

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 70

AN ORDINANCE AMENDING SECTION 25-103 (PUNA DISTRICT ZONE MAP) AND SECTION 25-105 (KURTISTOWN ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO AGRICULTURAL (A-1a) AT KEAAU, PUNA, HAWAII, COVERED BY TAX MAP KEY 1-7-16:35; 1-7-17:POR. 1 AND 43 AND 1-7-27:1.

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

SECTION 1. Sections 25-103 and 25-105, 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 Keaau, Puna, Hawaii, shall be Agricultural (A-1a):

Beginning at the North corner of this parcel of land on the East side of Volcano Road (F. A. P. F-2(4)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "OLAA" being 5,024.07 feet North and 2,871.06 feet East and running by azimuths measured clockwise from True South:

Following along Land Court Application 1053 for the next sixteen (16) courses, the azimuths and distances being:

1. 274° 45' 15" 3,713.03 feet;
2. 28° 13' 15" 361.00 feet;
3. 24° 24' 15" 803.80 feet;

4.	23°	36'	15"	566.30 feet;
5.	29°	16'	15"	485.70 feet;
6.	34°	03'	15"	496.20 feet;
7.	32°	28'	15"	543.20 feet;
8.	31°	55'	15"	362.20 feet;
9.	43°	26'	15"	179.20 feet;
10.	46°	17'	15"	290.70 feet;
11.	47°	42'	15"	163.20 feet;
12.	45°	16'	15"	614.00 feet;
13.	58°	29'	15"	572.50 feet to a 2" pipe in concrete (found);
14.	74°	32'	15"	34.50 feet;
15.	25°	09'	15"	759.00 feet;
16.	353°	58'	15"	278.20 feet;
17.	94°	41'	45"	2,065.84 feet along Grant 8035 to Eugene Weatherbee and Grant 4460 to George W. Paty;

Thence along the remainder of R. P. 7223, L. C.
Aw. 8559-B:16 to W. C. Lunailo for the next six (6)
courses, the azimuths and distances being:

18.	184°	28'	200.00 feet;
19.	94°	47'	275.88 feet;
20.	203°	09'	828.09 feet;
21.	95°	12'	95.80 feet;
22.	204°	47'	520.25 feet;
23.	104°	01'	244.79 feet;

24. Thence along Volcano Road (F. A. P. F-2(4)) on a curve to the right with a radius of 5,689.58 feet, the chord azimuth and distance being:

210° 15' 43" 658.83 feet;

Thence along Land Court Application 1053 for the next six (6) courses, the azimuths and distances being:

25. 241° 12' 15.67 feet;
26. 238° 26' 140.06 feet;
27. 236° 23' 119.19 feet;
28. 232° 31' 91.76 feet;
29. 218° 45' 73.99 feet;
30. 205° 40' 182.46 feet;
31. 303° 37' 704.92 feet along a Roadway;
32. 218° 36' 521.03 feet along a Roadway;
33. 213° 10' 613.50 feet along a Roadway;
34. 203° 45' 480.99 feet along a Roadway;
35. 99° 20' 765.80 feet along a Roadway and
Keaau Heights Subdivision;
36. Thence along Government Land on a curve to the left with a radius of 980.37 feet, the chord azimuth and distance being:
- 193° 43' 39.5" 243.29 feet;
37. 186° 36' 405.09 feet along Government
Land;
38. Thence along Volcano Road (F. A. P. F-2(4)) on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:
- 188° 27' 38" 188.62 feet;

39. 186° 36' 379.93 feet along Volcano Road
(F. A. P. F-2(4));
40. 276° 36' 20.00 feet along Volcano Road
(F. A. P. F-2(4));
41. Thence along Volcano Road (F. A. P. F-2(4)) on a
curve to the right with a radius of 1,841.83 feet,
the chord azimuth and distance being:
- 197° 04' 04" 669.26 feet to the point of
beginning and containing
an area of 371.825 Acres.

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 petitioner, successors
or its assigns shall be responsible for complying with all
stated conditions of approval; (B) the proposed lots shall be
used for agricultural activities. As used herein,
"agricultural activity" means the cultivation of crops,
including but not limited to flowers, vegetables, foliage,
fruits, forage and timber; game propagation; raising of
livestock, including but not limited to poultry, bees, fish or
other animal or aquatic life that are propagated for economic
or personal use; (C) subdivision plans shall be submitted to
the Planning Department for Tentative Approval within one (1)
year from the effective date of the Change of Zone. Final
Subdivision Approval shall be secured within one (1) year from
the date of receipt of Tentative Approval; (D) a drainage

system in accordance with the requirements of the Department of Public Works shall be installed; (E) access(es) to the property from the Hawaii Belt Road shall meet with the approval of the State Department of Transportation, Highways Division; and (F) all other applicable rules, regulations and requirements, including those of the Department of Water Supply, 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.

