

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO, 83 63

AN ORDINANCE AMENDING SECTION 25-87 (NORTH KONA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), (RS-10), (RS-15); MULTIPLE FAMILY RESIDENTIAL (RM-3.0); NEIGHBORHOOD COMMERCIAL (CN-20) AND OPEN (O) AT KALOKO AND KOHANAIKI, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-3-09:19.

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

SECTION 1. Section 25-87, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Kaloko and Kohanaiki, North Kona, Hawaii, shall be Single Family Residential (RS-15):

(AREA A-1)

Beginning at a 3/4" pipe in concrete on the North corner of this parcel to land, being the Southwest corner of Grant 2927 to K. K. Kameheu and the Northwest corner of Grant 2030 to Kaiakoili, the coordinates of said point of beginning referred to Government Survey Traingulation Station "MOANUIAHEA" being 11,226.64 feet South and 11,432.35 feet West and running by azimuths measured clockwise from True South:

1. 343° 02' 21" 1,096.19 feet along Grant 2030 to Kaiakoili;
2. 71° 26' 20" 120.39 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
3. 73° 43' 30" 25.67 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
4. 73° 12' 30" 52.58 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
5. 73° 12' 30" 11.00 feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;

6.	76°	21'	00"	38.29	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
7.	89°	33'	30"	93.21	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
8.	85°	34'	30"	31.02	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
9.	4°	25'	00"	33.13	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
10.	349°	25'	45"	75.64	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
11.	340°	30'	45"	59.99	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
12.	331°	04'	30"	81.10	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
13.	341°	58'	00"	33.05	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
14.	261°	50'	30"	31.68	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
15.	255°	06'	30"	37.80	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
16.	323°	31'	00"	19.03	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
17.	239°	19'	00"	47.93	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
18.	248°	22'	30"	39.83	feet along Exclusion 2, being a remainder of Grant 2942 to Hulikoa;
19.	231°	27'	00"	50.60	feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
20.	244°	39'	30"	19.06	feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;

21.	250°	30'	30"	25.05 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
22.	262°	20'	00"	45.45 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
23.	256°	23'	00"	33.01 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
24.	255°	04'	00"	29.30 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
25.	165°	12'	00"	5.89 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa;
26.	272°	59'	30"	8.44 feet along Exclusion 1, being a remainder of Grant 2942 to Hulikoa, and to the Westerly boundary of Grant 2942 to Kaiakoili;
27.	343°	02'	21"	190.53 feet along Grant 2030 to Kaiakoili;
28.	71°	50'	45"	104.40 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
29.	332°	33'	45"	63.20 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
30.	68°	10'	15"	209.40 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
31.	90°	18'	45"	16.00 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
32.	61°	45'	45"	41.20 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
33.	344°	31'	45"	110.70 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;

34. 337° 41' 45" 42.20 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
35. 326° 27' 45" 44.70 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
36. 310° 58' 45" 66.00 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
37. 233° 55' 45" 117.20 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
38. 240° 35' 45" 101.10 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
39. 255° 16' 15" 112.15 feet following stonewall along Parcel "A", along the remainder of Grant 2942 to Hulikoa;
40. 338° 20' 20" 182.00 feet along Grant 3734 to Kikaha to a "+" on Pahoehoe (found);
41. 76° 09' 50" 475.08 feet along R.P. 8214, L.C.Aw. 7715, Ap. 11 to Lota Kamehameha to a 1/2" pipe in concrete (found);
42. 342° 54' 30" 3,001.62 feet along the remainder of R.P. 8214, L.C.Aw. 7715, Ap. 11 to Lota Kamehameha and along Kona Heavens, Unit II (File Plan 1537);
43. 128° 00' 00" 1,307.32 feet along proposed Zone RS-15, (Area (A-2));
44. Thence along proposed Zone RS-15, (Area A-2), on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being:
122° 11' 58" 606.39 feet;
45. 206° 23' 56" 661.51 feet along proposed Zone CN, (Area G) and RS-10, (Area B);

46. Thence along proposed Zone RS-10, (Area B) on a curve to the left with a radius of 600.00 feet, the chord azimuth and distance being:
184° 39' 13" 444.58 feet;
47. 162° 54' 30" 285.20 feet along proposed Zone RS-10, (Area B);
48. Thence along proposed Zone RS-10, (Area B) on a curve to the left with a radius of 600.00 feet, the chord azimuth and distance being:
135° 32' 46" 551.54 feet;
49. 198° 11' 02" 180.00 feet along proposed Zone RS-10, (Area B);
50. 162° 54' 30" 1,373.05 feet along proposed Zone RS-10, (Area B) to the boundary with Grant 5912 to John Broad;
51. 252° 43' 20" 235.16 feet along stonewall along Grant 5912 to John Broad, to a spike in Pahoehoe and Ahu;
52. 241° 08' 20" 409.00 feet following stonewall along Grant 5912 to John Broad to a 1/2" pipe;
53. 234° 45' 20" 514.00 feet following stonewall along Grant 5912 to John Broad to the Southwest corner of Grant 2027 to K. K. Kameheu and the Northwest corner of Grant 2030 to Kaiakoili, and to point of beginning and containing an Area of 84.379 Acres.
(Refer to Area A-1 as shown on Exhibit "A").

The district classification of the following area situated at Kaloko, North Kona, Hawaii, shall be Single Family Residential (RS-15):

(AREA A-2)

Beginning at the Northeast corner of this parcel of land, on the boundary with Kona Heavens, Unit I (File Plan 1423), being the same point as the end point of Course 42 of the description for proposed Zone RS-15, (Area A-1), the coordinates of said point of beginning referred to

Government Survey Triangulation Station "MOANUIAHEA" being 16,103.86 feet South and 10,404.31 feet West and running by azimuths measured clockwise from True South:

1. 342° 54' 30" 1,963.62 feet along the remainder of R.P. 8214, L.C.Aw. 7715, Ap. 11 to Lota Kamehameha and along Kona Heavens, Unit I (File Plan 1423);
2. 75° 36' 25" 134.50 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
3. 67° 03' 45" 54.20 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
4. 82° 52' 45" 97.50 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
5. 76° 52' 15" 312.20 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
6. 79° 26' 45" 64.67 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi;
7. 162° 54' 30" 1,600.00 feet along proposed Zone RS-10, (Area E);
8. 128° 00' 00" 1,805.45 feet along proposed Zone RS-10, (Area E);
9. 162° 54' 30" 250.00 feet along proposed Zone RS-10, (Area E);
10. 199° 15' 56" 229.16 feet along proposed Zone RS-10(Area E);
11. Thence along proposed Zone RS-10, (Area E), on a curve to the right with a radius of 2,785.00 feet, the chord azimuth and distance being:
291° 06' 56" 179.82 feet;
12. 202° 57' 56" 215.00 feet along proposed Zone RS-10, (Area E);
13. Thence along proposed Zone CN, (Area G), on a curve to the right with a radius of 3,000.00 feet, the chord azimuth and distance being:
294° 40' 56" 179.74 feet;

14. Thence along proposed Zone RS-15, (Area A-1), on a curve to the right with a radius of 3,000.00 feet, the chord azimuth and distance being:
302° 11' 58" 606.39 feet;
15. 308° 00' 00" 1,307.32 feet along proposed Zone RS-15, (Area A-1), to the point of beginning and containing an Area of 60.170 Acres. (Refer to Area A-2 as shown on Exhibit "A").

