

BILL NO. 1087  
(Draft 2)

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 34

AN ORDINANCE AMENDING SECTION 25-91 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-40a) TO AGRICULTURAL (A-10a), AGRICULTURAL (A-20a), AGRICULTURAL (A-80a) AND OPEN (O) AT WAIKII, WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-7-01:21, 22, 28, 31, 32 AND PORTIONS OF 29 AND 30.

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

SECTION 1. Section 25-91, 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 Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-10a):

(Parcel 1)

Beginning at the Northwesterly corner of this parcel of land, being also a point on the Easterly side of Saddle Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 21,447.78 feet South and 11,202.49 feet East and running by azimuths measured clockwise from True South:

Thence, for the next six (6) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

1. 261° 55' 30" 808.05 feet to a point;
2. 241° 48' 10" 236.91 feet to a point;
3. 263° 20' 30" 1,134.43 feet to a point;
4. 353° 19' 30" 616.60 feet to a point;
5. 53° 26' 10" 1,217.45 feet to a point;
6. 59° 00' 50" 600.00 feet to a point;

Thence, for the next five (5) courses following along the Easterly side of Saddle Road:

7. 175° 12' 30" 192.70 feet to a point;

Thence, following on a curve to the left with a radius of 485.00 feet, the chord azimuth and distance being:

8. 158° 04' 15" 285.83 feet to a point;
9. 140° 56' 209.15 feet to a point;
10. 144° 42' 648.28 feet to a point;
11. 148° 40' 20" 165.02 feet to the point of  
beginning and containing  
an area of 45.360 Acres.  
(Refer to Parcel 1 as  
shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-10a):

(Parcel 2)

Beginning at a point on the Easterly boundary of this parcel of land, being also a point on the Westerly side of Saddle Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 19,924.30 feet South and 10,193.33 feet East and running by azimuths measured clockwise from True South:

Thence, for the next six (6) courses following along the Westerly side of Saddle Road:

1. 329° 00' 417.71 feet to a point;
2. 329° 13' 40" 496.95 feet to a point;
3. 323° 54' 369.86 feet to a point;
4. 329° 46' 30" 367.96 feet to a point;
5. 335° 28' 139.87 feet to a point;
6. 328° 40' 20" 203.52 feet to a point;

Thence, for the next seven (7) courses followig along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

7. 65° 00' 499.99 feet to a point;
8. 341° 02' 167.59 feet to a point;
9. 336° 00' 1,234.03 feet to a point;
10. 250° 00' 330.10 feet to a point;

Thence, following on a curve to the right with a radius of 350.00 feet, the chord azimuth and distance being:

11. 257° 30' 91.37 feet to a point;
12. 265° 00' 36.43 feet to a point;

Thence, following on a curve to the left with a radius of 100.00 feet, the chord azimuth and distance being:

13. 219° 13' 45" 143.31 feet to a point;

Thence, for the next three (3) courses following along the Westerly side of Saddle Road:

14. 353° 27' 30" 166.73 feet to a point;

15. 354° 59' 340.30 feet to a point;

16. 343° 07' 30" 515.23 feet to a point;

Thence, for the next four (4) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

17. 88° 00' 1,347.04 feet to a point;

Thence, following on a curve to the right with a radius of 1,525.00 feet, the chord azimuth and distance being:

18. 01° 52' 43.5" 166.07 feet to a point;

19. 05° 00' 336.77 feet to a point;

20. 275° 00' 1,636.82 feet to a point;

Thence, for the next three (3) courses following along the Westerly side of Saddle Road:

21. 333° 23' 1,701.34 feet to a point;

22. 333° 05' 682.55 feet to a point;

23. 334° 27' 252.22 feet to a point;

Thence, for the next seventy-one (71) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

24. 80° 00' 1,316.52 feet to a point;

25. 351° 00' 425.84 feet to a point;

26. 6° 17' 500.00 feet to a point;

27. 96° 17' 1,122.21 feet to a point;

