

COUNTY OF HAWAII STATE OF HAWAII

Bill No. 302

ORDINANCE NO. 87 8

AN ORDINANCE AMENDING SECTION 25-95A (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-20a) TO AGRICULTURAL (A-3a) AT KAHUA 1ST AND WAIKA, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-9-08:7.

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

SECTION 1. Section 25-95A, 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 Kahua 1st and Waika, North Kohala, Hawaii, shall be Agricultural (A-3a):

Beginning at the South corner of this parcel of land, on the Northerly side of 80-ft. wide roadway, being also the East corner of Lot 18 (Map 3) of Land Court Consolidation 117 and running by azimuths measured clockwise from True South:

- 1. 141° 26' 1,521.42 feet along Lot 18 (Map 3) of Land Court Consolidation 117 to middle of Keawewai Gulch;
- 2. 248° 55' 42.58 feet along Lot 205 (Map 12) of Land Court Consolidation 117, along middle of Keawewai Gulch;

thence along middle of Keawewai Gulch, along Lot 204 (Map 12) of Land Court Consolidation 117 for the next three (3) courses, the direct azimuths and distances between points along said middle of gulch being:

- 3. 218° 02' 108.13 feet;
- 4. 254° 12' 45" 113.03 feet;
- 5. 295° 27' 15" 113.55 feet;

thence along middle of Keawewai Gulch, along Lot 203 (Map 12) of Land Court Consolidation 117 for the next three (3) courses, the direct azimuths and distances between points along said middle of gulch being:

- 6. 285° 45' 65.62 feet;
- 7. 232° 43' 30" 104.20 feet;
- 8. 199° 02' 103.60 feet, thence;
- 9. 198° 33' 105.13 feet along Lots 203 and 202 (Map 12) of Land Court Consolidation 117, along middle of Keawewai Gulch;
- 10. 207° 23' 23.03 feet along Lot 202 (Map 12) of Land Court Consolidation 117, along middle of Keawewai Gulch;
- 11. 321° 26' 1,431.88 feet along Lot 16 (Map 3) of Land Court Consolidation 117;

thence along the Northerly side of 80-ft. wide roadway, on a curve to the left with a radius of

740.00 feet, the chord  
azimuth and distance being:

12. 49° 26' 09" 639.39 feet to the point of  
beginning and containing an  
area of 20.150 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 petitioners,  
successors or its assigns shall be responsible for complying  
with all of the stated conditions of approval; (B) it shall be  
demonstrated to the satisfaction of the Planning Director that  
substantial agricultural activity is being conducted on the  
lands being considered for subdivision under these change of  
zone requests. For the purpose of this condition "agriculture"  
shall be defined as 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. An  
agricultural activity will be considered substantial: (1) if  
such activity is implementing a conservation program for the  
affected property(ies), as approved by the applicable soil and  
water conservation district directors and filed with the Soil  
Conservation Service; (2) if it provides a major source of  
income to the person(s) who reside on the property; or (3) if  
the property is dedicated for Agriculture uses in accordance

with applicable Tax Department procedures and that such agriculture dedication shall be made a deed covenant and duly recorded with the State Bureau of Conveyances and with a copy filed with the Planning Department. The execution of a farm dwelling agreement may also suffice in lieu of the above requirements. Each approved lot must comply with one or more of the above requirements to satisfy the conditions of approval of these change of zone requests; (C) subdivision plans shall be submitted to the Planning Department within one year from the effective date of the zone change. Final subdivision approval shall be secured within one year from the date of receipt of tentative subdivision approval; (D) a drainage system shall be installed in accordance with the requirements of the Department of Public Works; (E) only one access shall be allowed to the proposed subdivision from Ala Kahua Drive. Such access shall meet with the approval of the Department of Public Works; and (F) all other applicable rules, regulations and requirements be complied with. The Planning Director may administratively grant extensions to the foregoing time condition. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director may initiate rezoning of the property to its original or more appropriate designation.

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

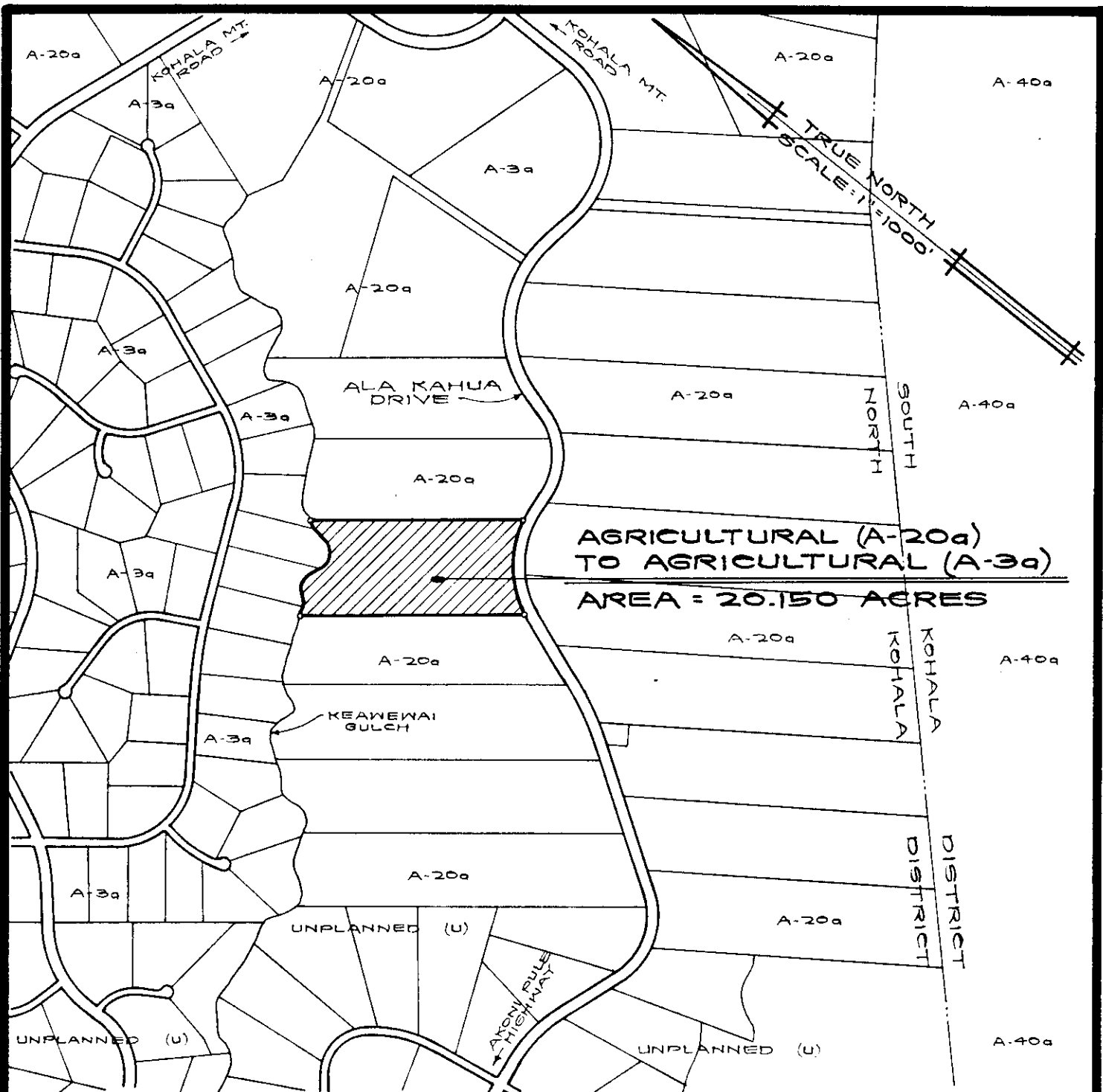
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

*Ikurahi Dowling*  
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COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 20, 1987  
Date of 1st Reading: January 20, 1987  
Date of 2nd Reading: February 4, 1987  
Effective Date: February 12, 1987



## AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-95A (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-20a) TO AGRICULTURAL (A-3a) AT KAHUA 1ST AND WAIKA, NORTH KOHALA, HAWAII.

PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK : 5-9-08 : 7

NOV. 24, 1986

EXHIBIT "A"