The district classification of the following area situated at Kaloko and Kohanaiki, North Kona, Hawaii, shall be Single Family Residential (RS-10):

(AREA B)

Beginning at the North corner of this parcel of land, on the boundary with Grant 5912 to John Broad, being the same point as the end point of course no. 60 of the description for proposed Zone RS-15, (Area A), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 11,790.51 feet South and 12,434.88 feet West, and running by azimuths measured clockwise from True South:

1. 342° 54' 30" 1,373.05 feet along proposed Zone RS-15, (Area A);
2. 18° 11' 02" 180.00 feet along proposed Zone RS-15, (Area A);
3. Thence along proposed Zone RS-15, (Area A), on a curve to the right with a radius of 600.00 feet, the chord azimuth and distance being:
315° 32' 46" 551.54 feet;
4. 342° 54' 30" 285.20 feet along proposed Zone RS-15, (Area A);
5. Thence along proposed Zone RS-15 (Area A), on a curve to the right with a radius of 600.00 feet, the chord azimuth and distance being:
4° 39' 13" 444.58 feet;
6. 26° 23' 56" 221.51 feet along proposed Zone RS-15, (Area A);
7. 116° 23' 56" 700.00 feet along proposed Zones CN, (Area G) and RM-3.0, (Area D);

8. 162° 54' 30" 977.08 feet along proposed Zone RM-3.0 (Area D);
9. 72° 54' 30" 187.20 feet along proposed Zone RM-3.0, (Area D);
10. Thence along proposed Zone RM-3.0, (Area D), on a curve to the left with a radius of 600.00 feet, the chord azimuth and distance being:
67° 20' 16" 116.48 feet;
11. 151° 46' 03" 977.08 feet along proposed Zones CN, (Area G), and RM-3.0, (Area D);
12. 162° 54' 30" 1,360.00 feet along proposed Zone RS-7.5 (Area C), to the boundary with Grant 5912 to John Broad;
13. 252° 43' 20" 990.21 feet along stonewall along Grant 5912 to John Broad, to the point of beginning and containing an Area of 54.049 Acres. (Refer to Area B as shown on Exhibit "A").

The district classification of the following area situated at Kohanaiki, North Kona, Hawaii, shall be Single Family Residential (RS-7.5):

(AREA C)

Beginning at the North corner of this parcel of land, on the boundary with Grant 5912 to John Broad, being the same point as the end point of course no. 12 of the description for proposed Zone RS-10, (Area B), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 12,084.55 feet South and 13,380.21 feet West and running by azimuths measured clockwise from True South:

1. 342° 54' 30" 1,360.00 feet along proposed Zone RS-10, (Area B);
2. 331° 46' 03" 59.03 feet along proposed Zone RS-10, (Area B);
3. Thence along proposed Zone RM-3.0, (Area D), on a curve to the left with a radius of 600.00 feet, the chord azimuth and distance being:
42° 44' 31" 391.19 feet;

4. Thence along proposed Zone RM-3.0, (Area D), on a curve to the right with a radius of 500.00 feet, the chord azimuth and distance being:
138° 18' 55" 416.17 feet;
5. 72° 54' 30" 450.00 feet along proposed Zone RM-3.0, (Area D);
6. 162° 54' 30" 1,225.00 feet along the remainder of Grant 2942 to Hulikoa to a pipe in concrete;
7. 252° 14' 02" 937.23 feet along Grant 9468 to Mrs. Hattie Kinoulu to the Southwest corner of Grant 5912 to John Broad to a "→" cut in stonewall;
8. 252° 43' 20" 12.83 feet along stonewall along Grant 5912 to John Broad to the point of beginning and containing an Area of 29.819 Acres. (Refer to Area C as shown on Exhibit "A")

The district classification of the following area situated at Kaloko and Kohanaiki, North Kona, Hawaii, shall be Multiple Family Residential (RM-3.0):

(Area D)

Beginning at the West corner of this parcel of land, on the boundary being the same point as the end point of course no. 5 of the description for proposed Zone RS-7.5, (Area C), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 13,545.24 feet South and 13,924.97 feet West and running by azimuths measured clockwise from True South:

1. 252° 54' 30" 450.00 feet along proposed Zone RS-7.5, (Area C);
2. Thence along proposed Zone RS-7.5, (Area C), on a curve to the left with a radius of 500.00 feet, the chord azimuth and distance being:
318° 18' 55" 416.17 feet;

3. Thence along proposed Zone RS-7.5, (Area C), and RS-10, (Area B), on a curve to the right with a radius of 600.00 feet, the chord azimuth and distance being:
228° 18' 45" 499.46 feet;
4. 252° 54' 30" 187.20 feet along proposed Zone RS-10, (Area B);
5. 342° 54' 30" 977.08 feet along proposed Zone RS-10, (Area B);
6. 296° 23' 56" 40.00 feet along proposed Zone RS-10, (Area B);
7. 15° 32' 17" 502.74 feet along proposed Zone CN, (Area G);
8. Thence along proposed Zone RS-10, (Area E), on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being:
97° 52' 03" 800.86 feet;
9. 180° 11' 49" 600.00 feet along proposed Zone O (Open), (Area H);
10. 90° 11' 49" 497.19 feet along proposed Zone O (Open), (Area H);
11. 162° 54' 30" 539.95 feet along remainder of Grant 2942 to Hulikoa to the point of beginning and containing an Area of 29.840 Acres. (Refer to Area D as shown on Exhibit "A")

The district classification of the following area situated at Kaloko, North Kona, Hawaii, shall be Single Family Residential (RS-10):

(AREA E)

Beginning at the Southeast corner of this parcel of land, on the boundary with Royal Patent 7587, Land Commission Award 11216, Apana 36 to Kekauonohi, Honokahau 1st, being the same point as the end point of course no. 47 of the description for proposed Zone RS-15, (Area A), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 18,130.16 feet South and 10,471.76 feet West, and running by azimuths measured clockwise from True South:

1. 79° 26' 45" 21.03 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
2. 58° 09' 45" 21.30 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
3. 90° 25' 45" 71.05 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
4. 79° 12' 25" 43.60 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
5. 67° 11' 25" 105.60 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
6. 79° 33' 45" 230.20 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
7. 69° 35' 45" 96.95 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
8. 82° 14' 45" 64.50 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
9. 100° 20' 45" 22.00 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
10. 76° 01' 05" 120.69 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
11. 88° 23' 45" 76.80 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi to a 3/4" pipe in
concrete;
12. 83° 22' 15" 131.40 feet along R.P. 7587,
L.C.Aw. 11216, Ap. 36 to
Kekauonohi;
13. 162° 54' 30" 1,700.00 feet along proposed Zone
RS-7.5, (Area F);

14. 128° 00' 00" 1,158.89 feet along proposed Zone RS-7.5, (Area F);
15. 162° 54' 30" 850.00 feet along proposed Zone RS-7.5, (Area F);
16. 183° 53' 49" 285.88 feet along proposed Zone RS-7.5, (Area F);
17. Thence along proposed Zone RS-7.5, (Area F), on a curve to the left with a radius of 2,785.00 feet, the chord azimuth and distance being:
92° 02' 49" 179.82 feet;
18. 180° 11' 49" 215.00 feet along proposed Zone RS-7.5, (Area F);
19. Thence along proposed Zones RM-3.0, (Area D), and CN, (Area G), on a curve to the right with a radius of 3,000.00 feet, the chord azimuth and distance being:
281° 34' 53" 1,184.33 feet;
20. 22° 57' 56" 215.00 feet along proposed Zone RS-15, (Area A);
21. Thence along proposed Zone RS-15, (Area A), on a curve to the left, with a radius of 2,785.00 feet, the chord azimuth and distance being:
111° 06' 56" 179.82 feet;
22. 19° 15' 56" 229.16 feet along proposed Zone RS-15, (Area A);
23. 342° 54' 30" 250.00 feet along proposed Zone RS-15, (Area A);
24. 308° 00' 00" 1,805.45 feet along proposed Zone RS-15, (Area A);
25. 342° 54' 30" 1,600.00 feet along proposed Zone RS-15, (Area A), to the point of beginning and containing an Area of 79.347 Acres. (Refer to Area E as shown on Exhibit "A").