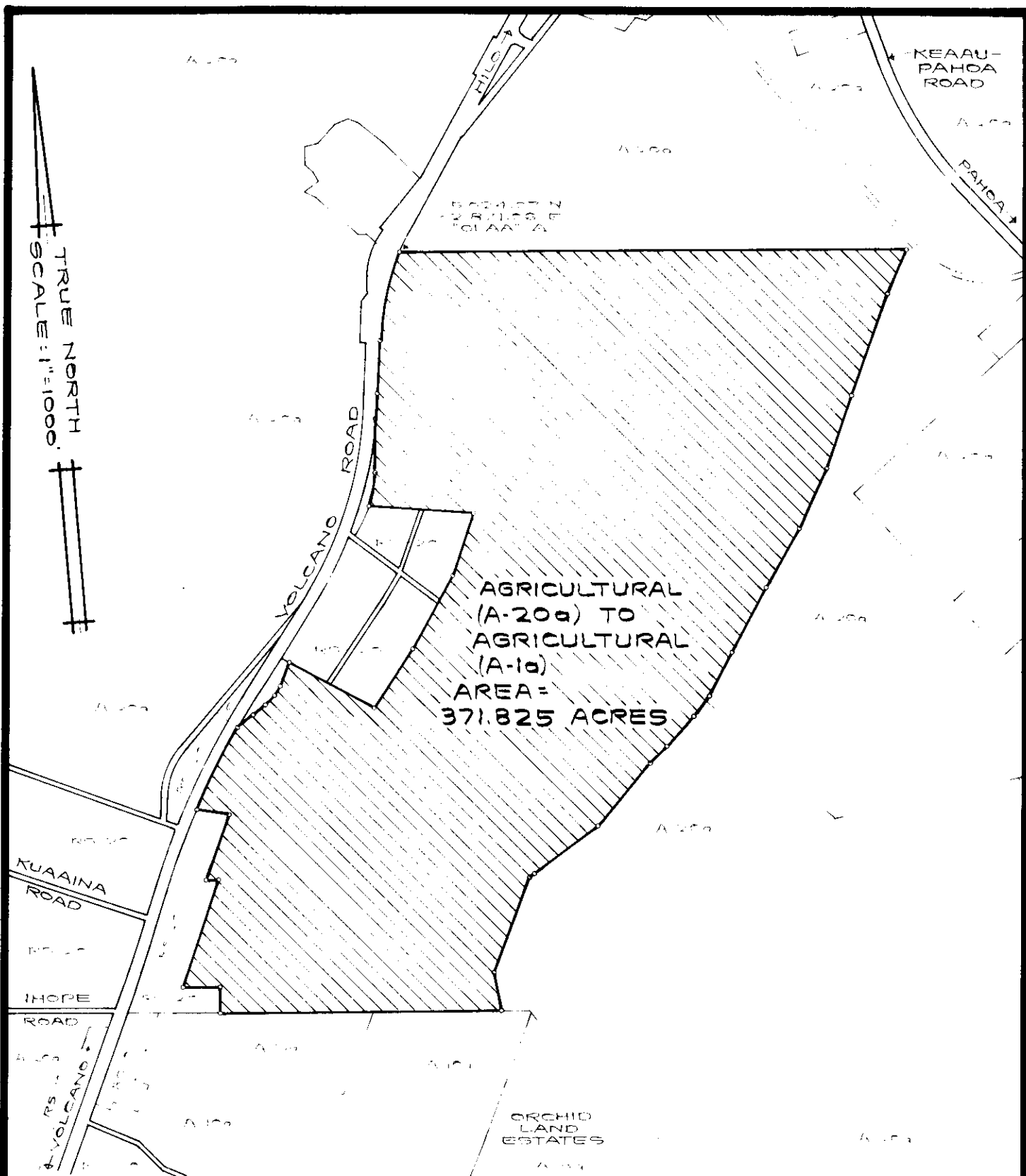
SECTION 4. This ordinance shall take effect upon its approval.

Introduced by:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	September 5, 1984
Date of 1st Reading:	September 5, 1984
Date of 2nd Reading:	September 19, 1984
Effective Date:	September 25, 1984



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-103 (PUNA DISTRICT ZONE MAP) AND SECTION 25-105 (KURTISTOWN ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION