

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 550

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT ZONE MAP ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) IN WAIOMAO HOMESTEADS, WAIOMAO AND KAWELA, KA'U, HAWAII, COVERED BY TAX MAP KEY 9-4-05:17.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.24 of Ordinance No. 63 (Zoning Ordinance), Revised Ordinances of the County of Hawaii 1967, as amended, is hereby further amended thereto the following subsection:

"7.24(e). The district classification of the following area situated at Waiomao Homesteads, Waiomao and Kawela, Ka'u, Hawaii, shall be Agricultural (A-5a):

Beginning at the southwest corner of this parcel, on the north side of Hawaii Belt Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Ka Lae" being 53448.68 feet North and 7947.31 feet East, and running on azimuths measured clockwise from True South:

- | | | | | |
|----|------------------|-----|-----|--|
| 1. | 189 ^o | 38' | 20" | 862.25 feet along a wall along Lot 10B, Grant 6275 to M. F. Meinecke; |
| 2. | 184 ^o | 22' | 30" | 726.56 feet along a fence along Lot 10B, Grant 6275 to M. F. Meinecke; |
| 3. | 184 ^o | 12' | 22" | 820.94 feet along a wall along Lot 10C, Grant 9516 to Kala Keanu; |
| 4. | 184 ^o | 17' | 35" | 868.91 feet partly along a wall and partly along a fence along Lot 10D, Grant 9883 to Sam K. Beck; |
| 5. | 188 ^o | 42' | 32" | 384.22 feet along a fence along Lot 9A, Grant 7996 to M. P. Lorenzo; |
| 6. | 260 ^o | 15' | 50" | 909.13 feet along the remainder of Lot 7, Grant 3635 to Kealohaai; |

7.	350 ^o	40'		50.00 feet along the remainder of Lot 8, Grant 3635 to Kealohaai;
8.	260 ^o	15'	50"	93.91 feet along the remainder of Lot 8, Grant 3635 to Kealohaai;
9.	259 ^o	46'	30"	432.33 feet along the remainder of Lot 8, Grant 3635 to Kealohaai; thence on a curve to the right and having a radius of 1392.00 feet, the chord azimuth and distance being:
10.	263 ^o	45'	45"	193.60 feet along the remainder of Lot 8 and 9, Grant 3635 to Kealohaai;
11.	267 ^o	45'		371.95 feet along the remainder of Lot 9, Grant 3635 to Kealohaai;
12.	350 ^o	40'		1568.45 feet along Lot 10, Grant 3635 to Kealohaai;
13.	86 ^o	55'	40"	235.53 feet along the remainder of Lot 9, Grant 3635 to Kealohaai;
14.	83 ^o	40'	45"	30.11 feet along the remainder of Lot 9, Grant 3635 to Kealohaai;
15.	81 ^o	16'	10"	76.79 feet along the remainder of Lot 9, Grant 3635 to Kealohaai;
16.	79 ^o	33'	10"	82.15 feet along the remainder of Lot 9, Grant 3635 to Kealohaai;
17.	57 ^o	16'	30"	725.00 feet along the remainders of Lot 8 and 9, Grant 3635 to Kealohaai;
18.	349 ^o	56'	15"	1011.27 feet along Lot 8, Grant 3635 to Kealohaai;
19.	351 ^o	28'	50"	210.71 feet along Lot 8, Grant 3635 to Kealohaai;
20.	350 ^o	32'		778.19 feet along Lot 8, Grant 3635 to Kealohaai;
21.	46 ^o	12'	30"	9.63 feet along Hawaii Belt Road; thence continuing along Hawaii Belt Road for the next forty-one (41) courses:
22.	40 ^o	05'		24.76 feet;
23.	44 ^o	32'	30"	51.27 feet;
24.	40 ^o	13'	30"	97.14 feet;