The district classification of the following area situated at Kaloko, North Kona, Hawaii, shall be Single Family Residential (RS-7.5):

(AREA F)

Beginning at the Southeast corner of this parcel of land, on the boundary with Royal Patent 7587, Land Commission Award 11216, Apana 36 to Kekauonohi, Honokahau 1st, being the same point as the end point of course no. 12 of the description for proposed Zone RS-10, (Area E), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 18,320.56 feet South and 11,448.96 feet West, and running by azimuths measured clockwise from True South:

1. 83° 22' 15" 55.70 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
2. 85° 16' 35" 930.00 feet along R.P. 7587, L.C.Aw. 11216, Ap. 36 to Kekauonohi to a 3/4" pipe in concrete;
3. 162° 54' 30" 3,898.13 feet along the remainder of R.P. 8214, L.C.Aw. 7715, Ap. 11 to Lota Kamehameha;
4. Thence along proposed Zone O, (Area H), on a curve to the right with a radius of 3,000.00 feet, the chord azimuth and distance being:
267° 16' 26" 305.98 feet;
5. 0° 11' 49" 215.00 feet along proposed Zone RS-10, (Area E);
6. Thence along proposed Zone RS-10, (Area E), on a curve to the right with a radius of 2,785.00 feet, the chord azimuth and distance being:
272° 02' 49" 179.82 feet;
7. 03° 53' 49" 285.88 feet along proposed Zone RS-10, (Area E);
8. 342° 54' 30" 850.00 feet along proposed Zone RS-10, (Area E);
9. 308° 00' 00" 1,158.89 feet along proposed Zone RS-10, (Area E);

10. 342° 54' 30" 1,700.00 feet along proposed Zone RS-10, (Area E), to the point of beginning and containing an Area of 59.038 Acres. (Refer to Area F as shown on Exhibit "A").

The district classification of the following area situated at Kaloko, North Kona, Hawaii, shall be Neighborhood Commercial (CN-20):

(AREA G)

Beginning at the West corner of this parcel of land, being the same point as the end point of course no. 7 of the description for proposed Zone RM-3.0, (Area D), the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA" being 14,772.67 feet South and 12,477.84 feet West, and running by azimuths measured clockwise from True South:

1. 195° 32' 17" 502.74 feet along proposed Zone RS-3.0, (Area D);
2. 296° 23' 56" 660.00 feet along proposed Zone RS-10, (Area B);
3. 26° 23' 56" 440.00 feet along proposed Zone RS-15, (Area A);

Thence along proposed Zones RS-15, (Area A), and RS-10, (Area E), on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being:
110° 58' 07" 567.82 feet;
to the point of beginning and containing an Area of 6.478 Acres. (Refer to Area G as shown on Exhibit "A").

The district classification of the following area situated at Kaloko and Kohanaiki, North Kona, Hawaii, shall be Open (O):

(AREA H)

Beginning at the Northwest corner of this parcel of land, being the same point as the end point of course no. 10 of the description for proposed Zone RM-3.0, (Area D), the coordinates of said point of beginning referred to

Government Survey Triangulation Station "MOANUIAHE" being 14,061.34 feet South and 13,766.29 feet West, and running by azimuths measured clockwise from True South:

1. 270° 11' 49" 497.19 feet along proposed Zone RM-3.0, (Area D);
2. 00° 11' 49: 600.00 feet along proposed Zone RM-3.0, (Area D);
3. Thence along proposed Zone RS-7.5, (Area F), on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being:
87° 16' 26" 305.98 feet;
4. 162° 54' 30" 644.73 feet along the remainder of R.P. 8214, L.C.Aw. 7715, Ap. 11 to Lota Kamehameha and along the remainder of Grant 2942 to Hulikoa to the point of beginning and containing an Area of 5.599 Acres. (Refer to Area H as shown as Exhibit "A").

