COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO.   **85 18**

AN ORDINANCE AMENDING SECTION 25-97 THE HAMAKUA DISTRICT HOMESTEADS AREA ZONE MAP AND SECTION 25-98 THE HONOKAA-HAINA-KUKUIHAELE ZONE MAP OF CHAPTER 25 (ZONING CODE), ARTICLE 3, HAWAII COUNTY CODE, AS AMENDED, RELATING TO THE MODIFICATION OF CONDITIONS TO THE DISTRICT RECLASSIFICATION FROM AGRICULTURAL (A-5a) AND AGRICULTURAL (A-40a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAALAEA, PAPAANUI, HAINA AND NAMOKU, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-10:PORTIONS OF 1, 2 AND 31.

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

SECTION 1.   Section 25-97, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code 1983, is amended to modify conditions to reclassification in Ordinance No. 341, effective April 24, 1978, to read as follows:

"25-97 (c-1).  The district classification of the following area situated at Namoku, Hamakua, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Northeasterly corner of this parcel of land, on the Westerly side of Plumeria Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 18.20 feet North and 3,426.75 feet West and running by azimuths measured clockwise from True South:

1.  Following along the Westerly side of Plumeria Street on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being:
    7°   33' 32.5"   404.87 feet;

2.  353°   36' 50"   434.15 feet along the Westerly side of Plumeria Street;

3.  Thence, following along the Northerly side of Lot 1-B, being the County of Hawaii Refuse Transfer Station, on a curve to the right, with a radius of 20.00 feet, the chord azimuth and distance being:
    38°   36' 50"   28.28 feet;

| | | | |
|---|---|---|---|
| 4. | 83° 36' 50" | 30.00 | feet along the Northerly side of the County of Hawaii Refuse Transfer Station; |
| 5. | 74° 00' | 100.00 | feet along the Northerly side of the County of Hawaii Refuse Transfer Station; |
| 6. | 111° 00' | 56.34 | feet along the Northerly side of the County of Hawaii Refuse Transfer Station; |
| 7. | 202° 30' | 113.62 | feet along the remainder of R. P. Grant 1155 to G.M. Coffin, along the Easterly side of the Old Honokaa-Ahualoa Government Road; |
| 8. | 181° 20' | 301.25 | feet along the remainder of R. P. Grant 1155 to G. M. Coffin, along the Easterly side of the Old Honokaa-Ahualoa Government Road; |
| 9. | 186° 40' | 160.51 | feet along the remainder of R. P. Grant 1155 to G. M. Coffin, along the Easterly side of the Old Honokaa-Ahualoa Government Road; |
| 10. | 199° 00' | 328.43 | feet along the remainder of R. P. Grant 1155 to G. M. Coffin, along the Easterly side of the Old Honokaa-Ahualoa Government Road; |
| 11. | 292° 40' | 27.21 | feet along the Southwesterly side of Plumeria Street right of way to the point of beginning and containing an area of 1.895 Acres. |

"25-97 (c-2). The district classification of the following

area situated at Paalaea, Papaanui, Haina and Namoku, Hamakua,

Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Southeasterly corner of this parcel of land, on the
Westerly side of Pakalana Street and on the Northerly side of Hawaii
Belt Road (FAP F-019-1(1)), the coordinates of said point of
beginning referred to Government Survey Triangulation Station "KAAO"
being 1,215.97 feet South and 416.84 feet West and running by
azimuths measured clockwise from true South:

1.  Thence, following along the Northerly side of Hawaii Belt Road on a curve to the right with a radius of 25.00 feet, the chord azimuth and distance being:

    62° 32' 03"    37.57 feet;

2.  111° 15' 06"    136.04 feet along the Northerly side of Hawaii Belt Road (FAP F-019-1 (1));

    Thence, following along the Northerly side of Hawaii Belt Road on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

3.  110° 36' 09"    65.82 feet;

4.  199° 57' 12"    50.00 feet along the Northeasterly side of Hawaii Belt Road (FAP F-019-1(1));

5.  Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,954.79 feet, the chord azimuth and distance being:

    107° 57' 12"    206.24 feet;