28. 170° 00' 1,498.48 feet to a point;

29. 132° 00' 453.66 feet to a point;

30. 132° 00' 25.46 feet to a point;

Thence, following on a curve to the right with a radius of 300.00 feet, the chord azimuth and distance being:

- 31. 69° 18' 24.8" 375.09 feet to a point;
- 32. 108° 00' 446.55 feet to a point;

Thence, following on a curve to the left with a radius of 1,500.00 feet, the chord azimuth and distance being:

- 33. 95° 00' 674.85 feet to a point;
- 34. 82° 00' 344.47 feet to a point;

Thence, following on a curve to the right with a radius of 1,400.00 feet, the chord azimuth and distance being:

- 35. 90° 30' 413.87 feet to a point;
- 36. 99° 00' 514.66 feet to a point;

Thence, following on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being:

- 37. 94° 30' 470.75 feet to a point;
- 38. 90° 00' 378.72 feet to a point;

Thence, following on a curve to the left with a radius of 1,500.00 feet, the chord azimuth and distance being:

- 39. 78° 30' 598.10 feet to a point;
- 40. 67° 00' 511.37 feet to a point;

Thence, following on a curve to the right with a radius of 1,000.00 feet, the chord azimuth and distance being:

- 41. 74° 26' 38" 259.11 feet to a point;

- 42. 352° 00' 998.96 feet to a point;
- 43. 95° 53' 2,116.04 feet to a point;
- 44. 197° 00' 1,112.29 feet to a point;

Thence, following on a curve to the right with a radius of 2,425.00 feet, the chord azimuth and distance being:

- 45. 125° 59' 11.5" 21.15 feet to a point;
- 46. 17° 00' 595.50 feet to a point;
- 47. 130° 00' 888.84 feet to a point;
- 48. 217° 48' 35" 599.76 feet to a point;

Thence, following on a curve to the right with a radius of 2,425.00 feet, the chord azimuth and distance being:

- 49. 142° 37' 28" 20.69 feet to a point;
- 50. 217° 38' 45" 25.90 feet to a point;

Thence, following on a curve to the right with a radius of 2,400.00 feet, the chord azimuth and distance being:

- 51. 169° 00' 53.2" 2,103.07 feet to a point;
- 52. 195° 00' 529.97 feet to a point;

Thence, following on a curve to the left with a radius of 1,500.00 feet, the chord azimuth and distance being:

- 53. 181° 00' 725.77 feet to a point;
- 54. 167° 00' 807.00 feet to a point;

Thence, following on a curve to the right with a radius of 500.00 feet, the chord azimuth and distance being:

55. 197° 00' 500.00 feet to a point;  
56. 227° 00' 525.86 feet to a point;  
57. 137° 00' 659.37 feet to a point;

Thence, following along a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being:

58. 172° 30' 929.12 feet to a point;  
59. 208° 00' 209.10 feet to a point;

Thence, following on a curve to the left with a radius of 500.00 feet, the chord azimuth and distance being:

60. 191° 30' 284.02 feet to a point;  
61. 175° 00' 775.66 feet to a point;

Thence, following on a curve to the right with a radius of 300.00 feet, the chord azimuth and distance being:

62. 194° 30' 200.28 feet to a point;  
63. 214° 00' 150.00 feet to a point;

Thence, following on a curve to the left with a radius of 300.00 feet, the chord azimuth and distance being:

64. 202° 00' 124.75 feet to a point;  
65. 190° 00' 195.41 feet to a point;  
66. 99° 00' 580.50 feet to a point;  
67. 186° 00' 906.37 feet to a point;  
68. 279° 00' 728.59 feet to a point;

Thence, following on a curve to the left with a radius of 975.00 feet, the chord azimuth and distance being:

- 69. 191° 14' 01" 20.01 feet to a point;
- 70. 99° 00' 1,002.14 feet to a point;
- 71. 186° 00' 783.54 feet to a point;
- 72. 270° 00' 468.68 feet to a point;
- 73. 188° 53' 20.91 feet to a point;

Thence, following on a curve to the right with a radius of 55.00 feet, the chord azimuth and distance being:

- 74. 152° 57' 30" 89.08 feet to a point;
- 75. 297° 02' 55.00 feet to a point;
- 76. 270° 00' 352.13 feet to a point;

Thence, following on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:

- 77. 276° 30' 452.81 feet to a point;
- 78. 283° 00' 410.59 feet to a point;

Thence, following on a curve to the left with a radius of 1,200.00 feet, the chord azimuth and distance being:

- 79. 268° 00' 621.17 feet to a point;
- 80. 253° 00' 550.54 feet to a point;

Thence, following on a curve to the right with a radius of 750.00 feet, the chord azimuth and distance being:

- 81. 297° 30' 1,051.36 feet to a point;
- 82. 342° 00' 1,236.94 feet to a point;

Thence, following on a curve to the left with a radius of 1,500.00 feet, the chord azimuth and distance being:



83. 334° 00' 417.52 feet to a point;

84. 326° 00' 480.99 feet to a point;

Thence, following on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:

85. 341° 30' 1,068.95 feet to a point;

86. 357° 00' 195.84 feet to a point;

Thence, following on a curve to the right with a radius of 300.00 feet, the chord azimuth and distance being:

87. 329° 00' 281.68 feet to a point;

88. 301° 00' 585.51 feet to a point;

Thence, following on a curve to the left with a radius of 2,000.00 feet, the chord azimuth and distance being:

89. 296° 00' 348.62 feet to a point;

90. 291° 00' 112.10 feet to a point;

Thence, following on a curve to the right with a radius of 550.00 feet, the chord azimuth and distance being:

91. 298° 15' 138.82 feet to a point;

92. 215° 30' 96.48 feet to a point;

93. 275° 08' 1,199.83 feet to a point;

94. 270° 34' 179.36 feet to the point of beginning and containing a

GROSS AREA OF	1,745.577 ACRES
Less Parcel 5	20.000 Acres
Less Parcel 10	82.000 Acres, leaving a

NET AREA	1,643.577 ACRES (Refer to Parcel 2 as shown on Exhibit A)
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The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 3)

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 14,166.78 feet South and 1,899.60 feet East and running by azimuths measured clockwise from True South:

1. 269° 38' 4,873.51 feet along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Huet to a point;

Thence, for the next nine (9) courses following along the Westerly side of Saddle Road:

2. 323° 00' 680.87 feet to a point;

Thence, following on a curve to the right with a radius of 765.00 feet, the chord azimuth and distance being:

3. 332° 02' 30" 240.44 feet to a point;
4. 341° 05' 121.06 feet to a point;

Thence, following on a curve to the left with a radius of 2,035.00 feet, the chord azimuth and distance being:

5. 338° 12' 30" 204.14 feet to a point;
6. 335° 20' 887.53 feet to a point;
7. 336° 43' 1,467.95 feet to a point;

Thence, following on a curve to the left with a radius of 1,035.00 feet, the chord azimuth and distance being:

8. 329° 41' 30" 253.17 feet to a point;

9. 332° 40' 319.33 feet to a point;

Thence, following on a curve to the right with a radius of 665.00 feet, the chord azimuth and distance being:

10. 333° 20' 246.18 feet to a point;

11. 344° 00' 221.22 feet to a point;

Thence, following on a curve to the right with a radius of 665.00 feet, the chord azimuth and distance being:

12. 351° 55' 183.18 feet to a point;

13. 359° 50' 72.99 feet to a point;

Thence, following on a curve to the left with a radius of 235.00 feet, the chord azimuth and distance being:

14. 332° 12' 30" 217.93 feet to a point;

15. 304° 35' 622.50 feet to a point;

Thence, following on a curve to the right with a radius of 1,165.00 feet, the chord azimuth and distance being:

16. 313° 57' 30" 379.55 feet to a point;

17. 323° 20' 447.50 feet to a point;

Thence, following on a curve to the right with a radius of 1,965.00 feet, the chord azimuth and distance being:

18. 326° 10' 194.26 feet to a point;

19. 329° 00' 98.20 feet to a point;

Thence, for the next twenty-two (22) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu;

20. 90° 34' 179.36 feet to a point;  
21. 95° 08' 1,199.83 feet to a point;  
22. 35° 30' 96.48 feet to a point;

Thence, following on a curve to the left with a radius of 550.00 feet, the chord azimuth and distance being:

23. 118° 15' 138.82 feet to a point;  
24. 111° 00' 112.10 feet to a point;

Thence, following on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:

25. 116° 00' 348.62 feet to a point;  
26. 121° 00' 585.51 feet to a point;

Thence, following on a curve to the right with a radius of 300.00 feet, the chord azimuth and distance being:

27. 149° 00' 281.68 feet to a point;  
28. 177° 00' 195.84 feet to a point;

Thence, following on a curve to the left with a radius of 2,000.00 feet, the chord azimuth and distance being:

29. 161° 30' 1,068.95 feet to a point;  
30. 146° 00' 480.99 feet to a point;

Thence, following on a curve to the right with a radius of 1,500.00 feet, the chord azimuth and distance being:

31. 154° 00' 417.52 feet to a point;  
32. 162° 00' 1,236.94 feet to a point;

Thence, following on a curve to the left with a radius of 750.00 feet, the chord azimuth and distance being:

33. 117° 30' 1,051.36 feet to a point;

34. 73° 00' 550.54 feet to a point;

Thence, following on a curve to the right with a radius of 1,200.00 feet, the chord azimuth and distance being:

35. 88° 00' 621.17 feet to a point;

36. 103° 00' 410.59 feet to a point;

Thence, following on a curve to the left with a radius of 2,000.00 feet, the chord azimuth and distance being:

37. 96° 30' 452.81 feet to a point;

38. 90° 00' 352.13 feet to a point;

39. 117° 02' 55.00 feet to a point;

40. 90° 00' 414.36 feet to a point;

41. 150° 00' 1,494.27 feet to a point of  
beginning and containing  
an area of 308.954 Acres.  
(Refer to Parcel 3 as  
shown on Exhibit A)

The district classification of the following area  
situated at Waikii, Waikoloa, South Kohala, Hawaii, shall  
be Agricultural (A-20a):

(Parcel 4)

Beginning at the Northeasterly corner of this parcel of  
land, being also a point on the Westerly side of Saddle  
Road, the coordinates of said point of beginning referred

to Government Survey Triangulation Station "NOHONAOHAE" being 21,627.20 feet South and 11,229.77 feet East and running by azimuths measured clockwise from True South:

Thence, for the next five (5) courses following along the Westerly side of Saddle Road:

1. 324° 42' 653.01 feet to a point;
2. 320° 56' 211.45 feet to a point;

Thence, following on a curve to the right with a radius of 415.00 feet, the chord azimuth and distance being:

3. 338° 04' 15" 244.57 feet to a point;
4. 355° 12' 30" 318.78 feet to a point;
5. 353° 27' 30" 8.67 feet to a point;

Thence, for the next seven (7) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

Thence, following a curve to the right with a radius of 100.00 feet, the chord azimuth and distance being:

6. 39° 13' 45" 143.31 feet to a point;
7. 85° 00' 36.43 feet to a point;

Thence, following a curve to the left with a radius of 350.00 feet, the chord azimuth and distance being:

8. 77° 30' 91.37 feet to a point;
9. 70° 00' 330.10 feet to a point;
10. 156° 00' 1,234.03 feet to a point;
11. 161° 02' 167.59 feet to a point;
12. 245° 00' 499.99 feet to the point of beginning and containing an area of 20.500 Acres.  
(Refer to Parcel 4 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 5)