25.	48 ^o	29'	30"	39.25 feet;
26.	49 ^o	49'		38.09 feet;
27.	52 ^o	34'		31.75 feet;
28.	71 ^o	14'	30"	34.39 feet;
29.	78 ^o	35'		34.86 feet;
30.	75 ^o	55'		58.20 feet;
31.	79 ^o	03'	30"	99.83 feet;
32.	74 ^o	44'	30"	90.22 feet;
33.	79 ^o	08'		41.70 feet;
34.	82 ^o	33'	30"	33.61 feet;
35.	79 ^o	32'		67.12 feet;
36.	73 ^o	13'		85.85 feet;
37.	78 ^o	02'		11.31 feet;
38.	84 ^o	40'	30"	70.27 feet;
39.	86 ^o	19'	30"	54.60 feet;
40.	84 ^o	24'	30"	35.78 feet;
41.	87 ^o	30'		28.32 feet;
42.	83 ^o	32'		27.50 feet;
43.	89 ^o	03'		47.82 feet;
44.	94 ^o	17'	30"	22.13 feet;
45.	102 ^o	06'	30"	25.63 feet;
46.	121 ^o	30'		31.45 feet;
47.	134 ^o	31'		18.36 feet;
48.	142 ^o	41'		27.44 feet;
49.	151 ^o	37'		11.46 feet;
50.	144 ^o	44'		18.48 feet;
51.	136 ^o	57'	30"	46.51 feet;
52.	140 ^o	02'	30"	58.54 feet;
53.	136 ^o	17'		43.43 feet;
54.	139 ^o	30'		45.84 feet;
55.	148 ^o	53'	30"	30.56 feet;

56.	157 ^o	58'	30"	47.23 feet;
57.	156 ^o	44'	30"	59.00 feet;
58.	144 ^o	53'		22.71 feet;
59.	142 ^o	42'	30"	29.80 feet;
60.	128 ^o	09'	30"	14.85 feet;
61.	108 ^o	28'	30"	92.28 feet;
62.	84 ^o	54'	30"	452.84 feet to the point of beginning and containing an area of 170.1357 acres.

"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in three (3) increments. The first increment shall consist of ten (10) lots, the second eight (8) and the third the remaining lots. The effective date of zoning for the second increment shall be after agricultural development has occurred on the first zoning increment. Agricultural development is defined as the actual cultivation of land for agricultural purposes on a minimum of three (3) lots of the first increment. Each of the three (3) lots shall be cultivated on a minimum of fifty (50) per cent of the lot area or on a minimum of two and one-half (2.5) acres. Zoning for the third increment shall become effective after agricultural development, as defined herein, has occurred on a total of six (6) of the lots of the previous increment or increments; and (B) the owner or lessee of the subject area submit a subdivision plan and secure preliminary approval of the first increment within one (1) year from the date of approval of the change of zone request. Should this condition not be met, the Planning Commission shall reserve the right to initiate action to rezone the property to its former designation.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of the ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

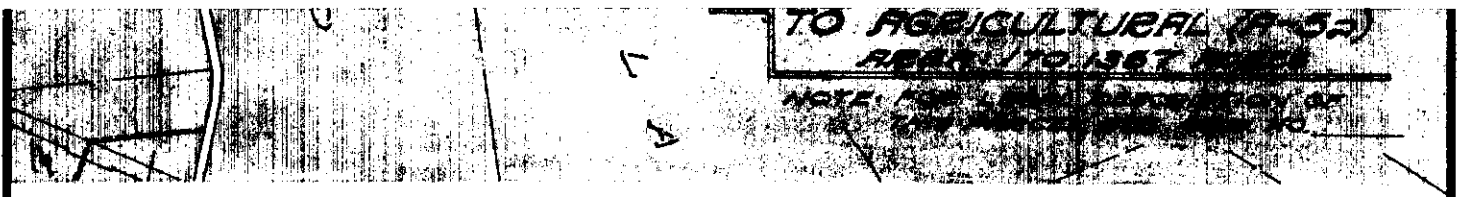
INTRODUCED BY:

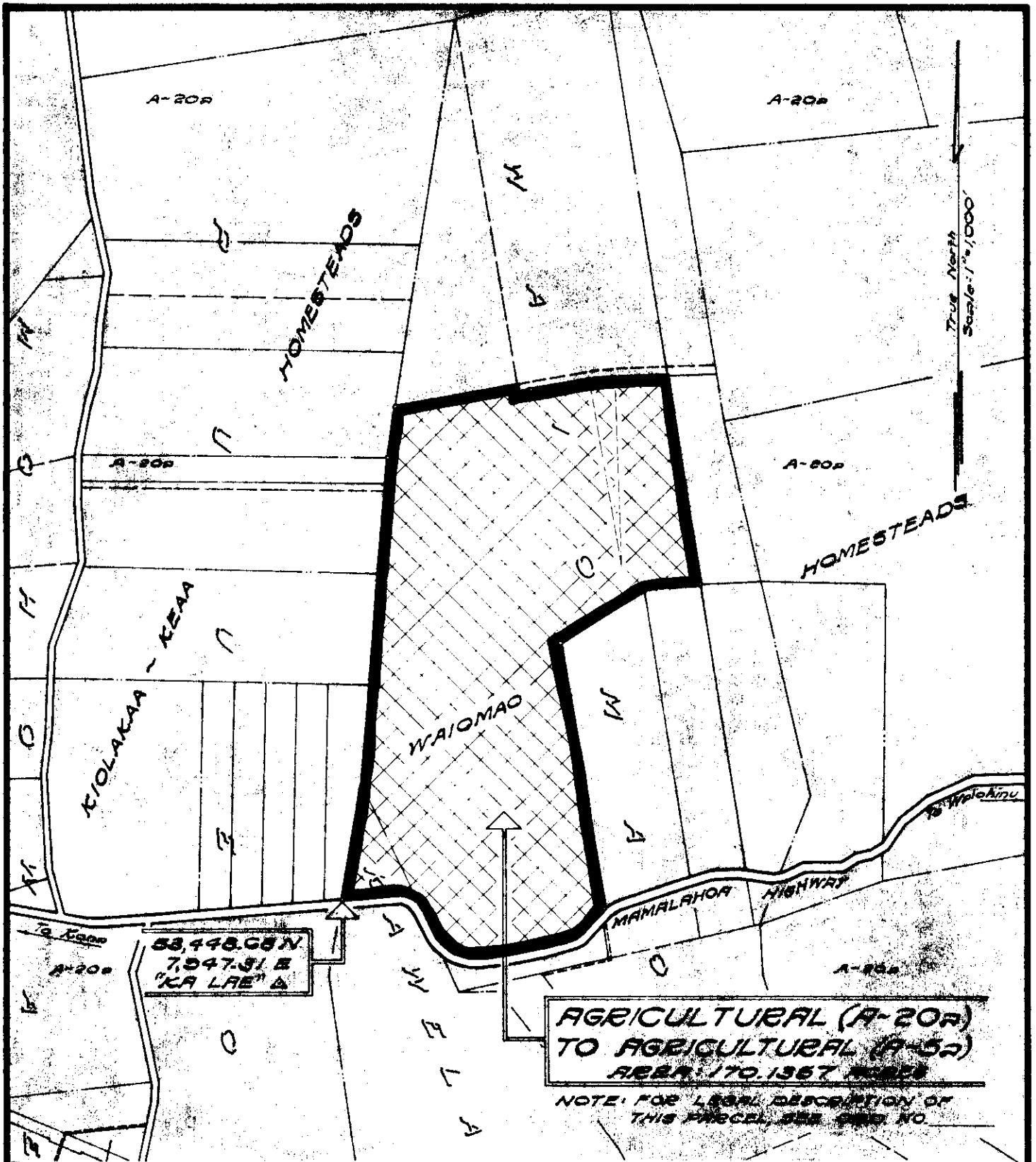

Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: **January 3, 1973**

Date of Adoption: **January 16, 1973**





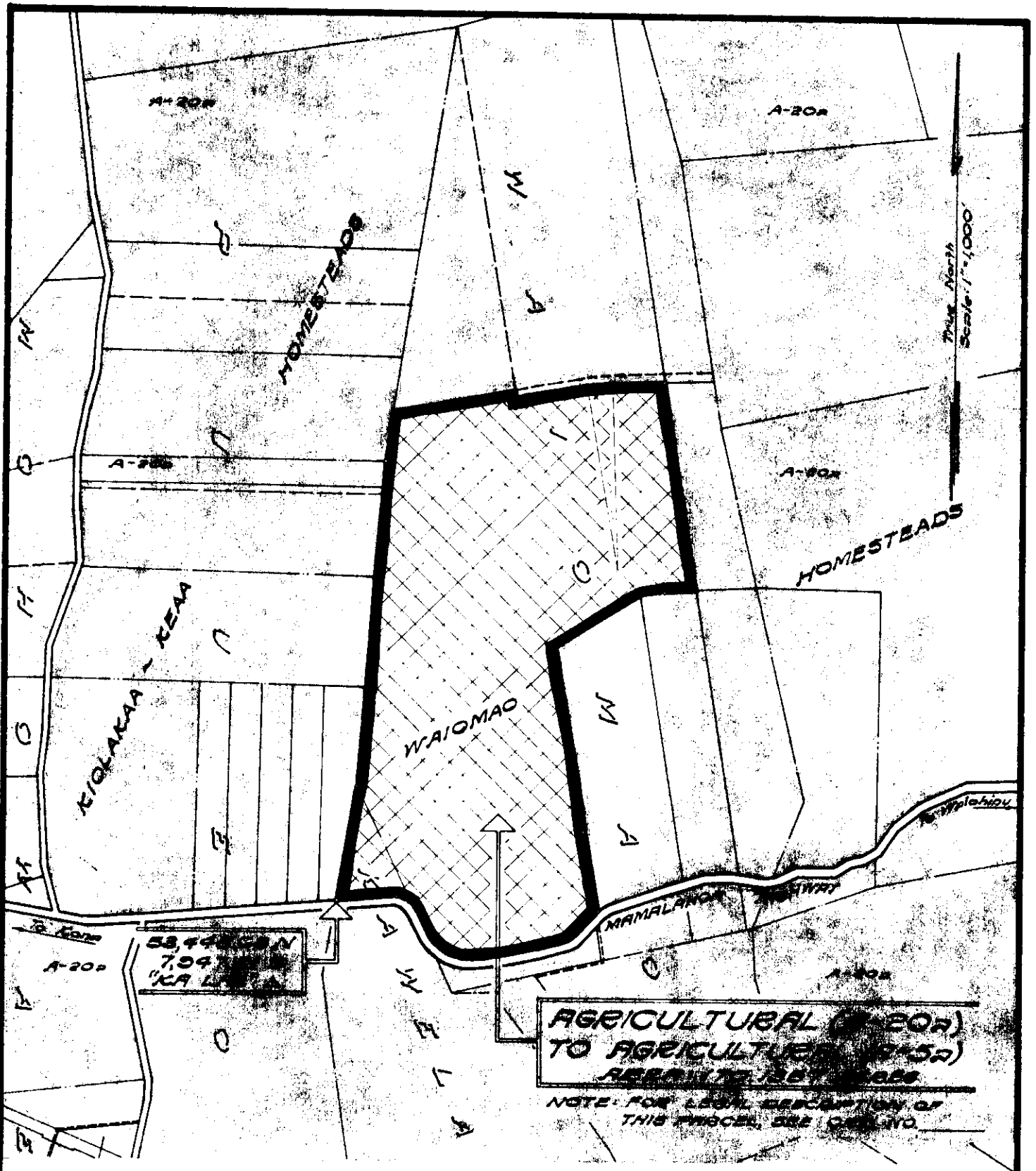
**AGRICULTURAL (A-20a)
TO AGRICULTURAL (A-5a)
AREA: 170.1367 ACRES**

NOTE: FOR LEGAL DESCRIPTION OF THIS PARCEL, SEE CASE NO.

AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 5 OF SECTION 7.24, THE KA'U DISTRICT ZONE MAP, PORTION OF ORDINANCE NO. 111, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) IN WAIOMAO HOMESTEADS, WAIOMAO AND KAWELA, KA'U, HAWAII.

DATE OF PUBLIC HEARING: July 13, 1972
 DATE OF APPROVAL:
 ORDINANCE No.
 PREPARED BY: Planning Department
 County of Hawaii



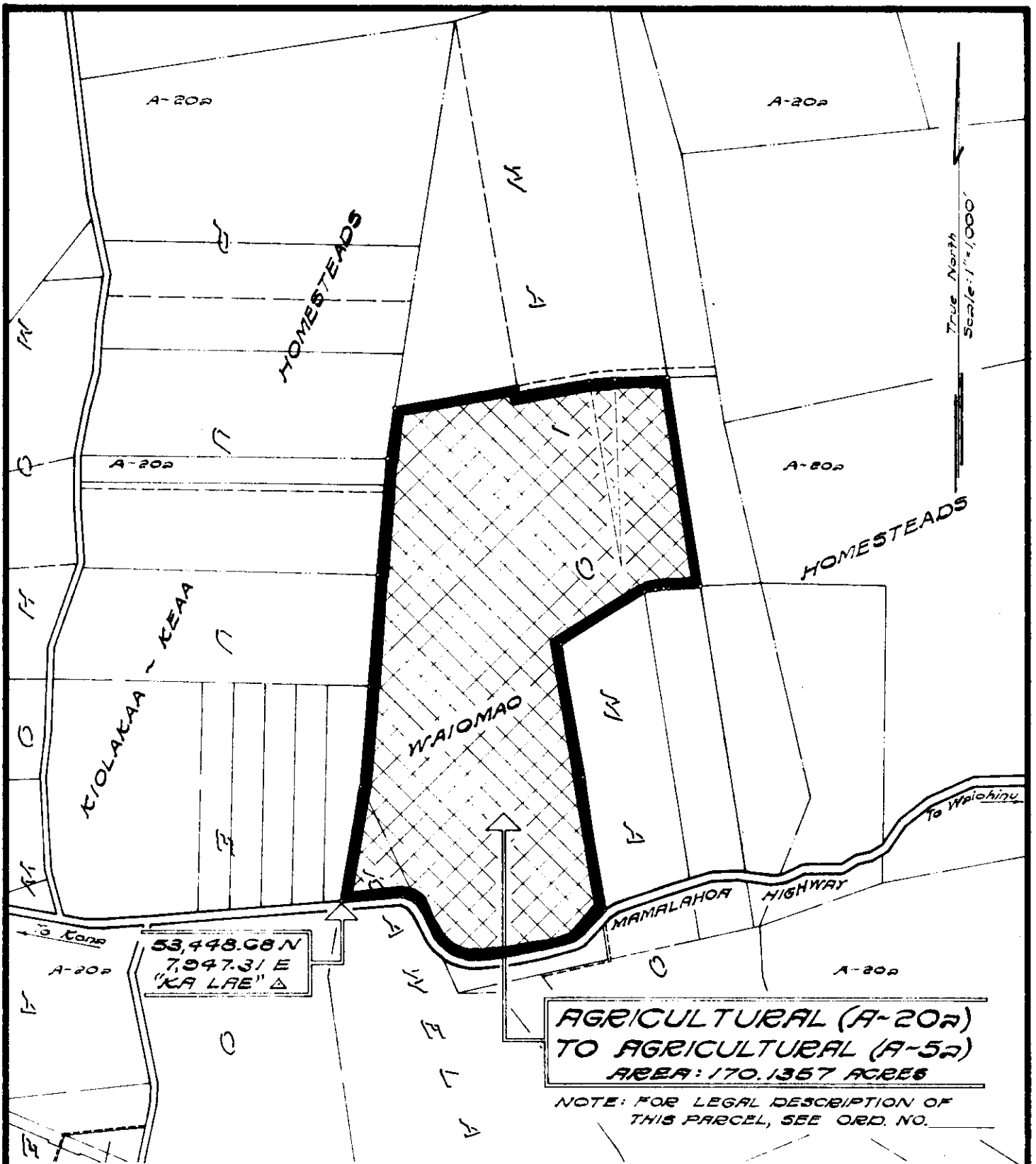
**AGRICULTURAL (A-20a)
TO AGRICULTURAL (A-5a)
RESUBMITTAL**

NOTE: FOR LEGAL DESCRIPTION OF THIS PARCEL, SEE CADASTRO.

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Hilo, Hawaii
Date: January 3, 1973

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	9	0	0

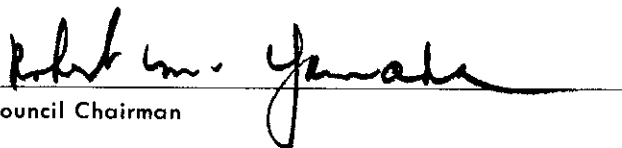
Publication Date: January 9, 1973

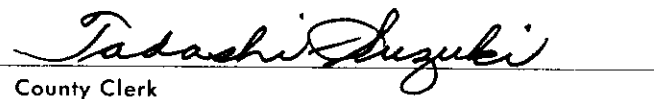
Hilo, Hawaii
Date: January 16, 1973

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	9	0	0

Publication Date: January 21, 1973

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.


Council Chairman


County Clerk

Approved/~~Disapproved~~ this 22nd day of

January, 1973


Mayor, County of Hawaii

Bill No. 946
Reference: C-1/PRDC-1
M.B. No. 59,61
Ord. No. 550

Bill No. 946 - 1972

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT ZONE MAP ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) IN WAIOMAO HOMESTEADS, WAIOMAO AND KAWELA, KA'U, HAWAII, COVERED BY TAX MAP KEY 9-4-05:17.

This Bill proposes to amend the Ka'u District Zone Map by changing the district classification of land from an agricultural (A-20a) to an agricultural (A-5a) zoned district in Waiomao Homesteads, Waiomao and Kawela, Ka'u, Hawaii.

Date Introduced: January 3, 1973

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on January 3, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao, and Chairman Yamada - 9.

NOES: None.

Bill No. 946 - 1972

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT ZONE MAP ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) IN WAIOMAO HOMESTEADS, WAIOMAO AND KAWELA, KA'U, HAWAII, COVERED BY TAX MAP KEY 9-4-05:17.

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AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao, and Chairman Yamada—9.

NOES: None.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 550
(Bill No. 946-1973)

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT ZONE MAP ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-5a) IN WAIOMAO HOMESTEADS, WAIOMAO AND KAWELA, KA'U, HAWAII, COVERED BY TAX MAP KEY 9-4-05:17.

Date Approved: January 16, 1973
Date Effective: January 22, 1973

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on January 16, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao, and Chairman Yamada - 9.

NOES: None.

Tadashi Suzuki

COUNTY CLERK
COUNTY OF HAWAII

SECTION
7.24, THE KA'U DISTRICT ZONE MAP
ORDINANCE NO. 63 (ZONING OR-
DINANCE), REVISED ORDINANCES OF
THE COUNTY OF HAWAII 1967, AS
AMENDED, BY CHANGING THE
DISTRICT CLASSIFICATION FROM
AGRICULTURAL (A20a) TO
AGRICULTURAL (A-5a) IN WAIOMAO
HOMESTEADS, WAIOMAO AND
KAWELA KA'U, HAWAII, COVERED BY
TAX MAP KEY 9-4-05:17.

Date Approved: January 16, 1973

Date Effective: January 22, 1973

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on January 16, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao, and Chairman Yamada 9.

NOES: None.

TADASHI SUZUKI,
COUNTY CLERK
COUNTY OF HAWAII

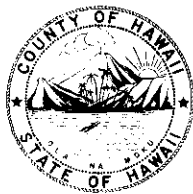
(1973 Hawaii Tribune Herald: Jan. 28, 1973)

OFFICE INFORMATION ONLY

Meeting: January 16, 1973

Action: Approve and recommend adoption on second and final reading.

Re: Bill 946/JC-2 (PRDC/PWC)



OFFICE OF THE COUNTY CLERK

HAWAII COUNTY BUILDING
COUNTY OF HAWAII
HILO, HAWAII 96720

January 3, 1973

To: SECRETARY TO COUNCIL COMMITTEES

Re: Bill 946

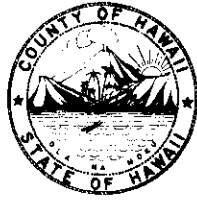
The following is the action of the Hawaii County Council adopted at
its meeting held today:

Adopt on first reading and refer
back to Planning, Research and
Development Committee.

Tadoshi Suzuki
COUNTY CLERK

Refer: Bill 946

Tadashi Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Shunichi Kimura
County of Hawaii
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 946 passed by
the County Council on second and final reading.

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: January 16, 1973