

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 575
(Draft 2)

ORDINANCE NO. 92 65

AN ORDINANCE AMENDING SECTION 25-95A (NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP) AND SECTION 25-95E (LALAMILO-PUUKAPU ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-40a) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), (RS-10), (RS-15) AND (RS-20); DOUBLE FAMILY RESIDENTIAL (RD-5); MULTIPLE FAMILY RESIDENTIAL (RM-2) AND (RM-3); VILLAGE COMMERCIAL (CV-7.5); LIMITED INDUSTRIAL (ML-20) AND AGRICULTURAL (A-3a) AND FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT OULI, LANIKEPU, LALAMILO, WAIKOLOA AND PUUKAPU, WAIMEA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-2-01:9; 6-7-01:PORTION OF 25; 6-7-02:9 AND PORTIONS OF 15 AND 17 AND 6-8-01:PORTIONS OF 1 AND 8.

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 properties described hereinafter as follows:

WAIMEA TOWN CENTER AREA

The district classification of the following area situated at Waikoloa, Waimea, South Kohala, Hawaii, shall be Multiple Family Residential (RM-3):

PARCEL 2:

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 632.48 feet South and 15,546.99 feet West, thence running by azimuths measured clockwise from True South:

1. 322° 15' 47" 354.42 feet along Waimea School Lot (Governor's Executive Order 2040);
2. 52° 17' 38" 378.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 60° 00' 369.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 140° 37' 155.05 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 123° 43' 150.06 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 225° 12' 38" 62.52 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu and Lot 22 of Kaomoloa Subdivision, Increment 2 (File Plan 1683);
7. 232° 17' 38" 733.78 feet along Lots 22, 21, 20, 19, 18, 17, 16 and 15 of Kaomoloa Subdivision, Increment 2 (File Plan 1683) to the point of beginning and containing an Area of 5.947 Acres, more or less. (Refer to Parcel 2 as shown on Exhibit "A".)

The district classification of the following area situated at Waikoloa, Puukapu and Lalamilo, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

PARCEL 3:

Beginning at the Northwest corner of this parcel of land, being also, the West corner of Lot 1 of Ainakokua Subdivision - Unit "A" and on the Southeasterly side of Mamalahoa Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 2,281.98 feet South and 17,511.72 feet West, thence running by azimuths measured clockwise from True South:

1. 321° 06' 38" 154.60 feet along Lot 1 of Ainakokua Subdivision - Unit "A";
2. 226° 16' 38" 121.60 feet along Lot 1 of Ainakokua Subdivision - Unit "A";
3. 226° 35' 220.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 222° 49' 916.62 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 225° 12' 38" 524.30 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 303° 43' 150.06 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 320° 37' 155.05 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 240° 00' 369.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

9. 232° 17' 38" 378.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 142° 15' 47" 354.42 feet along Waimea School Lot, along Governor's Executive Order 2040;
11. 240° 13' 688.89 feet along the remainder of Waimea School Lot, along the remainders of Governor's Executive Orders 2040 and 1957;
12. 325° 26' 47" 101.15 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 250° 05' 47" 160.12 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
14. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being: 340° 24' 28" 262.03 feet;
15. 349° 50' 140.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
16. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu and Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the left with a radius of 800.00 feet, the chord azimuth and distance being: 326° 00' 646.52 feet;

17. 302° 10' 74.30 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
18. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the right with a radius of 500.00 feet, the chord azimuth and distance being: 335° 10' 544.64 feet;
19. 8° 10' 507.54 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
20. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the left with a radius of 800.00 feet, the chord azimuth and distance being: 359° 17' 247.08 feet;
21. 71° 25' 364.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
22. 88° 10' 230.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
23. 120° 45' 695.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard

Smart dated July 7, 1956
and recorded in Liber
3138, Page 426;

24. 173° 10' 145.00 feet along the remainder
of Deed: Hawaiian Homes
Commission to Richard
Smart dated July 7, 1956
and recorded in Liber
3138, Page 426 and R.P.
5671, L.C. Aw. 8521-B,
Apana 1 to G.D. Hueu;
25. 155° 00' 154.00 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
26. 65° 40' 598.00 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
27. 320° 15' 184.00 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
28. 64° 10' 650.00 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
29. 353° 05' 503.34 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
30. 96° 02' 1,354.18 feet along the remainder
of R.P. 5671, L.C. Aw.
8521-B, Apana 1 to G.D.
Hueu;
31. 246° 36' 1,001.84 feet along Lalamilo
Reservoir Site and Roadway
(Governor's Executive
Order 1965);

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| 32. | 143° 36' | 500.82 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order 1965); |
| 33. | 53° 36' | 312.00 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order 1965); |
| 34. | 323° 36' | 398.00 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order 1965); |
| 35. | 66° 36' | 727.87 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order 1965); |
| 36. | 96° 02' | 34.55 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu; |
| 37. | 186° 01' 38" | 547 feet, more or less, along the Easterly side of Mamalahoa Highway; |
| 38. | 211° 38' 38" | 235 feet, more or less, along the Southeasterly side of Mamalahoa Highway to the point of beginning and containing an Area of 113.08 Acres, more or less. (Refer to Parcel 3 as shown on Exhibit "A".) |

The district classification of the following area situated at Waikoloa and Puukapu, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-15):

PARCEL 4:

Beginning at the East corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 3,001.37 feet South and 13,794.31 feet West, thence running by azimuths measured clockwise from True South:

1. 52° 25' 38.91 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
2. 142° 25' 25.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
3. 52° 25' 465.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
4. 322° 25' 20.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
5. 52° 25' 185.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);

6. 322° 25' 5.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
7. 52° 25' 182.58 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
8. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the right with a radius of 7,935.00 feet, the chord azimuth and distance being:
54° 16' 10" 513.10 feet;
9. 146° 07' 20" 5.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
10. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road

(Proj. No. 19-E-01-79), on a curve to the right with a radius of 7,930.00 feet, the chord azimuth and distance being:
57° 22' 32" 346.91 feet;

11. 148° 37' 44" 10.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwestern side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
12. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwestern side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the right with a radius of 7,920.00 feet, the chord azimuth and distance being:
60° 37' 44.7" 552.86 feet;
13. 166° 21' 08" 1,070.46 feet along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 and R.P. 5671, L.C. Aw. 8521-B Apana 1 to G.D. Hueu;
14. 156° 35' 30.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
15. 96° 02' 304.37 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

16. 173° 05' 503.34 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
17. 244° 10' 650.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
18. 140° 15' 184.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
19. 245° 40' 598.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20. 335° 00' 154.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
21. 353° 10' 145.00 feet along the remainders of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu and Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
22. 300° 45' 695.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
23. 268° 10' 230.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
24. 251° 25' 364.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard

Smart dated July 7, 1956
and recorded in Liber
3138, Page 426;

25. Thence along the remainder of Deed: Hawaiian Homes
Commission to Richard
Smart dated July 7, 1956
and recorded in Liber
3138, Page 426, on a curve
to the left with a radius
of 800.00 feet, the chord
azimuth and distance being:
336° 24' 30" 386.85 feet;

26. 322° 25' 156.26 feet along the remainder
of Deed: Hawaiian Homes
Commission to Richard
Smart dated July 7, 1956
and recorded in Liber
3138, Page 426 to the
point of beginning and
containing an Area of
65.761 Acres, more or
less. (Refer to Parcel 4
as shown on Exhibit "A".)

The district classification of the following area
situated at Waikoloa and Puukapu, Waimea, South Kohala,
Hawaii, shall be Village Commercial (CV-7.5):

PARCEL 5:

Beginning at the South corner of this parcel of land, the
coordinates of said point of beginning referred to
Government Survey Triangulation Station "WAIMEA EAST BASE"
being 1,467.56 feet South and 14,029.02 feet West, thence
running by azimuths measured clockwise from True South:

1. Along the remainder of Deed: Hawaiian Homes
Commission to
Richard Smart dated
July 7, 1956 and recorded
in Liber 3138, Page 426,
on a curve to the left
with a radius of
500.00 feet, the chord
azimuth and distance being:
137° 04' 257.13 feet;

2. 122° 10' 74.30 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
3. Thence along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 and R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being: 146° 00' 646.52 feet;
4. 169° 50' 140.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 800.00 feet, the chord azimuth and distance being: 160° 24' 28" 262.03 feet;
6. 250° 05' 47" 42.42 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 333° 06' 37" 209.24 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 229° 18' 47" 309.18 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

9. 139° 18' 47" 104.80 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 250° 05' 47" 468.58 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 205° 39' 50" 99.89 feet along R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. 205° 48' 47" 18.11 feet along R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 219° 52' 17" 147.30 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
14. 331° 48' 47" 180.00 feet along L.C. Aw. 4037 to A.D. Allen;
15. 259° 30' 47" 416.00 feet along L.C. Aw. 4037 to A.D. Allen;
16. 159° 00' 47" 136.00 feet along L.C. Aw. 4037 to A.D. Allen;
17. Thence along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 and Deed: Kamehameha IV to C.R. Bishop dated March 5, 1861 and recorded in Liber 14, Page 264, on a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being: 298° 09' 14.5" 823.88 feet;

18. 329° 08' 47" 621.77 feet along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
19. 65° 32' 1,829.59 feet along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, Grant 5977 to Ella Duncan and L.C. Aw. 3682 to Mahu to the point of beginning and containing an Area of 53.900 Acres, more or less. (Refer to Parcel 5 as shown on Exhibit "A".)

The district classification of the following area situated at Puukapu, Waimea, South Kohala, Hawaii, shall be Double Family Residential (RD-5):

PARCEL 6:

Beginning at the East corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 2,149.08 feet South and 12,462.95 feet West, thence running by azimuths measured clockwise from True South:

1. Along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 along the Northwestern side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the left with a radius of 8,080.00 feet, the chord azimuth and distance being:
62° 25' 48" 311.17 feet;

2. 331° 19' 36" 15.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
3. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the left with a radius of 8,065.00 feet, the chord azimuth and distance being:
60° 23' 18" 264.15 feet;
4. 168° 25' 248.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
5. 213° 05' 145.12 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
6. 163° 50' 322.94 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
7. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the left with a

radius of 1,000.00 feet,
the chord azimuth and
distance being:
260° 09' 11" 342.03 feet;

8. 333° 32' 497.66 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 to the point of beginning and containing an Area of 5.610 Acres, more or less. (Refer to Parcel 6 as shown on Exhibit "A".)

The district classification of the following area situated at Puukapu, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

PARCEL 7:

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 2,149.08 feet South and 12,462.95 feet West, thence running by azimuths measured clockwise from True South:

1. 153° 32' 497.66 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
2. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the left with a radius of 1,000.00 feet, the chord azimuth and distance being:
247° 24' 11" 101.29 feet;

3. 244° 30' 138.95 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
4. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, on a curve to the left with a radius of 500.00 feet, the chord azimuth and distance being: 196° 49' 23.5" 739.36 feet;
5. 149° 08' 47" 485.26 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
6. 259° 45' 754.35 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
7. 329° 08' 47" 1,468.80 feet along Hawaiian Homes Land;
8. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the left with a radius of 8,065.00 feet, the chord azimuth and distance being: 73° 19' 45.8" 354.52 feet;

9. 162° 04' 12" 25.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
10. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the left with a radius of 8,090.00 feet, the chord azimuth and distance being:
70° 27' 30" 455.07 feet;
11. 338° 50' 48" 10.00 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79);
12. Thence along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, along the Northwesterly side of the proposed Hawaii Belt Road (Proj. No. 19-E-01-79), on a curve to the left with a radius of 8,080.00 feet, the chord azimuth and distance being:
66° 11' 24" 749.03 feet to the point of beginning and containing an Area of 35.132 Acres, more or less. (Refer to Parcel 7 as shown on Exhibit "A".)

The district classification of the following area situated at Puukapu, Waimea, South Kohala, Hawaii, shall be Multiple Family Residential (RM-2):

PARCEL 8:

Beginning at the Northeast corner of this parcel of land, on the Southwesterly side of Kamamalu Street (Maertens Road), the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 983.76 feet North and 12,250.40 feet West, thence running by azimuths measured clockwise from True South:

1. 59° 07' 125.00 feet along the Hawaii Electric Light Co., Inc. Sub-Station, along the remainder of Grant 5973 to Charles Baker;
2. 329° 07' 100.00 feet along the Hawaii Electric Light Co., Inc. Sub-Station, along the remainder of Grant 5973 to Charles Baker;
3. 74° 44' 120.21 feet along Hawaiian Homes Land;
4. 75° 35' 19.80 feet along Hawaiian Homes Land;
5. 329° 08' 47" 1,332.00 feet along Hawaiian Homes Land;
6. 79° 45' 754.35 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
7. 149° 08' 47" 354.69 feet along the remainder of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;

8. Thence along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426 and Deed: Kamehameha IV to C.R. Bishop dated March 5, 1861 and recorded in Liber 14, Page 264, on a curve to the left with a radius of 800.00 feet, the chord azimuth and distance being: 118° 09' 14.5" 823.88 feet;
9. 159° 00' 47" 291.26 feet along L.C. Aw. 4037 to A.D. Allen;
10. 70° 30' 47" 280.25 feet along L.C. Aw. 4037 to A.D. Allen;
11. 68° 28' 47" 11.54 feet along L.C. Aw. 4037 to A.D. Allen;
12. 206° 00' 17" 195.50 feet along R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 239° 43' 07" 531.53 feet along the remainders of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, Deed: Kamehameha IV to Philip Ryan and R.P. 6253, L.C. Aw. 4026 to John Thomas;
14. 155° 25' 47" 30.18 feet along R.P. 6253, L.C. Aw. 4026 to John Thomas;
15. 239° 07' 47" 930.95 feet along the remainders of Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426, Grant 4955 to J.T. Baker and Grant 5973 to Charles Baker and along Waimea Civic Center (Governor's Executive Order 2632);

16. 329° 07' 409 feet, more or less, along the Southwesterly side of Kamamalu Street (Maertens Road) to the point of beginning and containing an Area of 36.41 Acres, more or less. (Refer to Parcel 8 as shown on Exhibit "A".)

The district classification of the following area situated at Puukapu, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-7.5):

PARCEL 9:

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 940.88 feet North and 13,293.91 feet West, thence running by azimuths measured clockwise from True South:

1. 335° 25' 47" 121.21 feet along Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
2. 59° 43' 07" 531.53 feet along the remainders of R.P. 6253, L.C. Aw. 4026 to John Thomas, Deed: Kamehameha IV to Philip Ryan and Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956 and recorded in Liber 3138, Page 426;
3. 206° 00' 17" 214.82 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 238° 58' 27" 105.54 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

5. 239° 43' 07" 259.43 feet along R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo to the point of beginning and containing an Area of 1.237 Acres, more or less. (Refer to Parcel 9 as shown on Exhibit "A".)

RURAL - RESIDENTIAL AREA

The district classification of the following area situated at Ouli, South Kohala, Hawaii, shall be Single Family Residential (RS-15):

PARCEL 1/EXHIBIT "B":

Beginning at the Southwest corner of this parcel of land, being, also, the East corner of Lot 7 of Kamuela View Estates, Units 1-A and 1-B (File Plan 1620), on the Northerly side of Kawaihae Road (F.A.P. N.R.H. 11-C), the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 13,903.67 feet North and 3,247.55 feet West, thence running by azimuths measured clockwise from True South:

1. 119° 30' 616.18 feet along Lots 7,8 and 9 of Kamuela View Estates, Units 1-A and 1-B (File Plan 1620);
2. 232° 10' 720.37 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
3. 266° 40' 780.34 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
4. 285° 50' 306.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
5. 310° 30' 373.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
6. 279° 20' 121.76 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;

7. 7° 35' 512.58 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
8. 80° 37' 32.00 feet along Lot 60 of Lalamilo House Lots - Second Series;
9. 64° 00' 71.70 feet along Lot 60 of Lalamilo House Lots - Second Series;
10. 57° 02' 122.25 feet along Lot 60 of Lalamilo House Lots - Second Series;
11. 58° 24' 53.50 feet along Lot 60 of Lalamilo House Lots - Second Series;
12. 35° 39' 12.58 feet along Lot 60 of Lalamilo House Lots - Second Series;
13. 102° 18' 752.39 feet along the Northerly side of Kawaihae Road (F.A.P. N.R.H. 11-C);
14. Thence along the Northerly side of Kawaihae Road (F.A.P. N.R.H. 11-C), on a curve to the left with a radius of 1,940.00 feet, the chord azimuth and distance being:
95° 31' 30" 457.73 feet to the point of beginning and containing an Area of 31.488 Acres, more or less. (Refer to Parcel 1 as shown on Exhibit "B".)

The district classification of the following area situated at Ouli and Lanikepu, South Kohala, Hawaii, shall be Single Family Residential (RS-20):

PARCEL 2/EXHIBIT "B":

Beginning at the North corner of this parcel of land, on the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 14,770.51 feet North and 129.96 feet East, thence running by azimuths measured clockwise from True South:

1. 307° 02' 164.36 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
2. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the left with a radius of 440.30 feet, the chord azimuth and distance being: 296° 39' 30" 158.59 feet;
3. 286° 17' 440.30 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
2. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the right with a radius of 570.00 feet, the chord azimuth and distance being: 289° 42' 67.94 feet;
5. 314° 11' 89.00 feet along Deed: State of Hawaii to Jesse E. Blackwell and Cynthia G. Blackwell dated March 24, 1975 and recorded in Liber 10554, page 92;

Thence along Middle of Lanikepu Gulch, along Grant 15231 to Jesse E. Blackwell and Cynthia G. Blackwell, the direct azimuth and distance between points being:

6. 17° 33' 30" 73.87 feet;
- Thence along the Middle of Lanikepu Gulch, along Grant 13706 to Richard Smart, for the next two (2) courses, the direct azimuths and distances between points being:
7. 29° 40' 165.60 feet;
8. 89° 10' 620.00 feet;
- Thence along the Middle of Lanikepu Gulch, along Grant 15,228 to Bruce A. Tegman, et al, the direct azimuths and distances between points being:
9. 50° 04' 30" 237.95 feet;
10. 70° 15' 571.79 feet along Grant 13,706 to Richard Smart and Lots 50 and 51 of Lalamilo House Lots - Second Series;
11. 83° 10' 354.45 feet along Lots 51 and 52 of Lalamilo House Lots - Second Series;
12. 116° 15' 131.74 feet along Lots 53 and 54 of Lalamilo House Lots - Second Series;
13. 99° 07' 148.37 feet along Lots 54 and 55 of Lalamilo House Lots - Second Series;
14. 138° 49' 43.18 feet along Lots 55 and 56 of Lalamilo House Lots - Second Series;
15. 108° 17' 123.55 feet along Lots 56 and 57 of Lalamilo House Lots - Second Series;
16. 55° 05' 84.87 feet along Lot 57 of Lalamilo House Lots - Second Series;

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| 17. | 91° 02' | 86.26 feet along Lots 57 and 58 of Lalamilo House Lots - Second Series; |
| 18. | 75° 52' | 94.11 feet along Lot 58 of Lalamilo House Lots - Second Series; |
| 19. | 88° 34' | 196.07 feet along Lots 58 and 59 of Lalamilo House Lots - Second Series; |
| 20. | 80° 37' | 109.89 feet along Lot 60 of Lalamilo House Lots - Second Series; |
| 21. | 187° 35' | 512.58 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 22. | 279° 20' | 163.79 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 23. | 273° 00' | 282.41 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 24. | 261° 30' | 289.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa; |
| 25. | 269° 15' | 975.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa and Grant 1283 to Ohiaku; |
| 26. | 201° 50' | 439.02 feet along the remainder of Grant 1283 to Ohiaku to the point of beginning and containing an Area of 28.50 Acres, more or less. (Refer to Parcel 2 as shown on Exhibit "B".) |

The district classification of the following area situated at Ouli and Lanikepu, South Kohala, Hawaii, shall be Agricultural (A-3a):

PARCEL 3/EXHIBIT "B":

Beginning at the East corner of this parcel of land, on the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 14,770.51 feet North and 129.96 feet East, thence running by azimuths measured clockwise from True South:

1. 21° 50' 439.02 feet along the remainder of Grant 1283 to Ohiaku;
2. 89° 15' 975.00 feet along the remainders of Grant 1283 to Ohiaku and R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
3. 81° 30' 289.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
4. 93° 00' 282.41 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
5. 99° 20' 285.55 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
6. 130° 30' 373.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
7. 105° 50' 306.00 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
8. 86° 40' 780.34 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
9. 52° 10' 720.37 feet along the remainder of R.P. 2237, L.C. Aw. 8518-B, Apana 1 to Kanehoa;
10. 119° 30' 329.84 feet along Lots 9, 10 and 23 of Kamuela View Estates, Units 1-A and 1-B (file Plan 1620);

11. 192° 35' 2,155.00 feet along the Government Land of Momoualoa:
12. 198° 34' 1,180.30 feet along the Government Land of Momoualoa:
13. 276° 02' 235.80 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
14. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the right with a radius of 370.00 feet, the chord azimuth and distance being:
310° 25' 417.90 feet;
15. 344° 48' 16.20 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
16. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the left with a radius of 551.70 feet, the chord azimuth and distance being:
327° 43' 324.14 feet;
17. 310° 38' 535.40 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
18. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the left with a radius of 529.10 feet, the chord azimuth and distance being:
287° 07' 30" 422.10 feet;
19. 263° 37' 20.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);

20. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the right with a radius of 380.30 feet, the chord azimuth and distance being:
273° 04' 30" 124.99 feet;
21. 309° 44' 66.70 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
22. 255° 00' 40.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
23. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the right with a radius of 380.30 feet, the chord azimuth and distance being:
306° 25' 30" 124.99 feet;
24. 315° 53' 542.70 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
25. 321° 32' 30" 75.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
26. 343° 27' 171.90 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
27. 353° 00' 80.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
28. 5° 46' 291.20 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);

29. 25° 00' 100.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
30. 358° 00' 100.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
31. 343° 53' 123.60 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
32. 311° 00' 100.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
33. Thence along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A), on a curve to the left with a radius of 426.20 feet, the chord azimuth and distance being:
287° 32' 506.63 feet;
34. 251° 04' 1.60 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
35. 274° 00' 180.00 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
36. 290° 30' 221.70 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A);
37. 307° 02' 110.14 feet along the Southwesterly side of Kohala Mountain Road (F.A.P. E-11-A) to the point of beginning and containing an Area of 169.87 Acres, more or less. (Refer to Parcel 3 as shown on Exhibit "B".)

INDUSTRIAL PARK AREA

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Limited Industrial (ML-20):

PARCEL "A"/EXHIBIT "C":

Beginning at the Southeast corner of this parcel of land, on the Westerly side of Mamalahoa Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PA" being 2,715.91 feet North and 9,035.74 feet East, thence running by azimuths measured clockwise from True South:

1. 96° 00' 945.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 186° 00' 1,152.38 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 276° 00' 945.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 6° 00' 1,152.38 feet along the Westerly side of Mamalahoa Highway to the point of beginning and containing an area of 25.000 Acres, more or less. (Refer to Parcel "A" as shown on Exhibit "C".)

WAIMEA TOWN CENTER AREA

The district classification of the following area situated at Waikoloa, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

PARCEL "X-1"/EXHIBIT "D":

Beginning at the Southwest corner of this parcel of land, on the Easterly side of Mamalahoa Highway, the coordinates of said point of beginning referred to Government Survey

Triangulation Station "WAIMEA EAST BASE" being 3,256.77 feet South and 17,716.73 feet West, thence running by azimuths measured clockwise from True South:

1. 186° 01' 38" 178.22 feet along the Easterly side of Mamalahoa Highway;
2. 246° 36' 109.75 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order Number 1965);
3. 276° 02' 1,354.18 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
4. 353° 05' 72.95 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
5. 89° 29' 38" 255.98 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
6. 92° 41' 08" 151.90 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
7. 84° 21' 38" 285.04 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
8. 97° 09' 38" 165.55 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
9. 66° 53' 08" 14.96 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;
10. 94° 51' 38" 109.81 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Huevo;

11. 89° 11' 38" 496.16 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 5.079 Acres. (Refer to Parcel "X-1" as shown on Exhibit "D".)

The district classification of the following area situated at Waikoloa, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-15):

PARCEL "X-2"/EXHIBIT "D":

Beginning at the Northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 3,178.28 feet South and 16,250.61 feet West, thence running by azimuths measured clockwise from True South:

1. 276° 02' 304.37 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 336° 35' 30.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 91° 17' 08" 88.16 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 85° 49' 38" 202.56 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 89° 29' 38" 15.66 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

6. 173° 05' 72.95 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 0.329 Acres. (Refer to Parcel "X-2" as shown on Exhibit "D".)

The district classification of the following area situated at Waikoloa, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

PARCEL "Y"/EXHIBIT "D":

Beginning at the Northwest corner of this parcel of land, on the Easterly side of Mamalahoa Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 3,025.90 feet South and 17,692.36 feet West, thence running by azimuths measured clockwise from True South:

1. 276° 02' 34.55 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 66° 36' 39.67 feet along Lalamilo Reservoir Site and Roadway (Governor's Executive Order Number 1965);
3. 186° 01' 38" 19.49 feet along the Easterly side of Mamalahoa Highway to the point of beginning and containing an Area of 0.008 Acre. (Refer to Parcel "Y" as shown on Exhibit "D".)