6.  15° 57' 12"    50.00 feet along the Northwesterly side of Hawaii Belt Road (FAP F-019-1(1));

7.  Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

    102° 14' 55"    375.38 feet;

8.  Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

    98° 03' 02"    50.02 feet;

9.     Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

         94° 45' 19"    283.99 feet;

10.   181° 57' 12"    75.00 feet along the Northeasterly side of Hawaii Belt Road (FAP F-019-1(1));

11.   Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,979.79 feet, the chord azimuth and distance being:

         88° 27' 12"    363.82 feet;

12.   354° 57' 12"    75.00 feet along the Northwesterly side of Hawaii Belt Road (FAP F-019-1(1));

13.   Thence, following along the Northerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the left with a radius of 2,904.79 feet, the chord azimuth and distance being:

         84° 16' 59"    67.96 feet;

14.   83° 36' 46"   182.97 feet along the Northerly side of Hawaii Belt Road (FAP F-019-1(1));

15.   173° 36' 46"   20.00 feet along the Northeasterly side of Hawaii Belt Road (FAP F-019-1(1));

16.   83° 36' 46"   150.00 feet along the Northerly side of Hawaii Belt Road (FAP F-019-1(1));

17.   353° 36' 46"   10.00 feet along the Northwesterly side of Hawaii Belt Road (FAP F-019-1(1));

18.   83° 36' 46"   100.00 feet along the Northerly side of Hawaii Belt Road (FAP F-019-1(1));

19.  353° 36' 46"   10.00 feet along the Northeasterly
                          side of Hawaii Belt Road (FAP
                          F-019-1(1));

20.  83° 36' 46"   200.00 feet along the Northerly side
                          of Hawaii Belt Road (FAP
                          F-019-1(1));

21.  173° 36' 46"   15.00 feet along the Northeasterly
                          side of Hawaii Belt Road (FAP
                          F-019-1(1));

22.  83° 36' 46"   550.00 feet along the Northerly side
                          of Hawaii Belt Road (FAP
                          F-019-1(1));

23.  353° 36' 46"   10.00 feet along the Northwesterly
                          side of Hawaii Belt Road (FAP
                          F-019-1(1));

24.  83° 36' 46"   150.00 feet along the Northerly side
                          of Hawaii Belt Road (FAP
                          F-019-1(1));

25.  353° 36' 46"    5.00 feet along the Northwesterly
                          side of Hawaii Belt Road (FAP
                          F-019-1(1));

26.  83° 36' 46"    20.47 feet along the Northerly side
                          of Hawaii Belt Road (FAP
                          F-019-1(1));

27.  173° 36' 50"   19.21 feet along the Easterly side
                          of Plumeria Street;

28.  83° 36' 50"    15.00 feet along the Northeasterly
                          side of Plumeria Street;

29.  173° 36' 50"   768.15 feet along the Easterly side
                          of Plumeria Street;

30.  Thence, following along the Easterly side of Plumeria Street
                          on a curve to the right with a
                          radius of 760.00 feet, the chord
                          azimuth and distance being:

     187° 48' 25"   372.69 feet;

31.  202° 00'      156.62 feet along the Easterly side of
                          Plumeria Street;

Thence, following along the Southeasterly side of Plumeria Street on a curve to the right with a radius of 440.00 feet the chord azimuth and distance being:

32.   225° 52'      356.06 feet;

Thence, following along the remainder of R. P. Grant 1155 to G. M. Coffin on a curve to the right with a radius of 125.00 feet the chord azimuth and distance being:

33.   346° 48' 35"   30.80 feet;

34.   270° 00'      70.41 feet along the remainder of R. P. Grant 1155 to G. M. Coffin (Lot 4);

35.   314° 00'     187.62 feet along the remainder of R. P. Grant 1155 to G. M. Coffin (Lot 4);

36.   205° 00'     136.18 feet along the remainder of R. P. Grant 1155 to G. M. Coffin (Lot 4);

37.   241° 00'     113.46 feet along the remainder of R. P. Grant 1155 to G. M. Coffin (Lot 4);

38.   279° 00'     109.74 feet along the remainder of R. P. Grant 1073 to George Hardy (Lot 4);

