BILL	NO.	879

### COUNTY OF HAWAII - STATE OF HAWAII

# ORDINANCE NO. 179

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO AGRICULTURAL (A-3a) AND FROM UNPLANNED (U) TO AGRICULTURAL (A-1a) IN KEOPU 3RD, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-5-24:10-21 and 28-42.

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

SECTION 1. Section 7.02 of Ordinance No. 63 (Zoning Ordinance), Revised Ordinances of the County of Hawaii 1967, as amended, is hereby further amended by adding thereto the following subsections:

"7.02 (r-1). The district classification of the following area situated at Keopu 3rd, North Kona, Hawaii, shall be Agricultural (A-3a):

Beginning at a "+" on rock at the northeast corner of this parcel of land, and on the westerly side of Mamalahoa Highway, the coordinates of which referred to Government Survey Triangulation Station "KAHELO" being 13,058.35 feet North and 9,837.01 feet East, and thence running by azimuths measured clockwise from True South:

Along the westerly side of Mamalahoa Highway for the following eight (8) courses:

1.	3340	31'		155.93 feet;
2.	3400	38 <b>'</b>	30"	209.61 feet to a pipe in concrete;
3.	338°	181	30"	98.26 feet to a pipe in concrete;
4.	357°	20'	30"	84.58 feet to a pipe in concrete;
5-	90	121	30"	41.75 feet to a pipe in concrete;
6.	40	071	30"	170.23 feet to a pipe in concrete;
7.	358°	57 <b>'</b>		31.51 feet to a pipe in concrete;
8.	353°	06'	30"	101.71 feet to a pipe in conrete; thence
9•	61 <sup>0</sup>	341		90.03 feet along stonewall along L. C. Aw. 7346 to Kaina, to a pipe in concrete;
10.	77°	48 •		189.50 feet along stonewall to a pipe in concrete;
11.	167°	321		139.66 feet along stonewall to a pipe in concrete;
12.	760	38 <b>'</b>		48.31 feet along stonewall to a pipe in concrete;

13.	66°	081	30"	35.45 f	feet	along	stonewall	to	а	pipe	in	concrete;
14.	58°	56 <b>'</b>	30"	117.80 f	feet	along	stonewall	to	а	pipe	in	concrete;
15.	70°	33 <b>'</b>	30 <b>''</b>	113.49 f	feet	along	stonewall	to	а	pipe	in	concrete;
16.	61 <sup>0</sup>	431	30''	55 <b>.</b> 88 f	feet	along	stonewall	to	а	pipe	in	concrete;
17.	64°	17 <b>'</b>		459 <b>•3</b> 5 ±	feet	along	stonewall	to	а	pipe	in	concrete;
18.	72°	29 <b>'</b>		471.75	feet	along	stonewall	to	а	pipe	in	concrete;
19.	340°	56 <b>'</b>		57.45	feet	along	stonewall	to	а	pipe	in	concrete;
20.	349°	16'		79 <b>.</b> 90 ±	feet	along	stonewall	to	а	pipe	in	concrete;
21.	342°	38 <b>'</b>		80.45	feet	along	stonewall	to	а	pipe	in	concrete;

Thence along stonewall along Grant 3100 to J. W. Kuakamaunu for the following nineteen (19) courses:

22.	680	28'		108.51	feet	to	а	pipe	in	concrete;
23.	63 <sup>0</sup>	32 <b>1</b>	30"	26.71	feet	to	а	pipe	in	concrete;
24.	71°	541		52.57	feet	to	а	pipe	in	concrete;
25.	65°	421		32.85	feet	to	a	pipe	in	concrete;
26.	67°	491	30"	111.65	feet	to	а	pipe	in	concrete;
27.	78°	57 <b>'</b>		57.68	feet	to	а	pipe	in	concrete;
28.	72°	21'	30"	111.25	feet	to	а	pipe	in	concrete;
29.	75°	101	30"	60.38	feet	to	а	pipe	in	concrete;
30.	69°	41.		94.29	feet	to	а	pipe	in	concrete;
31.	750	16'		77•53	feet	to	a	pipe	in	concrete;
32.	70 <sup>0</sup>	241		64.84	feet	to	а	pipe	in	concrete;
33•	56°	36 <b>'</b>		91.19	feet	to	а	pipe	in	concrete;
34.	59°	18'		52.71	feet	to	а	pipe	in	concrete;
35•	60°	461		62.04	feet	to	а	pipe	in	concrete;
36.	62°	591	30"	63.19	feet	to	а	pipe	in	concrete;
37•	60°	57 <b>'</b>	30"	73.60	feet	to	а	pipe	in	concrete;
38 <b>.</b>	540	261		199.11	feet	to	а	pipe	in	concrete;
39•	540	41'		155.89	feet	to	a	pipe	in	concrete;

