990 91 92 93 94 95 96 97 98 99 2000

PHASE 1 INCREMENT 1

UNITS

KF RESIDENTIAL ① 10.0
SF RESIDENTIAL 5 40.0
KF RESIDENTIAL ⑥ 17.8
SF RESIDENTIAL 11 27.6
SF RESIDENTIAL 14 3.4
NOUHOU ROAD 27 1.5
SEWAGE TREATMENT PLANT 118 3.8

228

500

105

18

851

PHASE 2 INCREMENT 1

SF RESIDENTIAL 10 49.0
GOLF COURSE 22-26
NOUHOU ROAD 34 93 8.8
PIKAKE ROAD 33
KALEPA ROAD
MOLEKULA ST

191

PHASE 3 INCREMENT 1

SF RESIDENTIAL 4 4.1
KF RESIDENTIAL 7 4.5
SF RESIDENTIAL 9 8.5
SF RESIDENTIAL 15 7.5
SF RESIDENTIAL 16 23.0
KF RESIDENTIAL 24A 3.7
KF RESIDENTIAL 26A 1.9
NOUHOU ROAD 29,30 8.6
PUHI 11 ROAD 28,32 7.6
TRAFFIC SIGNAL

19

90

34

30

53

37

19

INCREMENT 2

282 = (1324)

SF RESIDENTIAL 4 3.0
KF RESIDENTIAL 8 25.5
KF RESIDENTIAL 12 4.5
SF RESIDENTIAL 16 18.6
SF RESIDENTIAL 17 18.0
NOUHOU ROAD 31 4.1
SEWAGE TREATMENT

16

15

15

65

65

65

65

65

65

65

65

456

1780