39.   262° 00'     110.00 feet along the remainder of R. P. Grant 1073 to George Hardy (Lot 4);

40.   279° 00'     186.16 feet along the remainder of R. P. Grant 1073 to George Hardy (Lot 4);

41.   276° 00'     567.07 feet along the remainder of R. P. Grant 1073 to George Hardy (Lot 4);

42.   270° 00'     111.83 feet along the remainder of R. P. Grant 1073 to George Hardy (Lot 4);

43.   353° 40'     360.39 feet along the Westerly side of Lehua Street;

Thence, following along the Westerly side of Lehua Street on a curve to the left with a radius of 430.00 feet, the chord azimuth and distance being:

44.    318° 15' 24"    498.30 feet;

Thence, following along the centerline of the old Lehua Street alignment for the next eighteen (18) courses;

45.      4° 30'        357.26 feet;

46.    325° 00'         55.51 feet;

47     283° 00'        124.91 feet;

48.    259° 00'         70.06 feet;

49.    235° 00'        160.68 feet;

50.    256° 00'         55.05 feet;

51.    280° 00'        227.28 feet;

52.    291° 00'        164.30 feet;

53.    306° 00'        161.79 feet;

54.    283° 00'         66.09 feet;

55.    256° 00'         51.54 feet;

56.    231° 00'         78.54 feet;

57.    241° 05'         49.02 feet;

58.    262° 35'        114.81 feet;

59.    286° 37' 30"     61.20 feet;

60.    229° 15'         34.06 feet;

61.    226° 00'         54.43 feet;

62.    338° 00'         97.51 feet;

63.     13° 49'        274.87 feet along the Westerly side of Pakalana Street to the point of beginning and containing an area of 56.297 acres.

"25-97 (c-3). The district classification of the following

area situated at Paalaea, Papaanui, Haina, and Namoku, Hamakua,

Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Northeasterly corner of this parcel of land, on
the Southerly side of Hawaii Belt Road (FAP F-019-1(1)), the
coordinates of said point of beginning referred to Government
Survey Triangulation Station "KAAO" being 1,128.05 feet South
and 1,043.12 feet West and running by azimuths measured
clockwise from True South:

| | | | |
|---|---|---|---|
| 1. | 17° | 08' 01" | 177.18 feet along the remainder of R. P. Grant 3163 to J. D. Ackerman; |
| 2. | 107° | 08' 01" | 225.00 feet along the remainder of R. P. Grant 3163 to J. D. Ackerman; |
| 3. | 17° | 08' 01" | 197.45 feet along the remainder of R. P. Grant 3163 to J. D. Ackerman; |
| 4. | 83° | 43' | 36.27 feet along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way); |
| 5. | Thence, following | | along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way) on a curve to the left with a radius of 800.00 feet, the chord azimuth and distance being: |
| | 69° | 29' | 393.39 feet; |
| 6. | 55° | 15' | 454.25 feet along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way); |
| 7. | Thence, following | | along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way) on a curve to the right with a radius of 600.00 feet, the chord azimuth and distance being: |
| | 69° | 10' | 288.61 feet; |
| 8. | 83° | 05' | 500.38 feet along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way); |
| 9. | Thence, following | | along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way) on a curve to the left with a radius of 450.00 feet, the chord azimuth and distance being: |
| | 59° | 58' | 353.34 feet; |

| 10. | 36° | 51' | | 382.07 | feet along the Northerly side of the Old Mamalahoa Highway (60-ft. right of way); |
|-----|-----|-----|-----|--------|-----|

10.    36° 51'              382.07 feet along the Northerly side
                                   of the Old Mamalahoa Highway
                                   (60-ft. right of way);

11.    Thence, following along the Northerly side of the Old
                                   Mamalahoa Highway (60-ft. right of
                                   way) on a curve to the right with
                                   a radius of 80.00 feet, the chord
                                   azimuth and distance being:
       79° 28' 30"          108.35 feet;

12.    122° 06'             259.58 feet along the Northerly side
                                   of the Old Mamalahoa Highway
                                   (60-ft. right of way);