SECTION 2. Section 25-95E, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

WAIMEA TOWN CENTER AREA

The district classification of the following area situated at Waikoloa and Lalamilo, Waimea, South Kohala, Hawaii, shall be Single Family Residential (RS-10):

PARCEL 1/EXHIBIT "A":

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIMEA EAST BASE" being 2,318.26 feet South and 17,326.78 feet West, thence running by azimuths measured clockwise from True South:

1. 131° 51' 38" 44.90 feet along Lot 1 of Ainakokua Subdivision - Unit "A";
2. 215° 44' 38" 149.65 feet along Lots 1 and 2 of Ainakokua Subdivision - Unit "A";
3. 224° 39' 38" 62.10 feet along Lot 3 of Ainakokua Subdivision - Unit "A";
4. 132° 01' 38" 14.00 feet along Lot 3 of Ainakokua Subdivision - Unit "A";
5. 213° 08' 38" 141.47 feet along Lot 4 of Ainakokua Subdivision - Unit "A";
6. 125° 31' 38" 25.97 feet along Lot 4 of Ainakokua Subdivision - Unit "A";
7. 211° 38' 38" 338.91 feet along Lots 5, 6 and 7 of Ainakokua Subdivision - Unit "A";
8. 121° 38' 38" 10.00 feet along Lot 7 of Ainakokua Subdivision - Unit "A";
9. 210 03' 38" 75.00 feet along Lot 8 of Ainakokua Subdivision - Unit "A";
10. 214° 48' 08" 46.60 feet along Lot 8 of Ainakokua Subdivision - Unit "A";
11. 215° 10' 08" 150.15 feet along Lot 9 of Ainakokua Subdivision - Unit "A";

12. 212° 31' 38" 126.25 feet along Lot 10 of Ainakokua Subdivision - Unit "A";
13. 306° 43' 08" 37.05 feet along Lot 11 of Ainakokua Subdivision - Unit "A";
14. 217° 56' 38" 112.97 feet along Lot 11 of Ainakokua Subdivision - Unit "A";
15. 217° 16' 123.49 feet along the remainder of Grant 5183-B to Annie T.K. Parker;
16. 314° 38' 38" 92.00 feet along Lot 2-A;
17. 224° 38' 38" 254.67 feet along Lot 2-A, 2-B and 2-C;
18. 213° 24' 34" 14.26 feet along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683);
19. Thence along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683), on a curve to the left with a radius of 730 feet, the chord azimuth and distance being:
300° 52' 33" 64.54 feet;
20. Thence along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683), on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
341° 37' 20" 27.42 feet;
21. 296° 27' 50.02 feet along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683);

22. Thence along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683), on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
249° 54' 08" 28.28 feet;
23. 204° 54' 08" 60.00 feet along Lot R-1 (Kaomoloa Road) of Kaomoloa Subdivision, Increment 2 (File Plan 1683);
24. 294° 54' 08" 64.00 feet along Lot 22 of Kaomoloa Subdivision, Increment 2 (File Plan 1683);
25. 45° 12' 38" 554.30 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
26. 42° 49' 916.62 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
27. 46° 35' 220.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 6.825 Acres, more or less. (Refer to Parcel 1 as shown on Exhibit "A".)

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

SECTION 3. These changes in district classification are conditioned upon the following: OVERALL DEVELOPMENT: (A) the applicant, successors or assigns shall be responsible for

complying with all of the stated conditions of approval;

(B) the effective date of the rezoning, except as otherwise conditioned in the following subsections, shall be (1) when the applicant provides assurance satisfactory to the Departments of Water Supply and Planning, upon consultation with the State Department of Health and the Department of Land and Natural Resources, that a water source(s) of sufficient quality and quantity has (have) been established within two years from the enactment of this ordinance; provided that a maximum one-year extension may be granted by the Planning Director with reasonable and sufficient justification; and (2) an agreement, together with the appropriate bond, surety or other security deemed acceptable by the Planning Director, is executed between the applicant and the County through its Departments of Water Supply and Planning for the actual development of a proven source and its water transmission and distribution system within one year from the official date of compliance with Condition B(1); provided that a one-year extension may be granted by the Planning Director with reasonable and sufficient justification; (C) an historic preservation mitigation plan of each development area shall be prepared and submitted for approval by the Planning Department, in consultation with the Department of Land and Natural Resources, prior to submitting plans for preliminary subdivision or plan approval review of each development area. The plan shall consist of an

archaeological data recovery plan and a preservation plan. Approved mitigation measures shall be implemented prior to or in conjunction with any land alterations in the respective development area; (D) should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walks be encountered, work in the immediate area shall cease and the Planning Department shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken; (E) to ensure that the Goals and Policies of the Housing Element of the General Plan are implemented, the applicant shall work with the Office of Housing and Community Development and the Planning Department to formulate a housing plan for the development, which shall be consistent with the interim affordable housing policy of the County as contained in the Hawaii County Housing Agency Resolution No. 65 or subsequently adopted policies. This housing plan shall be approved by the County Housing Agency prior to final subdivision approval of any portion of the residential zoned area (Waimea Town Center Area and the Rural-Residential Area); provided that the applicant shall notify the County Housing Agency of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the property prior to visible

commencement of construction on the property; provided further that the applicant may transfer ownership in the property to an affiliate or in a manner consistent with prior representations to the County Housing Agency. In the event the applicant conveys an ownership, leasehold, or controlling development interest in any residential area prior to the approval of the housing plan by the Hawaii County Housing Agency, a pro rata portion of the affordable housing requirement, based upon unit density of the land affected by such sale, lease or conveyance, shall be satisfied by either an in-lieu payment, land, or any combination thereof by the applicant upon such conveyance of ownership, leasehold or controlling development interest of the residential area. The in-lieu payment, land, or any combination thereof for the residential area shall be based on a maximum of density for the residential area, as determined by the applicant with the concurrence of the Planning Director. The amount and method of satisfying this requirement shall be determined by the County Housing Agency. Furthermore, full affordable housing credits shall be given for the 4.7+ acres presently being set aside by the applicant for the 40-50 unit elderly housing site as well as any other future land or residential lots set aside for employees of the applicant who meet the prevailing income criterion for an affordable home. Based upon 1991 dollars, the total value of the required contributions in either land, fee or any combination thereof,

based upon the 997 residential unit density proposed by the applicant is \$7,275,840; (F) as agreed to by the applicant, restrictive covenants in the deeds of all the residential lots shall prohibit the construction of ohana dwelling units. A copy of the proposed covenant(s) shall be submitted to the Planning Department for review and approval prior to final subdivision approval of each residential subdivision. Written assurance for implementation of this condition, which has met with the approval of the Planning Department, shall be submitted to the Planning Department prior to final subdivision approval of each residential subdivision. A copy of a typically recorded covenant shall be filed with the Planning Department within one year from the date of final subdivision approval of each residential subdivision; (G) the applicant shall work with the State Department of Education and the Planning Department to provide its pro rata share for school facilities. In establishing the applicant's pro rata share, credit for contributions to public and private schools in the area shall be given to the applicant, subsequent to the passage of this bill. The pro rata share determination and its implementation (i.e. dedication of land, construction of classrooms or funding) shall be approved by the Planning Department, in consultation with the Department of Education, in conjunction with final subdivision approval of any residential lot subdivision for any area of development; (H)

the applicant shall provide 30 plus or minus acres of land for public park and recreational purposes outside of the geographical area covered by this ordinance. Said area or areas shall be within a 5-mile radius of the perimeter boundary of the commercially zoned area covered by this ordinance. The applicant shall submit the location of the proposed site or sites to the County Council, the Planning Department and the Parks and Recreation Department for its review and information prior to receipt of tentative subdivision approval of the first residential increment of this project. Each site shall consist of a minimum of 10 acres. Said site or sites shall be graded by the applicant and be available for use prior to receipt of final subdivision approval of the first residential increment of this project. The land and any improvements shall be credited towards satisfying a portion or all of the applicant's fair share contribution of the recreational assessment or any portion of the County's assessment relative to fire, police, solid waste disposal facilities, and roads as noted in Condition I below; (I) the applicant shall provide its fair share contribution to address regional impacts of the project with respect to fire, police, solid waste disposal facilities and roads. The fair share contribution shall be initially based on the representations contained in the change of zone application and may be increased or reduced proportionally if unit counts or commercial areas are adjusted. Until they are

satisfied, the fair share contributions described below shall be adjusted annually based on the percentage change in the Consumer Price Index (CPI). A pro rata portion of the contribution, based upon the unit density and commercial area of the land affected, shall become due and/or payable, at the discretion of the County, in the event the applicant conveys full controlling ownership, leasehold, or development interest in the affected land prior to receiving its initial subdivision or final plan approval of the affected land. Otherwise, said contribution shall be satisfied in conjunction with the receipt of final subdivision or plan approval, as the case may be, of the affected land. The fair share contribution for each residential lot or unit shall be based on a maximum density for each lot as determined by the applicant with the concurrence of the Planning Director. The fair share contributions in a form of cash, land, facilities, or any combination thereof shall have the following value: (a) \$470,000 for fire protective services and \$255,000 for police protective services; (b) \$6,034,000 to support state and county road and traffic improvements within the South Kohala region. Appropriate credits shall be given for any of the applicant's land contribution associated with the proposed Waimea By-Pass and Waimea-Kawaihae Roads; the accelerated construction of the proposed town center arterial road and related intersectional improvements; with the exception of any other intersectional

improvements directly servicing the subject project, any off-site road and traffic related improvements required in this ordinance; and (c) \$216,000 to support county solid waste disposal functions; The applicant is encouraged to provide land for a landfill or solid waste transfer station site as a means to satisfy this requirement. Any contributions required by this ordinance that exceed the fair share requirement of this project shall, at the applicant's request, be credited towards any of the applicant's future developments that require infrastructural impact contributions; (J) comply with the conditions of the State Land Use Commission's Decision and Order; (K) comply with all other applicable laws, rules, regulations and requirements; (L) should the council adopt a Unified Impact Fees ordinance setting forth criteria for the imposition of exactions or the assessment of impact fees, conditions included herein may, at the developer's election, be satisfied by performance in accordance with the requirements of the Unified Impact Fees Ordinance; (M) an annual progress report shall be submitted to the Planning Department prior to the anniversary date of the approval of this change of zone. The report shall address, in detail, the status of the development of each area (including number of lots created, number of units constructed, developed and undeveloped commercial and industrial areas) and the compliance with the conditions of approval. This condition shall remain in effect

until all of the conditions of approval have been complied with and the Planning Department acknowledges that further reports are not required; (N) an extension of time for the performance of conditions within each development area set forth in this ordinance may be granted by the Planning Director upon the following circumstances: (1) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; (2) granting of the time extension would not be contrary to the general plan or zoning code; (3) granting of the time extension would not be contrary to the original reasons for the granting of the change of zone; (4) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year); and (5) if the applicant should require an additional extension of time, the Planning Director shall submit the applicant's request to the County Council for appropriate action. Further, should any of the conditions of the respective development areas not be met or substantially complied with in a timely fashion, the Director shall initiate rezoning of the applicable area to its original or more appropriate designation; and (D) The following specific conditions shall be applied to the individual district classification changes: (1) WAIMEA TOWN CENTER AREA - (a) upon

compliance with Condition B(1) and (2), the Waimea Town Center area shall be zoned in two increments. The first increment shall consist of a maximum of 579 residential units/lots and the commercial zoned areas. The second increment shall consist of the remaining number of residential units/lots. The effective date of zoning for the second increment shall occur only after there is fiscal assurance that, that section of the proposed Waimea By-Pass Road through Waimea town will be constructed; that occupancy of units within the second increment does not precede the completion of the Waimea By-Pass Road; and that development has occurred in the first increment as determined by the Planning Director. "Development" means that building permits have been issued for dwelling lots/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 lots/units proposed for the first increment. In lieu of actual construction, the applicant may enter into an agreement with the Planning Department to assure the County that the dwellings will be constructed by way of a surety bond, certified check or other security acceptable to Corporation Counsel and the Planning Department. Upon final execution of such agreement and filing of the security with the County, subdivision plans for the second increment may be submitted prior to the actual construction of the dwellings in the first increment; (b) the entire town center arterial road,

consisting of two lanes within an 80-foot right-of-way, shall be constructed in conjunction with the final subdivision approval of any residential development within the Waimea Town Center or prior to issuance of a certificate of occupancy for any portion of the commercial area, whichever comes first. The town center arterial road shall be constructed to the standards of the Department of Public Works; provided, however, that should it be determined by the Department of Public Works that curbs, gutters and sidewalk improvements are needed, then, said improvements shall be installed along that portion of the road within the park and commercial and residential zoned lands at the time of development of any portion of those zoned lands. Access points from the residential and commercial zoned areas onto the town center arterial road shall be approved by the Department of Public Works. All lots shall gain access from interior roadways unless otherwise permitted by the Department of Public Works; (c) intersection improvements, which may include channelization and traffic signals, shall be provided at the new town center arterial road-Mamalahoa Highway intersections (Honokaa side and Kona side) as required by the Department of Public Works. Their exact locations shall be determined by the Department of Public Works prior to preliminary subdivision approval or plan approval of any portion of development within the first zoning increment. These improvements shall be installed with the construction of

the town center arterial road and in conjunction with the final approval of any residential subdivision or prior to issuance of a certificate of occupancy for any portion of the commercial development, whichever comes first; (d) the town center arterial road shall intersect with Kamamalu Road. Kamamalu Road and its intersection with the town center arterial road shall be improved meeting with the requirements of the Department of Public Works and be constructed simultaneous with the construction of the town center arterial road and in conjunction with the final approval of any residential subdivision or prior to issuance of a certificate of occupancy for any portion of the commercial development, whichever comes first; (e) Lindsey Road extension from Mamalahoa Highway to the town center arterial road shall be constructed meeting with the requirements of the Department of Public Works. Roadway improvements from the Lindsey Road-Mamalahoa Highway intersection shall be installed within the existing right-of-way meeting with the requirements of the Department of Public Works. These roadway and intersection improvements shall be constructed and installed concurrent with the development of any portion of the commercial center and shall be completed prior to issuance of a certificate of occupancy for any portion of the commercial development; (f) Lindsey Road extension from the town center arterial road to the Waimea By-Pass Road shall be constructed in conjunction with final

subdivision approval of any portion of Increment II. The Lindsey Road extension alignment and improvements (i.e. channelization, traffic signals) shall be approved by the Departments of Public Works and Transportation-Highways Division prior to submitting plans for subdivision of Increment II; (g) pedestrian improvements shall be installed on the eastern (Town Center) side of Mamalahoa Highway from Waimea Elementary School to the town center arterial road-Mamalahoa Highway intersection meeting with the approval of the Department of Public Works. These improvements shall be completed prior to or in conjunction with final subdivision approval of any residential subdivision; (h) prior to development of any portion of the Waimea Town Center Area, a comprehensive drainage study shall be conducted to determine the type of drainage improvements that would be required given the area's flooding history, geological composition and the amount of water to be generated by the proposed commercial and residential development. The study shall be reviewed and approved by the Department of Public Works and approved recommendations implemented as the development proceeds. Accordingly, a drainage system shall be installed meeting with the requirements of the Department of Public Works; (i) curb, gutter and sidewalk improvements shall be required within the commercial areas as development proceeds. The Department of Public Works shall determine whether curb, gutter, and sidewalk

improvements are needed within any or all portions of the residential areas at the time of plan approval or preliminary subdivision review of any portion within the first zoning increment. Should it be determined that said improvements are required, then, they shall be provided in conjunction with the development of the affected area(s); (j) within the commercial zoned area, a minimum of seven acres shall be set aside for open space or park purposes. Said open space/park areas shall be reviewed and approved by the Planning Department and the Department of Parks and Recreation, prior to submitting plans for subdivision or plan approval review and duly recorded with the Bureau of Conveyances as an open space/park easement, or similar legal encumbrance; (k) a sewage treatment plant shall be constructed to service the residential and commercial developments meeting with the approval of the Department of Health; (l) the applicant shall provide a minimum of 15 acres of land for park and recreational use, of which the first residential park site to be developed shall be for active recreational uses. The park site set aside in Condition TOWN CENTER (j) may be included in the 15-acre calculation. The location of the park site(s), accompanying land area, configuration, phasing of park site development with residential uses, and improvements, shall meet with the approval of the Departments of Parks and Recreation and Planning prior to submitting plans for subdivision or plan

approval review. Minimum improvements shall be provided for each park area prior to Final Subdivision Approval of the respective residential development. The minimum improvements shall include, but not be limited to, grading and grassing which meet with the approval of the Departments of Parks and Recreation and Planning. Until such time that the parks are dedicated to and accepted by the County, there shall be adequate assurance, as determined by the Corporation Counsel, for the maintenance of the private park by recorded covenant running with the land which shall include the following:

- (i) obligate the subdividers, purchasers, occupants, or association in the subdivision to maintain the private park in perpetuity; and (ii) empower the County, through the Department of Parks and Recreation, to enforce the covenants to maintain the private park, authorizing the performance of maintenance work by the County in the event of failure by the subdividers, purchasers, occupants, or association in the subdivision to perform such work and permit the subjecting of the land and properties in the subdivision to a lien until the cost of the work performed by the County has been reimbursed;
- (m) as represented by the applicant, an equestrian trail shall be provided in conjunction with final subdivision approval or prior to issuance of a certificate of occupancy for any portion of the Waimea Town Center area residential or commercial development, respectively. An equestrian trail plan, which

includes the trail alignment, physical improvements, connections, signage and maintenance, shall be approved by the Planning Department, in consultation with appropriate agencies, prior to submittal of any plans for subdivision or plan approval within the Waimea Town Center area; (2)

RURAL-RESIDENTIAL AREA - (a) subdivision plans, including a landscape plan which addresses the scenic vistas and open space character, for an area consisting of no more than 100 contiguous acres or no more than 75 lots shall be submitted within one year from the effective date of the change of zone as determined by Condition OVERALL DEVELOPMENT B and tentative subdivision approval shall be secured within one year thereafter. Final subdivision approval shall be secured within two years from the date of submitting final subdivision plans; (b) subdivision plans shall be submitted for the remaining area after development has occurred in the first increment 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 lots proposed for the first increment. In lieu of actual construction, the applicant may enter into an agreement with the Planning Department to assure the County that the dwellings will be constructed by a surety bond, certified check or other security acceptable to Corporation