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

SECTION 2. This change in district classification is conditioned upon the following: (A) the zoning for the subject property shall be effective only after: (1) there are assurances satisfactory to the Departments of Water Supply and Planning, upon consultation with the State Department of Health, and the Division of Water and Land Development of the State Department of Land and Natural Resources, that a source of sufficient quality and quantity has been established within two years from the effective date of this ordinance; provided that a maximum one-year extension to the two-year time limit may be granted by the Planning Director with reasonable and sufficient justification; and (2) an agreement, accompanied by an appropriate surety bond or other acceptable security, is executed with the Department of Water Supply for the actual development of a proven water source and its water transmission

and distribution system within one year from the official date of compliance with condition A(1); provided that a one-year extension to the one-year time limit may be granted by the Planning Director with reasonable and sufficient justification; (B) no subdivision of an portion of the land unless and until condition A has been complied with; (C) the Planning Director shall be mandated to initiate action for the repeal of this ordinance if conditions A or B have not been complied with; (D) the petitioner, its assigns or successors, shall be responsible for complying with all conditions of approval; (E) an overall site plan showing the increments of development, proposed roadway, layout, location of park sites, and drainage system, in conformance with the conditions of the rezoning ordinance, shall be submitted for approval by the Planning Director within one year from the effective date of the ordinance; (F) the Single Family Residential zoned area shall be developed in four increments. The first increment shall consist of 85-100 acres of the Single Family zoned area north of the mauka-makai road; the second increment shall consist of the remainder of the Single Family Residential zoned area north of the mauka-makai road; the third increment shall consist of 100-120 acres of the land south of the mauka-makai road; and the fourth increment shall consist of the remaining lands south of the mauka-makai road. The effective date of zoning for the second and subsequent increments shall be after development has occurred in the previous increment or increments, as determined by the Planning Director. "Development" means that building permits have been issued for dwelling units and construction has been partially completed to the extent that roofs have been constructed on a minimum of twenty-five percent of the number

of units proposed for the previous increment or combination of increments. In lieu of actual construction, the petitioner, may enter into an agreement with the Hawaii County Housing Agency to assure the County that the dwellings will be constructed within a given period. Such agreement shall be secured by a surety bond, certified check, or other security acceptable to Corporation Counsel and the Hawaii County Housing Agency. Upon final execution of such agreement and filing of the security with the Hawaii County Housing Agency, the zoning of the subsequent increment(s) may be deemed by the Planning Director to be effective prior to the actual construction of the dwellings in this previous increment(s); (G) the zoning of the lands to the south of the mauka-makai road shall not become effective until the land is reclassified into the urban district by the State Land Use Commission; (H) the Multiple Family Residential-3,000 square foot (RM-3.0) zoned area shall be developed in two increments. The first increment shall consist of 15-18 acres of the Multiple Family Residential zoned land and the second increment, the remainder. The effective date of zoning for the subsequent increment shall be after "development," as defined in condition F, has occurred in the first increment as determined by the Planning Director; (I) the zoning for the Open and Neighborhood Commercial zoned lands shall become effective upon compliance with condition A; (J) the construction of the mauka-makai road shall meet with the approval of the Chief Engineer and shall include the channelization of the intersection of the Hina-Lani/Hawaii Belt Highway intersection, meeting with the approval of the State Department of Transportation, and the provision of left-turn pockets for all intersections of the mauka-makai road within