13.    Thence, following along the Northerly side of the Old
                                   Mamalahoa Highway (60-ft. right of
                                   way) on a curve to the left with a
                                   radius of 400.00 feet, the chord
                                   azimuth and distance being:
       99° 16'             310.44 feet;

14.    166° 26'              56.67 feet along the remainder of
                                   R. P. Grant 1155 to G. M. Coffin;

15.    219° 40'             583.59 feet along the remainder of
                                   R. P. Grant 1155 to G. M. Coffin;

16.    206° 40'             261.84 feet along the remainder of
                                   R. P. Grant 1155 to G. M. Coffin;

17.    169° 10'             200.83 feet along the remainder of
                                   R. P. Grant 1155 to G. M. Coffin;

18.    144° 00'              89.46 feet along the remainder of
                                   R. P. Grant 1155 to G. M. Coffin;

19.    263° 36' 46"         279.13 feet along the Southerly side
                                   of Hawaii Belt Road (FAP
                                   F-019-1(1));

20.    173° 36' 46"          10.00 feet along the Southeasterly
                                   side of Hawaii Belt Road (FAP
                                   F-019-1(1));

21.    263° 36' 46"       1,150.00 feet along the Southerly side
                                   of Hawaii Belt Road (FAP
                                   F-019-1(1));

22.    353° 36' 46"          10.00 feet along the Southwesterly
                                   side of Hawaii Belt Road (FAP
                                   F-019-1(1));

23.  263° 36' 46"   150.00 feet along the Southerly side
                            of Hawaii Belt Road (FAP
                            F-019-1(1));

24.  173° 36' 46"     5.00 feet along the Southeasterly
                            side of Hawaii Belt Road (FAP
                            F-019-1(1));

25.  263° 36' 46"   182.97 feet along the Southerly side
                            of Hawaii Belt Road (FAP
                            F-019-1(1));

26.  Thence, following along the Southerly side of Hawaii Belt
                            Road (FAP F-019-1(1)), on a curve
                            to the right with a radius of
                            2,819.79 feet, the chord azimuth
                            and distance being:
     265° 16' 59"   164.38 feet;

27.  356° 57' 12"    10.00 feet along the Southwesterly
                            side of Hawaii Belt Road (FAP
                            F-019-1(1));

28.  Thence, following along the Southerly side of Hawaii Belt
                            Road (FAP F-019-1(1)), on a curve
                            to the right with a radius of
                            2,809.79 feet, the chord azimuth
                            and distance being:
     267° 57' 12"    98.08 feet;

29.  178° 57' 12"    10.00 feet along the Southeasterly
                            side of Hawaii Belt Road (FAP
                            F-019-1(1));

30.  Thence, following along the Southerly side of Hawaii Belt
                            Road (FAP F-019-1(1)), on a curve
                            to the right with a radius of
                            2,819.79 feet, the chord azimuth
                            and distance being:
     271° 57' 12"   295.15 feet;

31.  184° 57' 12"     5.00 feet along the Southwesterly
                            side of Hawaii Belt Road (FAP
                            F-019-1(1));

32.  Thence, following along the Southerly side of Hawaii Belt
                            Road (FAP F-019-1(1)), on a curve
                            to the right with a radius of
                            2,824.79 feet, the chord azimuth
                            and distance being:
     276° 15' 02"   127.90 feet;

33.  Thence, following along the Southerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the right with a radius of 2,824.79 feet, the chord azimuth and distance being:

278° 03' 18"    50.01 feet;

34.  Thence, following along the Southerly side of Hawaii Belt Road (FAP F-019-1(1)), on a curve to the right with a radius of 2,824.79 feet, the chord azimuth and distance being:

280° 16' 30.5"  168.87 feet to the point of beginning and containing an area of 44.262 acres.

SECTION 2.  Section 25-98 of Chapter 25 (Zoning Code), Article 3, Hawaii County Code, as amended, is hereby amended by adding thereto the following subsection:

"25-98 (c).  The district classification of the following are situated at Paalaea, Papaanui and Haina, Hamakua, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Southeasterly corner of this parcel of land, on the Westerly side of Pakalana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 949.05 feet South and 351.20 feet West and running by azimuths measured clockwise from true South:

Thence, following along the centerline of the old Lehua Street alignment for the next eighteen (18) courses:

| 1. | 158° | 00' |      | 97.51 feet; |
|----|------|-----|------|-------------|
| 2. | 146° | 00' |      | 54.43 feet; |
| 3. | 119° | 15' |      | 34.06 feet; |
| 4. | 106° | 37' | 30"  | 61.20 feet; |
| 5. | 82°  | 35' |      | 114.81 feet; |
| 6. | 61°  | 05' |      | 49.02 feet; |
| 7. | 51°  | 00' |      | 78.54 feet; |
| 8. | 76°  | 00' |      | 51.54 feet; |

| | | | |
|---|---|---|---|
| 9. | 103° | 00' | 66.09 feet; |
| 10. | 126° | 00' | 161.79 feet; |
| 11. | 111° | 00' | 164.30 feet; |
| 12. | 100° | 00' | 227.28 feet; |
| 13. | 76° | 00' | 55.05 feet; |
| 14. | 55° | 00' | 160.68 feet; |
| 15. | 79° | 00' | 70.06 feet; |
| 16. | 103° | 00' | 124.91 feet; |
| 17. | 145° | 00' | 55.51 feet; |
| 18. | 184° | 30' | 357.26 feet; |

Thence, following along the Southerly side of the proposed Lehua Street realignment along the remainder of Grant 1073 to George Hardy, along the remainder of Grant 3163 to J. D. Ackerman on a curve to the left with a radius of 430.00 feet, the chord azimuth and distance being:

19.   273°   10' 24"   144.51 feet;

20.   263°   30'   193.78 feet along the Southerly side of the proposed Lehua Street realignment along the remainder of Grant 3163 to J. D. Ackerman;

Thence, following along the Southerly side of the proposed Lehua Street realignment along the remainder of Grant 3163 to J. D. Ackerman on a curve to the right with a radius of 770.00 feet, the chord azimuth and distance being:

21.   270°   20'   183.23 feet;

22.   277°   10'   993.21 feet along the Southerly side of the proposed Lehua Street realignment along the remainder of Grant 3163 to J. D. Ackerman, along the remainder of Land Commission Aware 9971, Apana 5 to W. P. Leleiohoku, and along the remainder of Lot B of Grant 6729 to Honokaa Sugar Company;

| | | | |
|---|---|---|---|
| 23. | 7° | 10' | 77.07 feet along the Westerly side of Pakalana Street; |
| 24. | 13° | 42' | 144.00 feet along the Westerly side of Pakalana Street; |
| 25. | 21° | 30' | 164.20 feet along the Westerly side of Pakalana Street; |
| 26. | 13° | 49' | 111.32 feet along the Westerly side of Pakalana Street to the point of beginning and containing an area of 13.201 Acres. |

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

SECTION 3. Sections 1 and 2 of this ordinance shall take effect forthwith upon the conditions that [(A) the petitioner or its authorized representative shall submit a revised master plan for the subject area to the Planning Department for review and acceptance, taking into consideration such matters as roadway network, drainage, open space, etc., in accordance with the Subdivision Control Code and the Cluster Plan Development requirements. No subdivision plans for any of the proposed phases of development shall be approved until the Master Plan has been reviewed and accepted by the Department; (B) the petitioner/representative shall submit a subdivision plan for Phase I of its development and secure tentative approval within one (1) year from the date of acceptance of the overall master plan. The petitioner/representative shall also assume the responsibility for securing final subdivision approval; (C) in order to assure housing development on the proposed lots, the petitioner/representative shall enter into an "Agreement", which may