Beginning at the Southwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 23,848.37 feet South and 7,404.91 feet East and running by azimuths measured clockwise from True South:

Thence, for the next six (6) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

1. 176° 00' 866.27 feet to a point;
2. 260° 00' 171.80 feet to a point;
3. 228° 00' 820.28 feet to a point;
4. 358° 00' 1,449.88 feet to a point;
5. 91° 00' 597.22 feet to a point;

Thence, following on a curve to the left with a radius of 2,025.00 feet, the chord azimuth and distance being:

6. 88° 34' 04" 171.87 feet to the point of beginning and containing an area of 20.000 Acres.  
(Refer to Parcel 5 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 6)

Beginning at the Northeasterly corner of this parcel of land, being also a point on the Westerly side of Saddle Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 23,875.16 feet South and 12,057.64 feet East and running by azimuths measured clockwise from True South:

Thence, for the next three (3) courses following along the Westerly side of Saddle Road:

1. 343° 07' 30" 418.72 feet to a point;
2. 339° 47' 20" 140.48 feet to a point;
3. 333° 23' 177.41 feet to a point;

Thence, for the next four (4) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

4. 95° 00' 1,636.82 feet to a point;
5. 185° 00' 336.77 feet to a point;

Thence, following on a curve to the left with a radius of 1,525.00 feet, the chord azimuth and distance being:

6. 181° 52' 43.5" 166.07 feet to a point;
7. 268° 00' 1,347.04 feet to the point of beginning and containing an area of 20.001 Acres.  
(Refer to Parcel 6 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 7)

Beginning at the Southeasterly corner of this parcel of



land, being also a point on the Westerly side of Saddle Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 28,277.63 feet South and 14,091.16 feet East and running by azimuths measured clockwise from True South:

Thence, for the next four (4) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

1. 96° 17' 1,900.00 feet to a point;
2. 186° 17' 500.00 feet to a point;
3. 171° 00' 425.84 feet to a point;
4. 260° 00' 1,316.52 feet to a point;
5. 334° 27' 680.20 feet along the Westerly side of Saddle Road to a point;

Thence, following along the Westerly side of Saddle Road on a curve to the right with a radius of 8,235.00 feet, the chord azimuth and distance being:

6. 337° 14' 40" 802.96 feet to the point of beginning and containing an area of 41.382 Acres.  
(Refer to Parcel 7 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 8)

Beginning at the Northwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 26,401.72 feet South and 5,605.23 feet East and running by azimuths measured clockwise from True South:

Thence, for the next sixteen (16) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

Thence, following on a curve to the left with a radius of 1,000.00 feet, the chord azimuth and distance being:

1. 254° 26' 38" 259.11 feet to a point;
2. 247° 00' 511.37 feet to a point;

Thence, following on a curve to the right with a radius of 1,500.00 feet, the chord azimuth and distance being:

3. 258° 30' 598.10 feet to a point;
4. 270° 00' 378.72 feet to a point;

Thence, following on a curve to the right with a radius of 3,000.00 feet, the chord azimuth and distance being:

5. 274° 30' 470.75 feet to a point;
6. 279° 00' 514.66 feet to a point;

Thence, following on a curve to the left with a radius of 1,400.00 feet, the chord azimuth and distance being:

7. 270° 30' 413.87 feet to a point;
8. 262° 00' 344.47 feet to a point;

Thence, following on a curve to the right with a radius of 1,500.00 feet, the chord azimuth and distance being:

9. 275° 00' 674.85 feet to a point;
10. 288° 00' 446.55 feet to a point;

Thence, following on a curve to the left with a radius of 300.00 feet, the chord azimuth and distance being:

11. 249° 18' 24.8" 375.09 feet to a point;
12. 312° 00' 479.12 feet to a point;
13. 350° 00' 1,498.48 feet to a point;
14. 96° 17' 762.09 feet to a point;
15. 95° 53' 4,609.61 feet to a point;
16. 172° 00' 998.96 feet to the point of  
beginning and containing  
an area of 182.895 Acres.  
(Refer to Parcel 8 as  
shown on Exhibit A)