the subject property. These improvements, including the entire length of the road within the subject property, shall be constructed prior to or in conjunction with final subdivision approval of the first increment development for the Single Family or Multiple Family Residential zoned lands, whichever occurs first; (K) the entire length of the mauka-makai road shall be completed, meeting with County dedicable standards, from the Hawaii Belt Highway to the Queen Kaahumanu Highway prior to or in conjunction with final subdivision approval of the second Single Family Residential increment or the effective date of rezoning for the second Multiple Family Residential increment, whichever occurs first; (L) upon the Chief Engineer's determination of the right-of-way alignment for the entire mauka-makai road, the petitioner shall construct or agree to allow the construction of a County-approved roadway within that portion of the right-of-way within the subject property; (M) there shall be a minimum of one lateral access road developed to collector standards, meeting with approval of the Chief Engineer and Planning Director, which shall provide access across the subject property to the north and south property lines; (N) except for the secondary arterial and internal streets within the RS-15 zoned areas, all streets shall be constructed with curbs, gutters and sidewalks, including those RS-15 areas where the zone lines run through the street and where a continuation of a curb, gutter and sidewalk section would avoid telescoping of a roadway section. All utilities shall be installed underground; (O) two park areas shall be developed, one on each side of the mauka-makai road. Both park areas shall have a minimum land area of 5.0 acres each. Development and maintenance of the park sites shall be the responsibility of the petitioner. At a minimum,

the development of the sites shall include grading, grassing, the installation of irrigation systems, and construction of restroom facilities. The development of the park sites to the north and south of the mauka-makai road shall be completed prior to the effective date of rezoning for the second and fourth Single Family Residential increments, respectively; (P) the low and moderate income housing requirement imposed by the State Land Use Commission shall be complied with; (Q) a drainage system meeting with the approval of the Department of Public Works shall be provided; (R) an archaeological reconnaissance survey shall be conducted for the entire property and a report, including a map of sites found, shall be submitted in conjunction with the subdivision application for the first zoning increment; (S) intensive archaeological investigations shall be conducted for the two identified sites, i.e., the lava tube and agricultural walled complex, as recommended by the ARCH report, meeting with the approval of the Planning Director and the Historic Sites section of the Department of Land and Natural Resources, prior to grading, grubbing, or construction; (T) should any unanticipated archaeological sites be found during grubbing, grading or construction, work shall immediately stop and the Planning Department notified. Work shall not re-commence until clearance is given by the Planning Department; and (U) all other rules, regulations, and requirements shall be complied with. Should conditions D through U not be met, the rezoning of the property to its original or more appropriate designation may be initiated.