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include a Surety Bond, with the County of Hawaii. The "Agreement" shall be approved by the Planning Director and the Corporation Counsel and shall be filed with the State of Hawaii, Bureau of Conveyances. Such "Agreement" shall be entered into prior to receipt of final subdivision approval of the first phase of development; (D) the petitioner/representative shall be responsible for providing a water system in accordance with the County of Hawaii Department of Water Supply standards; (E) the method of sewage disposal shall conform to the rules, regulations, and requirements of the State Department of Health; (F) none of the proposed lots shall have direct access from the Hawaii Belt Highway; (G) a channelized intersection with left-turn storage lanes and acceleration and deceleration lanes be constructed at the Pakalana Street-Mauna Loa Street-Hawaii Belt Highway intersection meeting with the approval of the State Department of Transportation, Land Transportation Facilities Division. The intersection shall be constructed concurrently with Phase 2 (mauka area) as shown on the master plan; (H) the petitioner/representative work closely with the Soil Conservation Service to operationalize conservation practices relative to the topographic conditions of the proposed development; (I) a hydrologic/drainage study for the overall development be made by the petitioner/representative and be submitted with the overall master plan; and (J) all other applicable rules and regulations shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original zoning designation may be initiated.]

(A) the petitioner, successors, or its assigns shall be responsible for complying with all of the stated conditions of approval; (B) the area be zoned in three increments. The first increment shall consist of the area mauka of the Hawaii Belt Road totaling approximately 44+ acres and TMK: 4-5-10:85, 94-113. The second increment shall consists of a maximum of twenty-five acres of the area makai of the Hawii Belt Road, and the third increment, the remaining area. The effective date of zoning for subsequent increments shall be after development has occurred in the previous increment or combination of increments. Development is defined as building permits issued for single family residential dwelling units and construction partially completed in the sense of having roofs on a minimum of twenty-five percent of the units for the previous increment or combination of increments. In lieu of actual construction of the dwellings, the petitioner, successors, or its assigns may enter into an agreement with the Planning Department which would bond and assure the County that the dwellings will be constructed within a given period. Such agreement shall meet with the approval of the Corporation Counsel and the Planning Director. In doing so, development of the subsequent increment(s) may proceed prior to the actual construction of the dwellings in the previous increment(s); (C) a channelized intersection with left-turn storage lanes and acceleration and deceleration lanes shall be constructed at the Pakalana Street-Hawaii Belt Road intersection meeting with the approval of the State Department of Transportation, Highways Division concurrently with the development of the second zoning

increment; (D) none of the lots shall have direct access from the Hawaii Belt Highway; (E) a drainage system in accordance with the requirements of the Department of Public Works shall be installed for the area makai of the Hawaii Belt Road concurrently with the development of the second zoning increment; (F) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies; and (G) all other applicable rules, regulations and requirements, including those of the Department of Water Supply, 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 4. Material to be deleted is bracketed. New material to be added is underscored.