40.	640	10'	80.00 feet to a point; thence
41.	159 <sup>0</sup>	03'	872.79 feet along the remainder of R. P. 4475, L. C. Aw. 7713:5 to V. Kamamalu to a point;

Thence, along stonewall, along Grant 978 to Kialoa for the following thirty-nine (39) courses:

42.	239°	25 <b>'</b>	30"	16.35	feet	to	а	pipe	in	concrete;
43.	246°	461	30"	112.54	feet	to	а	pipe	in	concrete;
44.	245°	421		57•99	feet	to	а	pipe	in	concrete;
45.	2450	04'	30''	44.92	feet	to	а	pipe	in	concrete;
46.	242°	19'		88.74	feet	to	а	pipe	in	concrete;
47.	246°	05'	30"	74.66	feet	to	а	pipe	in	concrete;
48.	233°	59 <b>'</b>		234.49	feet	to	а	pipe	in	concrete;
49.	237 <sup>0</sup>	45!		35•51	feet	to	а	pipe	in	concrete;
50.	238°	091		85.27	feet	to	а	pipe	in	concrete;
51.	245°	041		166.59	feet	to	а	pipe	in	concrete;
52.	252°	431	30"	91.28	feet	to	a	pipe	in	concrete;
53•	252°	541		138.25	feet	to	a	pipe	in	concrete;
54.	248°	461		82.19	feet	to	а	pipe	in	concrete;
55•	248°	12'	30"	153.01	feet	to	а	pipe	in	concrete;
56.	25 <b>1</b> °	51 <b>'</b>		99.62	feet	to	а	pipe	in	concrete;
57•	257°	051		47.72	feet	to	а	pipe	in	concrete;
58.	254°	031	30"	37.79	feet	to	а	pipe	in	concrete;
59•	2490	591		97.82	feet	to	а	pipe	in	concrete;
60.	252°	00'		56.73	feet	to	а	pipe	in	concrete;
61.	251°	41'		74•19	feet	to	а	pipe	in	concrete;
62.	248°	13'		164.58	feet	to	а	pipe	in	concrete;
63.	242°	091		120.54	feet	to	а	pipe	in	concrete;
64.	2 <b>3</b> 9°	181		76.14	feet	to	a	pipe	in	concrete;

65.	2 <b>33</b> °	32 <b>'</b>		70.17	feet to a pipe in concrete;
66.	249°	47 •	30"	157.47	feet to a pipe in concrete;
67.	25 <b>1</b> 0	49 <b>'</b>	30"	93.83	feet to a pipe in concrete;
68.	2 <b>3</b> 5°	51 <b>'</b>		53.11	feet to a pipe in concrete;
69.	254°	36 <b>'</b>		67.20	feet to a pipe in concrete;
70.	240°	28 •	30"	93•79	feet to a pipe in concrete;
71.	242°	39 <b>'</b>		89.88	feet to a pipe in concrete;
72.	250°	444		28.82	feet to a pipe in concrete;
73.	2430	18'		86.59	feet to a pipe in concrete;
74.	2 <b>4</b> 7°	11'		33•75	feet to a pipe in concrete;
75.	244°	50 <b>'</b>		82.56	feet to a pipe in concrete;
76.	2430	21'	30"	113.77	feet to a pipe in concrete;
77.	236°	35 <b>'</b>		29.54	feet to a pipe in concrete;
78.	245°	55 <b>'</b>	30"	53•'79	feet to a pipe in concrete;
79.	2420	241	30"	31.18	feet to a pipe in concrete;
80.	2450	521		60.05	feet to the point of beginning and containing an area of 57.518 Acres.

"7.02 (r-2). The district classification of the following area situated at Keopu 3rd, North Kona, Hawaii, shall be Agricultural (A-1a):

Beginning at a point at the southeast corner of this parcel of land, and on the northwest side of Grant 3100 to J. W. Kuakamaunu, the coordinates of which referred to Government Survey Triangulation Station "KAHELO" being 11,280.94 feet North and 5,871.79 feet East and thence running by azimuths measured clockwise from True South:

Along the stonewall, along Grant 3100 to J. W. Kuakamaunu for the following thirteen (13) courses:

1	· 64°	101		75.13 feet to a pipe in concrete;
2	. 58°	15 <b>'</b>	30"	99.84 feet to a pipe in concrete;
3	• 53°	221		21.78 feet to a pipe in concrete;
4	• 51°	38 <b>'</b>		33.48 feet to a pipe in concrete;
5	. 460	47 •		31.78 feet to a pipe in concrete;
6	<b>.</b> 56°	08'	30"	198.17 feet to a pipe in concrete;

7•	47°	59 <b>'</b>		145.85	feet to a pipe in concrete;
8.	50°	51 <b>'</b>	30"	73•18	feet to a pipe in concrete;
9•	440	58 <b>'</b>	30"	97•37	feet to a pipe in concrete;
10.	59 <sup>0</sup>	23'		57.03	feet to a pipe in concrete;
11.	35°	281	30"	60.22	feet to a pipe in concrete;
12.	50°	25'		135.33	feet to a pipe in concrete;
13.	52 <sup>0</sup>	57 <b>'</b>		51.77	feet to a "4" on rock; thence
14.	60°	28!	10"		feet across the existing roadway to a pipe in concrete; thence

Continuing along stonewall, along Grant 3100 to J. W. Kuakamaunu for the following six (6) courses:

15.	59°	25'	30"	25.44 feet to a pipe in concrete;
16.	440	461		54.58 feet to a pipe in concrete;
17.	56°	<b>37</b> '		203.25 feet to a pipe in concrete;
18.	55°	35 <b>'</b>	30"	77.97 feet to a pipe in concrete;
19.	59°	13'		91.48 feet to a pipe in concrete;
20.	67°	141	30"	203.02 feet to a pipe in concrete; thence
21.	159°	061		221.33 feet along stonewall, along remainder of R. P. 4475, L. C. Aw. 7713, Apana 5 to
				V. Kamamalu, to a pipe in concrete;
22.	163 <sup>0</sup>	091	30"	324.68 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 5 to V. Kamamalu, to a pipe in concrete;
23.	131 <sup>0</sup>	57 <b>'</b>		14.74 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 5 to V. Kamamalu, to a pipe in concrete; thence

Along stonewall, along the remainder of R. P. 4475, L. C. Aw. 7713, Apana 5 to V. Kamamalu for the following six (6) courses:

24.	166°	40 •		195.50	feet	to	а	pipe	in	concrete;
25.	162°	081		95.96	feet	to	а	pipe	in	concrete;
26.	153°	041	30"	59.56	feet	to	а	pipe	in	concrete;
27.	148°	33 <b>'</b>	30''	60.33	feet	to	а	pipe	in	concrete;

28.	152°	13'		61.49 feet to a pipe in concrete;	
29.	156°	30 <b>'</b>		119.02 feet to a pipe in concrete; thence	
Along course		l, alor	ng Grant	1589 to Laenui for the following seven (7)	
30.	228°	33 <b>'</b>		35.41 feet to a pipe in concrete;	
31.	238°	48 •		15.56 feet to a pipe in concrete;	
32.	225°	42'		53.72 feet to a pipe in concrete;	
33.	2320	18'	30"	198.91 feet to a pipe in concrete;	
34.	236°	43'		64.98 feet to a pipe in concrete;	
35•	249°	381		195.20 feet to a pipe in concrete;	
36.	242°	33 <b>'</b>	30"	61.27 feet to a pipe in concrete; thence	
37•	239°	52 <b>'</b>	50"	26.39 feet across the existing roadway to a pipe in concrete; thence	
Contir nine (	nuing alor 9) course	ng ston	ewall,	along Grant 1589 to Laenui for the following	
38.	247°	091	30"	120.16 feet to a pipe in concrete;	
39•	250°	07'		98.53 feet to a pipe in concrete;	
40.	255 <sup>0</sup>	35 <b>'</b>		129.53 feet to a pipe in concrete;	
41.	244°	27 <b>'</b>	30"	37.23 feet to a pipe in concrete;	
42.	2 <b>39</b> 0	40 •		78.89 feet to a pipe in concrete;	
43.	247°	13'		57.67 feet to a pipe in concrete;	
44.	257°	05'	30''	132.93 feet to a pipe in concrete;	
45.	248°	40*		43.95 feet to a pipe in concrete;	
46.	244 <sup>0</sup>	45'		92.44 feet to a pipe in concrete; thence	
47.	239°	25'	30"	249.68 feet along Grant 978 to Kialoa to a point; thence	
48.	3390	03'		872.79 feet along the remainder of R. P. 4475, L. C. Aw. 7713, Apana 5 to V. Kamamalu to the point of beginning and containing an area of 40.360 Acres.	<b>5</b> 5

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

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the agriculture (A-3a) zoned section be incrementally zoned in two (2) increments. The first increment shall consist of ten (10) lots and the second increment the remaining lots. The effective date of zoning for the second increment shall be after development has occurred on the first zoning increment. Development is defined as building permits issued for residential dwelling units and construction partially completed -- partially completed in the sense of having roofs on those units--on fifteen (15) percent of the permanent structures of the first increment; (B) the agriculture (A-la) zoned section be incrementally zoned in two (2) increments. The first increment shall consist of twenty-four (24) lots and the second increment the remaining lots. The effective date of zoning for the second increment shall be after development has occurred on the first zoning increment. Development is defined as building permits issued for residential dwelling units and construction partially completed--partially completed in the sense of having roofs on those units--on twenty-five (25) percent of the permanent structures of the first increment; and (C) the owner or lessee of the subject properties submit a subdivision plan for preliminary approval within one (1) year from the date of approval of the change of zone. Should this condition not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject property to its former zoning designation.

SECTION 3. In the event that any portion of this 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.

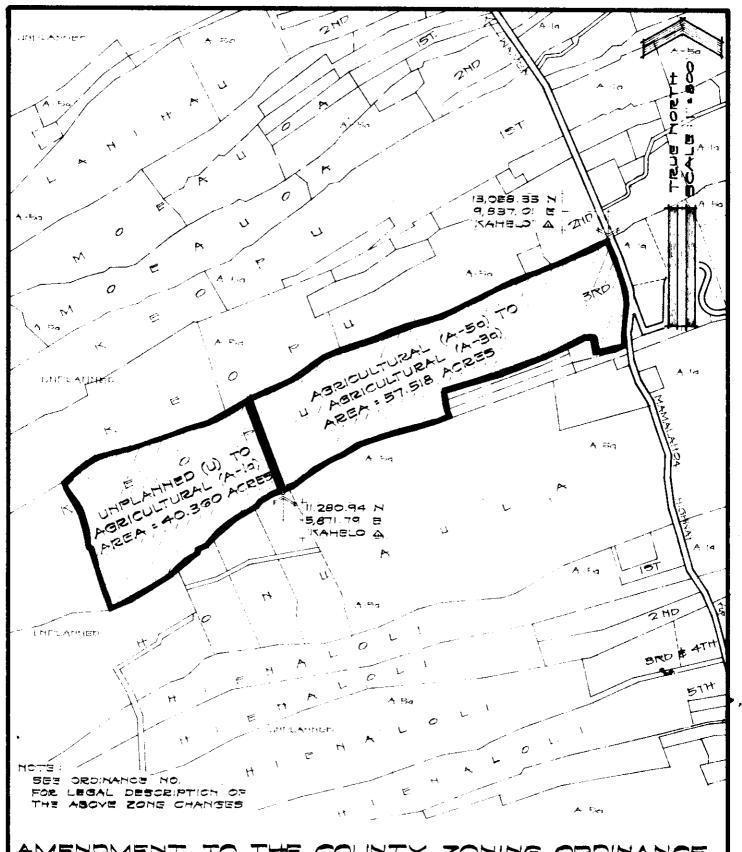
INTRODUCED BY:

Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: June 7, 1972

Date of Adoption: June 21, 1972



AMENDMENT TO THE COUNTY ZONING ORDINANCE AMENDMENT NO. 18 OF SECTION 7.02, THE HORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-50) TO AGRICULTURAL (A-30) AND FROM UNPLANNED (U) TO AGRICULTURAL (A-10) IN KEOPU 3RD, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING : MARCH 24, 1972

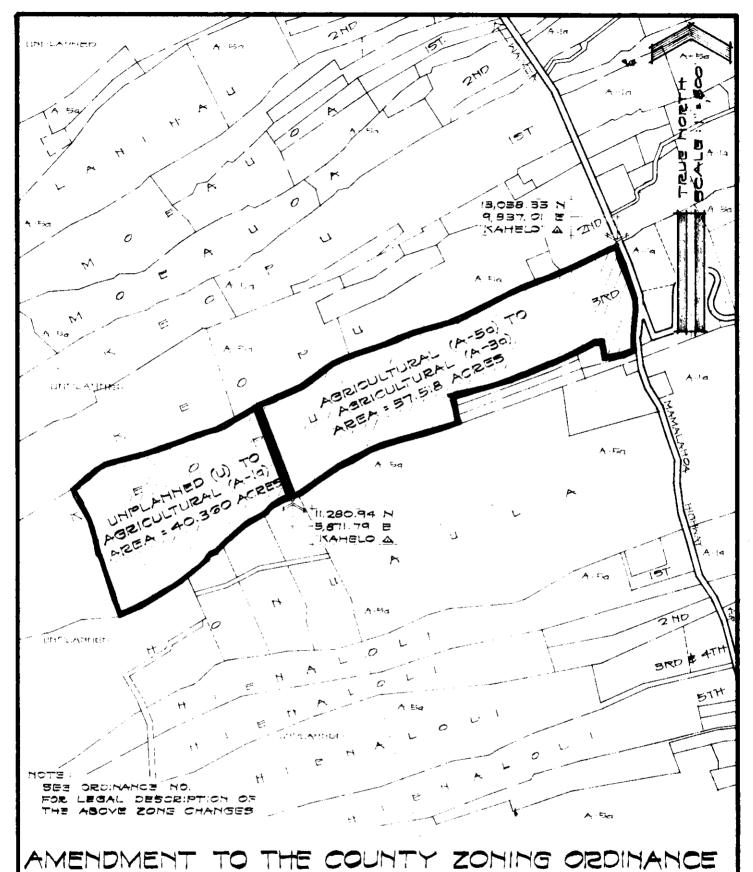
DATE OF APPROVAL:

ORDIHANCE NO.

PREPARED BY: PLANNING DEPARTMENT

COUNTY OF HAMAII

STPI YAM II



AMENDMENT NO. 18 OF SECTION 7.02, THE HORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-50) TO AGRICULTURAL (A-30) AND FROM UNPLANNED (U) TO

DATE OF PUBLIC HEARING : MARCH 24, 1972

AGRICULTURAL (A-1a) IN KEOPU BRD, HORTH KOHA, HAWAII.

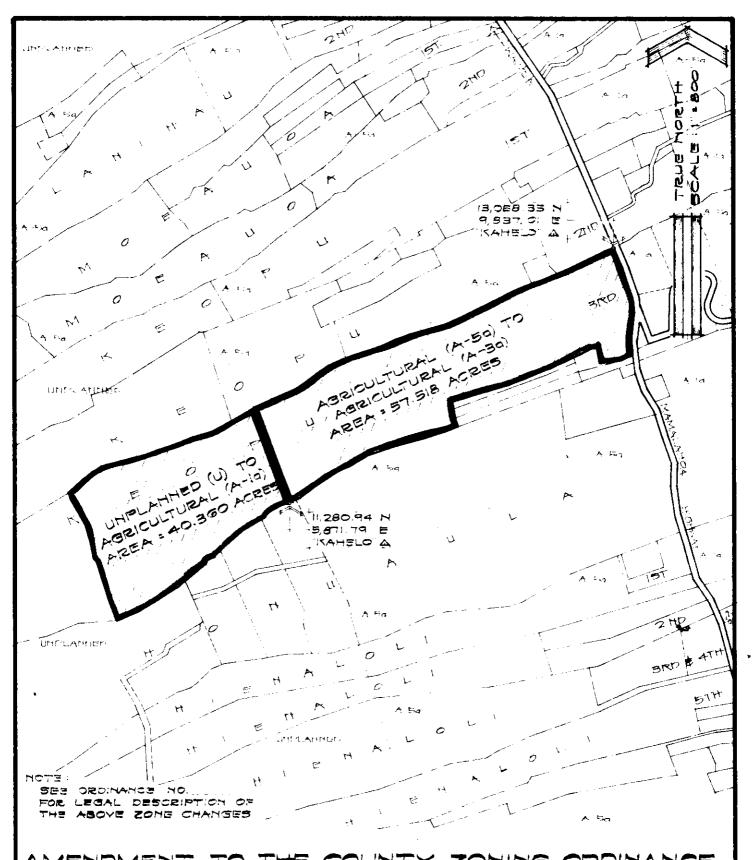
DATE OF APPROVAL:

ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT

COUNTY OF HAWAII

11 MAY 1972



AMENDMENT TO THE COUNTY ZONING ORDINANCE AMENDMENT NO. 18 OF SECTION 7.02, THE HORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-50) TO AGRICULTURAL (A-30) AND FROM UNPLANNED (U) TO AGRICULTURAL (A-10) IN KEOPU 3RD, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING : MARCH 24, 1972

DATE OF APPROVAL :

ORDINANCE NO.

PREPARED BY : PLANNING DEPARTMENT

COUNTY OF HAMA!

11 MAY 1972

MK: 7-5-24

Date: June 7, 1972

FIRS			
	AYES	NOES	A/E
Carpenter	Х		
De Luz	X		
Edwards	Х		
Greenwell	х		
Hisaoka	Х		
Souza	Х		
Yadao	Х		
Yamada	Х		
Chr Matayoshi	Х		
	9	0	0

Hilo, Hawa

Date: June 21, 1972

SECOND & FINAL READING				
	AYES	NOES	A/E	
Carpenter	X			
De Luz			Х	
Edwards			Х	
Greenwell	X			
Hisaoka	Х			
Souza	x			
Yadao	х			
Yamada	Х			
Chr Matayoshi	Х			
	7	0	2	

Publication Date: June 13, 1972	Publication Date:	July	3, 1972
rublication Date:			

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.

Council Chairman

County Clerk

Approved/Disapproved this 2724 day o

Mumm

Mayor, County of Hawaii

Bill No. 879

Reference: C-1971/PEDLC-79

M.B. No. 1797, 1821

ORDEN No.

STH 1-472

#### Bill No. 879 - 1972

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO AGRICULTURAL (A-3a) AND FROM UNPLANNED (U) TO AGRICULTURAL (A-1a) IN KEOPU 3RD, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-5-24:10-21 and 28-42.

This bill proposes to amend the North Kona Zone Map by changing the district classification for approximately 57.5 acres of land situated in Keopu 3rd, North Kona from an Agricultural (A-5a) to an Agricultural (A-3a) zoned district and of approximately 40.4 acres of land from an Unplanned (U) 5 acres to an Agricultural (A-la) zoned district.

Date Introduced: June 7, 1972

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on June 7, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell,

Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

This bill proposes to arrend the North Kona Zone Map by changing the district classification for appreximately 57.5 acres of land situated in Keepu 2nd, Sturth Kona from an Agricultural (A.3a) zoned situitict and of appreximately 48.4 acres of land from an Unplanned (U) 5 acres to an Agricultural (A.1a) zoned district.

Date Introduced: June 7, 1972

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing BHI passed first reading at the meeting of the County Council on June 7, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaeka, Souze, Yadao, Yamada and Chairman Malayeesh—T. NOES: None.

NOES: None. Tadashi Suzuki COUNTY CLERK COUNTY OF HAWAII (948—Hawaii Tribune Herald: June 13, 1977.) COUNTY CLERK
COUNTY OF HAWAII

## ORDINANCE NO. 479 (Bill No. 879-1972)

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a)TO AGRICULTURAL (A-3a) AND FROM UNPLANNED (U) TO AGRICULTURAL (A-1a) IN KEOPU 3RD, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-5-24:10-21 and 28-42.

Date Approved: June 21, 1972 Date Effective: June 27, 1972

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on June 21, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, Greenwell, Hisaoka, Souza,

Yadao, Yamada, and Chairman Matayoshi - 7.

NOES: None.

ABSENT AND EXCUSED: Councilmen De Luz and Edwards - 2.

AV. THE NORTH KONA ZONE MAP, ORDINANCE NO. 63 (ZONING OR DINANCE), REVISED ORINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A.5a) AND FROM UNPLANNED (U) TO AGRICULTURAL (A.1a) IN KEOPU 3RD, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7.5.24:10-21 and 28-42.

Date Approved: June 21, 1972 Date Effective: June 27, 1972

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Or dinance passed second and final reading at the meeting of the County Council on June 21, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, Graenwell, Hisaoka, Souza, Yadao, Yamada, and Chairman Matayoshi 7.

NOES: None.

ABSENT AND EXCUSED: Councilmen De Luz and Edwards—2.

Robert S. Shioji DEPUTY COUNTY CLERK COUNTY OF HAWAII

(167 · Hawaii Tribune-Herald: July 3, 1972.) DEPUTY COUNTY CLERK COUNTY OF HAWAII



Robert Shioji
DEPUTY COUNTY CLERK

### OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII HILD, HAWAII 96720

Mayor Shunichi Kimura County of Hawaii Hilo, Hawaii

I hereby transmit Ordinance Bill No. 879 passed by the County Council on second and final reading.

COUNTY CLERK

Encl.

Dated: June 21, 1972 CI Edit

1 -.