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

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

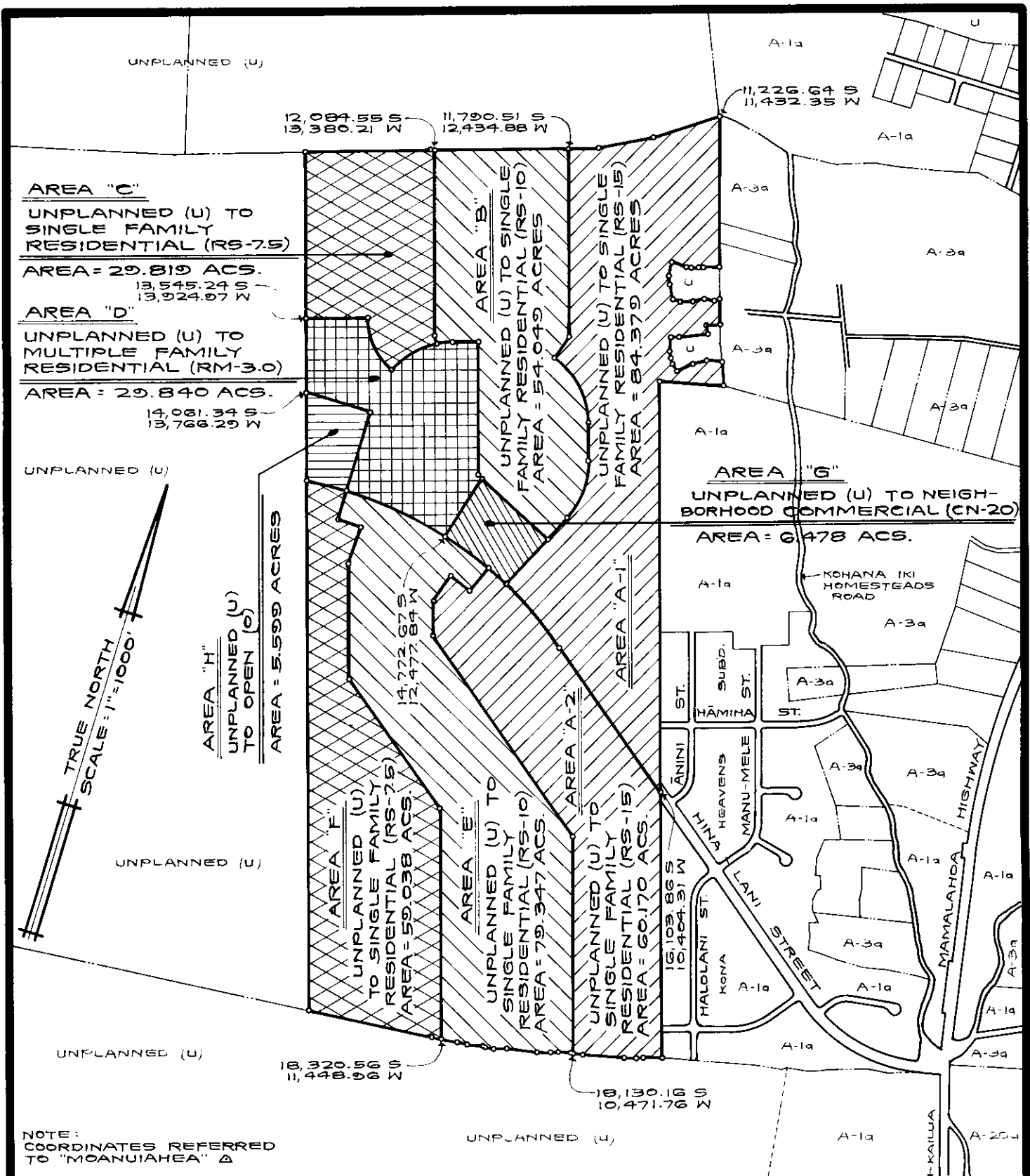
INTRODUCED BY:

Jakashi Doaniji

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	December 6, 1983
Date of 1st Reading:	December 6, 1983
Date of 2nd Reading:	December 14, 1983
Effective Date:	December 19, 1983



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-87 (NORTH KONA ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM UN-PLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), (RS-10), (RS-15); MULTIPLE FAMILY RESIDENTIAL (RM-3.0); NEIGHBORHOOD COMMERCIAL (CN-20) AND OPEN (O) AT KALOKO AND KOHANA IKI, NORTH KONA, HAWAII.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 7-3-09:19

OCT. 18, 1982

EXHIBIT "A"

Hilo, Hawaii
Date: December 6, 1983

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	2	0

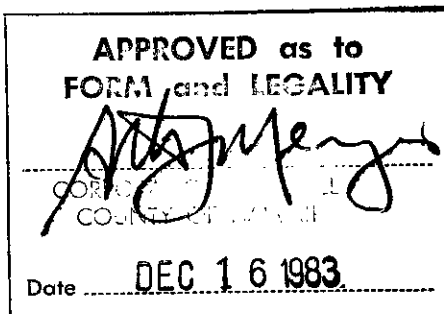
Publication Date: _____

Hilo, Hawaii
Date: December 14, 1983

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		
	5	4	0

Publication Date: JAN 6 1984

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 14th day of
December, 1983.

[Signature]
Mayor, County of Hawaii

Bill No. 1043
Reference: _____
M.B. No. _____
Ord. No. 83 63