SECTION 5. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

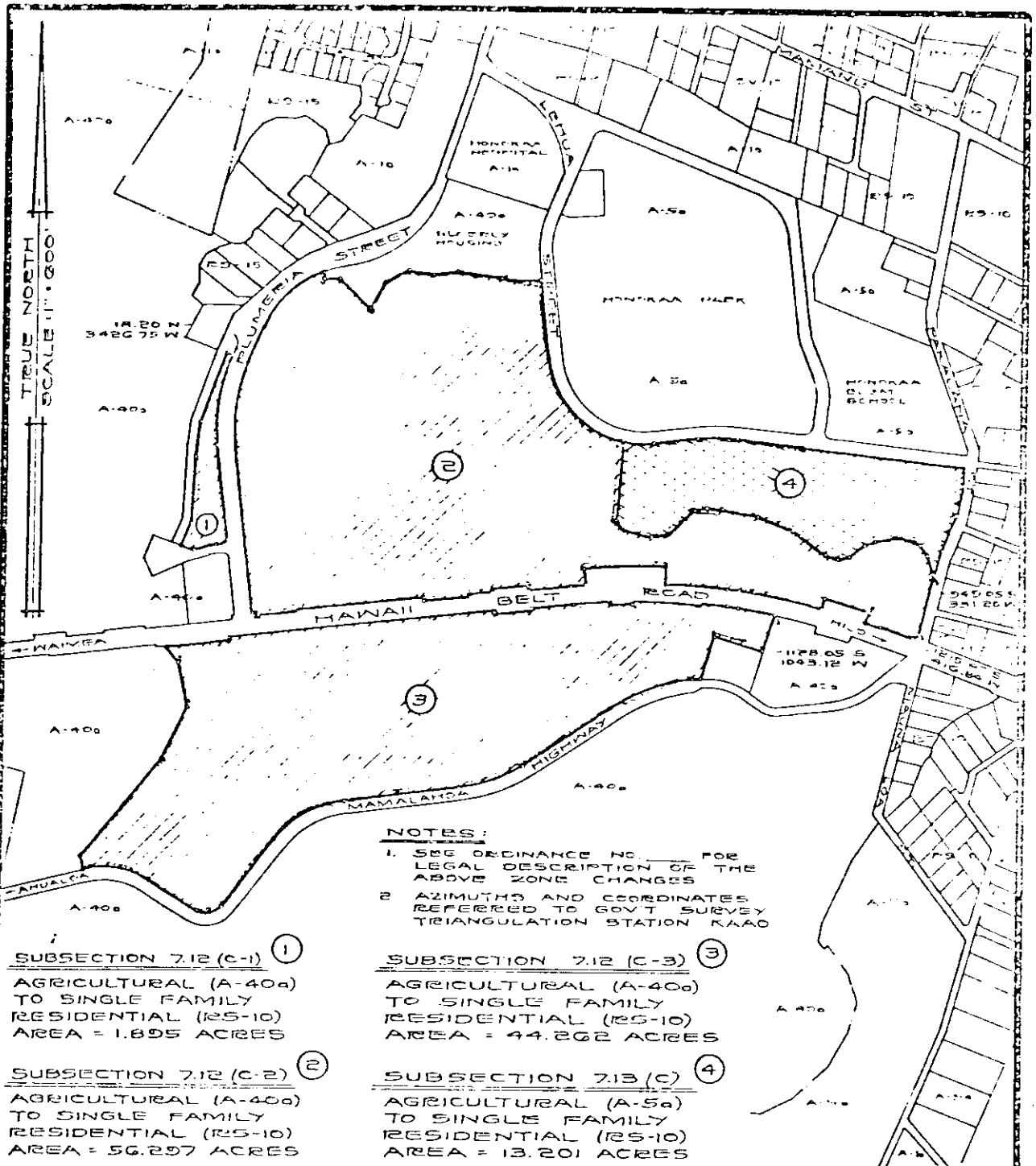_____
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:    February 8, 1985
Date of 1st Reading:     February 8, 1985
Date of Adoption:        March 20, 1985

Effective Date:          April 3, 1985

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NOTES:
1. SEE ORDINANCE NO.____ FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES
2. AZIMUTHS AND COORDINATES REFERRED TO GOVT SURVEY TRIANGULATION STATION KAAO

SUBSECTION 7.12 (C-1) ①

AGRICULTURAL (A-40a)
TO SINGLE FAMILY
RESIDENTIAL (RS-10)
AREA = 1.895 ACRES

SUBSECTION 7.12 (C-2) ②

AGRICULTURAL (A-40a)
TO SINGLE FAMILY
RESIDENTIAL (RS-10)
AREA = 56.297 ACRES

SUBSECTION 7.12 (C-3) ③

AGRICULTURAL (A-40a)
TO SINGLE FAMILY
RESIDENTIAL (RS-10)
AREA = 44.262 ACRES

SUBSECTION 7.13 (C) ④

AGRICULTURAL (A-5a)
TO SINGLE FAMILY
RESIDENTIAL (RS-10)
AREA = 13.201 ACRES

# AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 3 TO SECTION 7.12, THE HAMAKUA DISTRICT HOMESTEADS AREA ZONE MAP AND AMENDMENT NO. 3 TO SECTION 7.13, THE HONOKAA-HAINA-KUKUIHAELE ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) AND AGRICULTURAL (A-40a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PAALAEA, PAPAANUI, HAINA AND NAMOKU, HAMAKUA, HAWAII.

DATE OF PUBLIC HEARING: SEPT. 8, 1977
DATE OF APPROVAL:
ORDINANCE NO.
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 4-5-10: PORTIONS OF 1, 2 & 31                    PCR 7 19__

EXHIBIT "A"