Counsel and Planning Department. Upon final execution of such agreement and filing of the security with the County, subdivision plans for the second increment may be submitted; (c) it shall be demonstrated to the satisfaction of the Planning Department that agricultural activity is being conducted on the subdivided agricultural zoned lots within three years from the date of final subdivision approvals of the respective increments. 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. This condition shall be incorporated in each of the deeds for the proposed agricultural zoned lots and duly recorded with the State Bureau of Conveyances. A copy of the recorded deeds shall be filed with the Planning Department within one year from the date of final subdivision approval of the agricultural zoned lots; (d) as agreed to by the applicant, restrictive covenants in the deeds of all the residential and agricultural lots shall prohibit the construction of ohana dwelling units. A copy of the proposed covenant(s) shall be submitted to the Planning Department for review and approval prior to final subdivision approval of each residential or agricultural subdivision. Written assurance for implementation

of this condition, which has met with the approval of the Planning Department, shall be submitted to the Planning Department prior to final subdivision approval of each residential or agricultural subdivision. A copy of a typically recorded covenant shall be filed with the Planning Department within one year from the date of final subdivision approval of each residential or agricultural subdivision; (e) no access shall be permitted onto the Kohala Mountain Road; (f) access on to the Waimea-Kawaihae Road shall be approved by the State Department of Transportation-Highways Division. Intersection improvements, including channelization, shall be installed in conjunction with final subdivision approval of the initial subdivision within the project site; (g) a drainage system shall be installed in accordance with the requirements of the Department of Public Works. The drainage system shall be constructed and maintained such that post-development conditions downstream of the project area are "better or no-worse" than pre-development conditions. A drainage study meeting with the requirements of the Department of Public Works shall be prepared for the purpose of determining the necessary on-site drainage improvements for the development; (h) as represented by the applicant, an equestrian trail shall be provided in conjunction with final subdivision approval of any portion of the development. An equestrian trail plan, which includes the trail alignment, physical improvements,


connections, signage and maintenance, shall be approved by the Planning Department, in consultation with appropriate agencies, prior to submittal of any plans for subdivision of the Rural-Residential Area; and (i) the existing stand of trees located within the subject properties and immediately makai of the Kohala Mountain Road shall be incorporated into the design and development of the proposed subdivision; (3) INDUSTRIAL PARK AREA - (a) Upon compliance with Conditions of OVERALL DEVELOPMENT B(1) and (2), subdivision plans for the industrial park or portions thereof, shall be submitted to the Planning Department within one year from the effective date of the rezoning as determined in Condition B and tentative subdivision approval shall be secured within one year thereafter. Final subdivision approval shall be secured within two years from the date of submitting final subdivision plans; (b) access onto Mamalahoa Highway shall meet with the approval of the Department of Public Works and the Department of Transportation-Highways Division. Intersection improvements (i.e., channelization) at Mamalahoa Highway and the industrial park access road, as required by the Department of Public Works, shall be completed in conjunction with final subdivision approval of any portion of the industrial development; (c) a drainage system shall be installed in accordance with the requirements of the Department of Public Works; (d) a master landscaping plan for the industrial park area shall be

submitted for review and approval by the Planning Department prior to submitting plans for the subdivision. The master landscaping plan shall provide methods of landscaping (i) those areas that would be visible from areas of travel (Mamalahoa Highway) or would impact existing or future adjacent uses and (ii) interior lots within the development. Certain landscape buffers identified in Condition D(i) herein shall be established (planted) in conjunction with final subdivision approval of any portion of the industrial development. The guidelines set forth in the master landscaping plan for interior lots, shall be included in the covenants for each lot. During plan approval review of individual lot development, the guidelines shall be utilized to minimize adverse noise and visual impacts; and (e) the method of sewage disposal shall meet with the approval of the appropriate governmental agencies.

SECTION 4. In the event that any portion of the ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 5. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: April 01, 1992
Date of 1st Reading: April 01, 1992
Date of 2nd Reading: June 3, 1992
Effective Date: June 15, 1992

APPROVED AS TO FORM AND LEGALITY:


Deputy Corporation Counsel

Scale: 1" = 400'
TRUE NORTH

PROPOSED WAIMEA-KAWAIHAE ROAD
(Proj. No. 19D-01-79)

HIGHWAY

to Kamuela

to G.D. Hueu

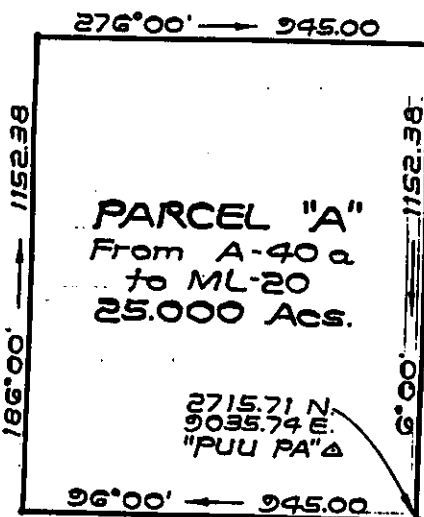
W
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A
5671,

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8521-B,

AP. 1



MAMALAHOA

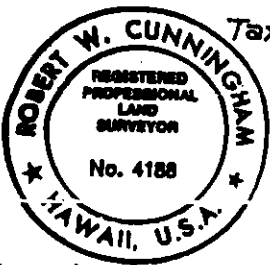
Kamuela Airport

to Kona

PROPOSED ZONING CHANGE

At Waikoloa, South Kohala, Hawaii

Tax Map Key G-8-01: portions 1 and 8



BELT COLLINS & ASSOCIATES
680 Ala Moana Boulevard, #200
Honolulu, Hawaii 96813

This work was prepared by me
or under my supervision
Robert W. Cunningham

EXHIBIT "C"

October 1, 1991

JOHN A. WAGNER
County Clerk



ROBERT S. SHIOJI
Deputy County Clerk

HARRY A. TAKAHASHI
Legislative Auditor

OFFICE OF THE COUNTY CLERK

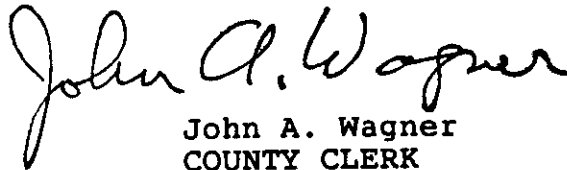
County of Hawaii
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720

NOTE

On Bill No. 575, Draft 2, Ordinance No. 92-65, reference is made to maps attached hereto, marked Exhibits "A", "B", "C" and "D".

Said Exhibits are not part of the duplicate copies of this ordinance, due to its size, but is available for viewing in the Office of the County Clerk.

If further information is needed, call 961-8255.


John A. Wagner
COUNTY CLERK