The district classification of the following area  
situated at Waikii, Waikoloa, South Kohala, Hawaii, shall  
be Agricultural (A-20a):

(Parcel 9)

Beginning at the Northeasterly corner of this parcel of  
land, the coordinates of said point of beginning referred  
to Government Survey Triangulation Station "NOHONAOHAE"  
being 26,110.37 feet South and 3,964.57 feet East and  
running by azimuths measured clockwise from True South:

Thence, for the next six (6) courses following along  
the remainder of Royal Patent 5671, Land Commission  
Award 8521-B to G. D. Hueu:

1. 17° 00' 1,112.29 feet to a point;
2. 95° 53' 1,287.73 feet to a point;
3. 217° 48' 35" 1,197.36 feet to a point;
4. 310° 00' 888.84 feet to a point;
5. 197° 00' 595.50 feet to a point;

Thence, following on a curve to the left with a  
radius of 2,425.00 feet, the chord azimuth and  
distance being:

6. 305° 59' 11.5" 21.15 feet to the point of beginning and containing an area of 20.251 Acres. (Refer to Parcel 9 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Agricultural (A-20a):

(Parcel 10)

Beginning at the Southwesterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 23,854.50 feet South and 8,173.86 feet East and running by azimuths measured clockwise from True South:

Thence, for the next eighteen (18) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

1. 178° 00' 1,449.88 feet to a point;
2. 250° 00' 1,039.42 feet to a point;
3. 319° 30' 620.00 feet to a point;
4. 242° 00' 454.95 feet to a point;
5. 320° 00' 186.33 feet to a point;

Thence, following on a curve to the left with a radius of 1,025.00 feet, the chord azimuth and distance being:

6. 311° 00' 320.69 feet to a point;
7. 302° 00' 167.94 feet to a point;

Thence, following on a curve to the right with a radius of 525.00 feet, the chord azimuth and distance being:

8. 334° 00' 556.42 feet to a point;

9. 6° 00' 185.69 feet to a point;

Thence, following on a curve to the left with a radius of 1,025.00 feet, the chord azimuth and distance being:

10. 0° 22' 41.5" 200.82 feet to a point;

Thence, following on a curve to the right with a radius of 100.00 feet, the chord azimuth and distance being:

11. 37° 22' 41.5" 135.43 feet to a point;

12. 80° 00' 180.90 feet to a point;

Thence, following on a curve to the right with a radius of 275.00 feet, the chord azimuth and distance being:

13. 83° 30' 33.58 feet to a point;

14. 87° 00' 898.56 feet to a point;

Thence, following on a curve to the left with a radius of 325.00 feet, the chord azimuth and distance being:

15. 81° 00' 67.94 feet to a point;

16. 75° 00' 104.16 feet to a point;

Thence, following on a curve to the right with a radius of 275.00 feet, the chord azimuth and distance being:

17. 83° 00' 76.54 feet to a point;

18. 91° 00' 1,023.30 feet to the point of beginning and containing an area of 82.000 Acres. (Refer to Parcel 10 as shown on Exhibit A)

The district classification of the following area situated at Waikii, Waikoloa, South Kohala, Hawaii, shall be Open (O):

(Parcel 11)

Beginning at the Northeasterly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "NOHONAOHAE" being 25,622.25 feet South and 3,460.13 feet East and running by azimuths measured clockwise from True South:

Thence, for the next eight (8) courses following along the remainder of Royal Patent 5671, Land Commission Award 8521-B to G. D. Hueu:

1. 37° 48' 35" 1,797.12 feet to a point;
2. 95° 53' 1,134.15 feet to a point;
3. 176° 55' 311.80 feet to a point;
4. 275° 53' 448.60 feet to a point;
5. 5° 53' 287.99 feet to a point;
6. 275° 53' 723.04 feet to a point;
7. 217° 48' 35" 1,791.31 feet to a point;

Thence, following on a curve to the left with a radius of 2,425.00 feet, the chord azimuth and distance being:

8. 322° 37' 28" 20.69 feet to the point of beginning and containing an area of 4.158 Acres.  
(Refer to Parcel 11 as shown on Exhibit A)

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

SECTION 2. These changes in district classification are conditioned upon the following: (A) the petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval; (B) the subject area shall be zoned in two increments. The first increment shall consist of a maximum of 108 lots encompassing approximately 1,393 contiguous acres which may include tax map key 6-7-01:21. The second increment shall include the remaining area. The zoning of the second increment shall become effective upon the development of the ranching operation to a level of production at least three times that of existing production levels. This will be equivalent to a herd of at least 1,500 head; (C) subdivision plans for each increment shall be submitted within one year from the effective date of the change of zone for that increment. Final subdivision plans for each increment shall be submitted within one year from the effective date of the tentative subdivision approval for that increment; (D) final subdivision approval of the first increment shall be contingent on the establishment of the ranching operation, under the direction of a central management system which shall include an Advisory Board of Governors and ranch manager, to a level of production equivalent to a herd of at least 750 head; (E) a comprehensive drainage master plan, meeting with the approval of the Department of Public Works,

shall be developed prior to or in conjunction with final subdivision approval of the first increment. A drainage system as required by the Department of Public Works shall be installed; (F) roadway improvements within and adjacent to the project shall meet with the approval of the Department of Public Works; (G) a water master plan, meeting with the approval of the Department of Water Supply, shall be developed prior to or in conjunction with final subdivision approval of the first increment. Further, all requirements of the Department of Water Supply shall be complied with; (H) all parcels created for use as a ranch facility, recreation area, or utility purposes shall be limited to such uses via restrictive covenants recorded with the Bureau of Conveyances. These restrictive covenants are encumbrances running with the land and shall be binding on all parties and persons claiming under them until such time that the land is rezoned to a zoning designation other than agriculture or open; and, (I) all other applicable rules, regulations and requirements, including those of the Department of Health shall 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 3. In the event that any portion of the ordinance is declared invalid, such invalidity shall not affect other parts of this ordinance.



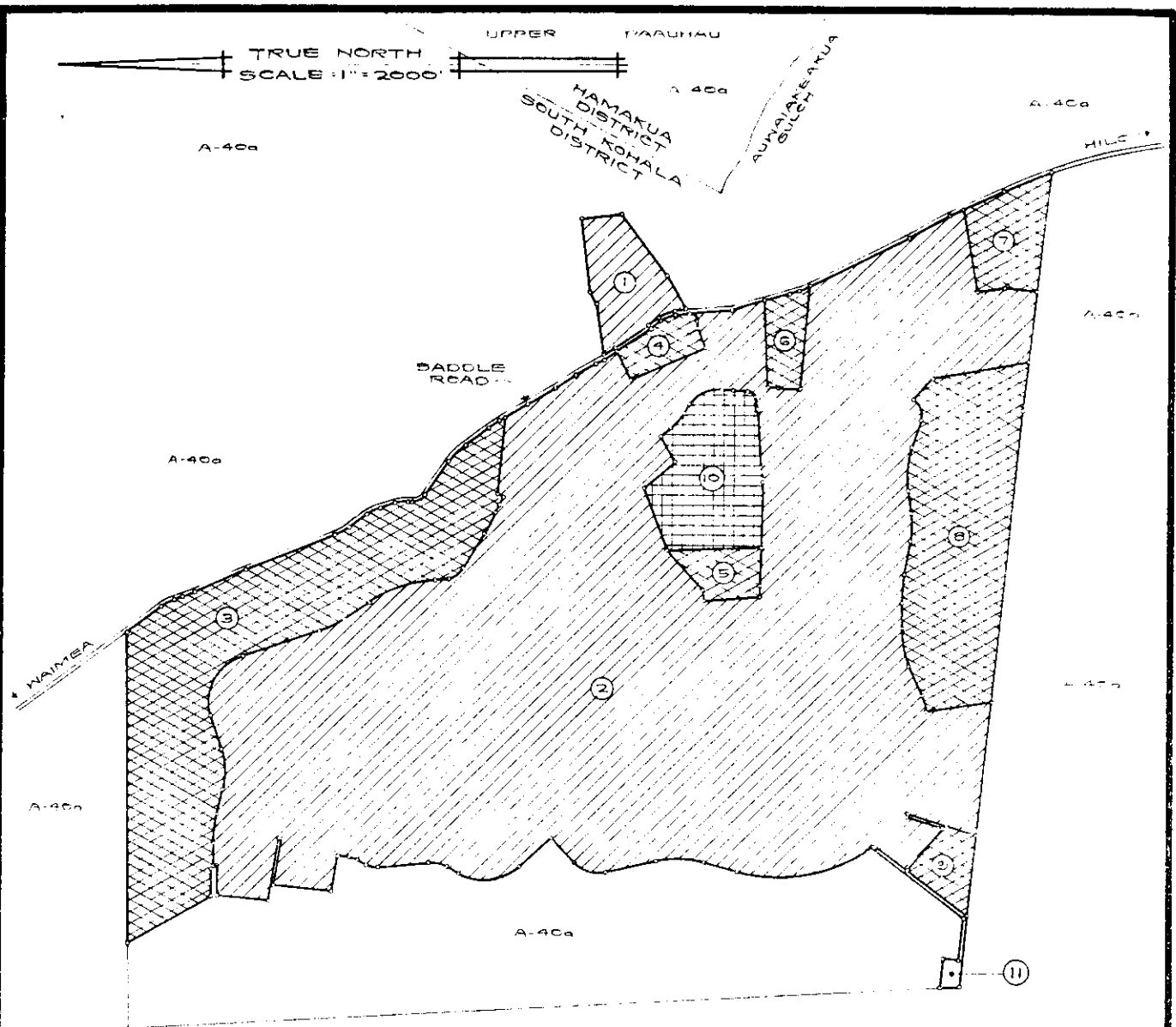
SECTION 4. This ordinance shall take effect upon its approval.

Introduced by:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	May 23, 1984
Date of 1st Reading:	May 23, 1984
Date of 2nd Reading:	June 20, 1984
Effective Date:	July 3, 1984



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|--|--|--|
| ① <b>PARCEL 1</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-10a)<br>AREA = 45.360 ACRES    | ⑤ <b>PARCEL 5</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 20.000 ACRES  | ⑨ <b>PARCEL 9</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 20.251 ACRES  |
| ② <b>PARCEL 2</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-10a)<br>AREA = 1,643.577 ACRES | ⑥ <b>PARCEL 6</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 20.001 ACRES  | ⑩ <b>PARCEL 10</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-80a)<br>AREA = 82.000 ACRES |
| ③ <b>PARCEL 3</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 308.954 ACRES   | ⑦ <b>PARCEL 7</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 41.382 ACRES  | ⑪ <b>PARCEL 11</b><br>AGRICULTURAL (A-40a)<br>TO OPEN (O)<br>AREA = 4.158 ACRES              |
| ④ <b>PARCEL 4</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 20.300 ACRES    | ⑧ <b>PARCEL 8</b><br>AGRICULTURAL (A-40a)<br>TO AGRICULTURAL (A-20a)<br>AREA = 182.895 ACRES |  |

## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-91 (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-40a) TO AGRICULTURAL (A-10a), AGRICULTURAL (A-20a), AGRICULTURAL (A-80a) AND OPEN (O) AT WAIKII, WAIKOLOA, SOUTH KOHALA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK : G-7-01 : 21, 22, 28, 31, 32 & PORTIONS OF 29 & 30

APRIL 26, 1984

EXHIBIT "A"