

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 809

AN ORDINANCE AMENDING SECTION 7.03 (THE SOUTH KONA ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-.5a) AT KEALIA 1ST, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-5-02:5.

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

SECTION 1. Section 7.03, Article 2, Chapter 8 (Zoning Code), of the Hawaii County Code, as amended is further amended to add a new subsection, to read as follows:

"7.03 (ff). The district classification of the following area situated at Kealia 1st, South Kona, Hawaii, shall be Residential and Agricultural (RA-.5a):

Beginning at an iron rod in concrete (found) at the northwest corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "KALAPA" being 7848.74 feet South and 913.40 feet West, and thence running by azimuths measured clockwise from True South:

Along the Kealia House Lots, along R.P. 7732, L. C. Aw. 5368, Apana 2 to Akahi, for the following five (5) courses:

- | | | | | |
|----|------|-----|--------|---|
| 1. | 237° | 26' | 199.46 | feet to a pipe in concrete; (found); |
| 2. | 237° | 27' | 154.72 | feet to a pipe in concrete Marked 50 (found); |
| 3. | 241° | 35' | 147.63 | feet to a pipe in concrete Marked 86 (found); |
| 4. | 254° | 51' | 225.92 | feet to a pipe in concrete Marked 87 (found); |
| 5. | 269° | 26' | 221.23 | feet to a pipe in concrete Marked 88 (found); |

Along the Kealia Farm Lots, along R.P. 7732, L. C. Aw. 5368, Apana 2 to Akahi for the following six (6) courses:

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|----|------|---------|--------|---|
| 6. | 279° | 10' 30" | 484.76 | feet to a pipe in concrete Marked 89 (found); |
|----|------|---------|--------|---|

7.	259°	47'		170.33	feet to a pipe in concrete Marked 90 (found);
8.	352°	00'		47.50	feet to a pipe in concrete;
9.	252°	25'	30"	163.62	feet to a pipe in concrete Marked 50 (found);
10.	252°	26'	30"	750.72	feet to a pipe in concrete Marked 92 (found);
11.	343°	34'		100.82	feet and passing over a pipe in concrete Marked 93 (found), at 98.32 feet, thence;
12.	75°	13'	15"	918.94	feet along R.P. 8128, L. C. Aw. 7716, Apana 6 to R. Keelikelani at Kealia 2nd, to pipe in concrete Marked 94 (found);
13.	165°	10'		42.00	feet along R.P. 6482, L. C. Aw. 7702-C:1 to Nawaa, to a pipe in concrete;
14.	82°	49'	30"	429.15	feet along same, to a pipe in concrete;
15.	94°	00'		213.20	feet along same to a pipe in concrete;
16.	79°	30'		208.50	feet along same, to a pipe in concrete;
17.	181°	00'		42.90	feet along R.P. 6482, L. C. Aw. 7702-C:2 to Nawaa, to a pipe in concrete;
18.	91°	42'	30"	232.15	feet along same, to a pipe in concrete;
19.	66°	00'		280.50	feet along same, to a pipe in concrete;
20.	327°	30'		32.50	feet along same, to a pipe in concrete;
21.	246°	57'		242.90	feet along same, to a pipe in concrete;
22.	260°	00'		223.10	feet along same, to a pipe in concrete;
23.	346°	58'	30"	97.21	feet along R.P. 6482, L. C. Aw. 7702-C:1 to Nawaa, to a pipe in concrete;

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|-----|--------------|--------|---|
| 24. | 264° 30' | 193.00 | feet along same, to a pipe in concrete; |
| 25. | 260° 04' 30" | 22.26 | feet along same, to a pipe in concrete Marked 95 (found); |
| 26. | 73° 43' | 456.28 | feet along R.P. 8128, L. C. Aw. 7716, Apana 6 to R. Keelikelani at Kealia 2nd, to a pipe in concrete Marked 96 (found); |
| 27. | 81° 05' 45" | 439.40 | feet along same, to a pipe in concrete; |

Thence along the easterly side of Hawaii Belt Road on a 1025.00 feet radius curve to the left, the chord azimuth and distance being:

- | | | | |
|-----|--------------|--------|---|
| 28. | 163° 26' 41" | 138.19 | feet to the point of beginning and containing an area of 7.336 Acres. |
|-----|--------------|--------|---|

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

This subsection is conditioned upon the following:

- (A) that the petitioner or her authorized representative shall be responsible for complying with all of the stated conditions of approval; (B) that subdivision plans shall be submitted and tentative approval secured within one (1) year from the effective date of approval of the change of zone. Final subdivision approval shall be secured within one (1) year thereafter; (C) that single family dwellings shall be constructed on three (3) of the proposed lots within three (3) years from the date of receipt of final subdivision approval. Credit shall be given for the existing single family dwelling should it be retained; (D) that the access(es) of the proposed lots from Mamalahoa Highway shall meet with the approval of the State Department of Transportation, Highways Division. All other applicable requirements of that agency shall be

complied with; (E) that the requirements of the Department of Water Supply shall be complied with; (F) that a drainage system in accordance with the standards of the Department of Public Works shall be installed; and (G) that all other applicable rules, regulations, and requirements be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated."

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: July 7, 1982
Date of Adoption: July 21, 1982
Effective Date: July 23, 1982

TRUE NORTH
SCALE 1" = 400'

UNPLANNED (U)

AGRICULTURAL (A-5a)
TO RESIDENTIAL AND
AGRICULTURAL (RA-5a)
AREA = 7336 ACRES

UNPLANNED (U)

UNPLANNED (U)

NOTE:
SEE ORDINANCE
NO. 809 FOR METES
AND BOUNDS DESCRIPTION
OF THE ABOVE
ZONE CHANGE.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 32 TO SECTION 7.03 (THE SOUTH KONA ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO RESIDENTIAL AND AGRICULTURAL (RA-5a) AT KEALIA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING : JUNE 3, 1982
EFFECTIVE DATE : JULY 23, 1982
ORDINANCE NUMBER : 809
PREPARED BY : PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK : 8-5-02 : 5

MAY 5, 1982

EXHIBIT "A"

Hilo, Hawaii
Date: July 7, 1982

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz			X
Domingo	X		
Fujii	X		
Hale	X		
Kawahara	X		
Lai			X
Schutte	X		
Chr. Yamashiro	X		
	7	0	2

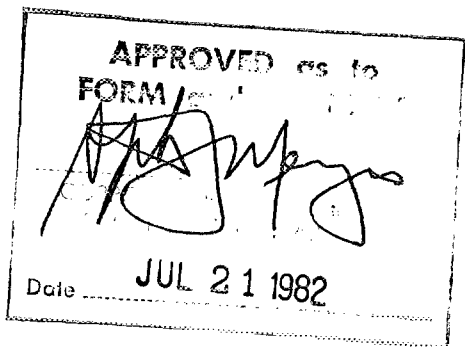
Hilo, Hawaii
Date: July 21, 1982

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
De Luz			X
Domingo	X		
Fujii	X		
Hale			X
Kawahara	X		
Lai			X
Schutte	X		
Chr. Yamashiro	X		
	6	0	3

Publication Date: _____

Publication Date: AUG 2 1982

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



[Signature]
Council Chairman

[Signature]
County Clerk

Approved/~~Disapproved~~ this 23rd day of

July, 1982.

[Signature]
Mayor, County of Hawaii

Bill No. 865

Reference: C-864/PC-128

M.B. No. _____

Ord. No. 809