

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 484

AN ORDINANCE AMENDING SECTION 7.03, THE SOUTH 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 SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-07:17.

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

SECTION 1. Section 7.03 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 subsection:

"7.03 (h). The district classification of the following area situated at Keopuka, South Kona, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the northeast corner of this lot, the coordinates of which referred to Government Survey Triangulation Station "PUU OHAU" being 5,127.83 feet South and 11,740.35 feet East, and thence running by azimuths measured clockwise from true South:

1. 351° 49' 54.90 feet along the westerly side of Mamalahoa Highway;

Thence along remainder of Grant 148 to Daniel Barrett for the following eight (8) courses:

2. 73° 24' 30" 423.43 feet

3. 335° 54' 57.50 feet

4. 335° 54' 197.70 feet

5. 73° 33' 611.66 feet

6. 174° 58' 272.00 feet

7. 247° 20' 517.50 feet

8. 335° 54' 23.70 feet

9. 252° 20' 437.60 feet to the point of beginning and containing an area of 4.30 Acres.

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 subject area be zoned in four (4) increments, each consisting of approximately one (1) acre. The effective date of zoning for the next increment shall be after development has occurred on the previous 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 fifty (50) percent of the permanent structures of the previous increment or increments; and (B) the owner or lessee of the subject area submit a subdivision plan and secure preliminary approval of the first increment no later than one year from the date of approval of the subject request. Should this condition not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject area to its original 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:

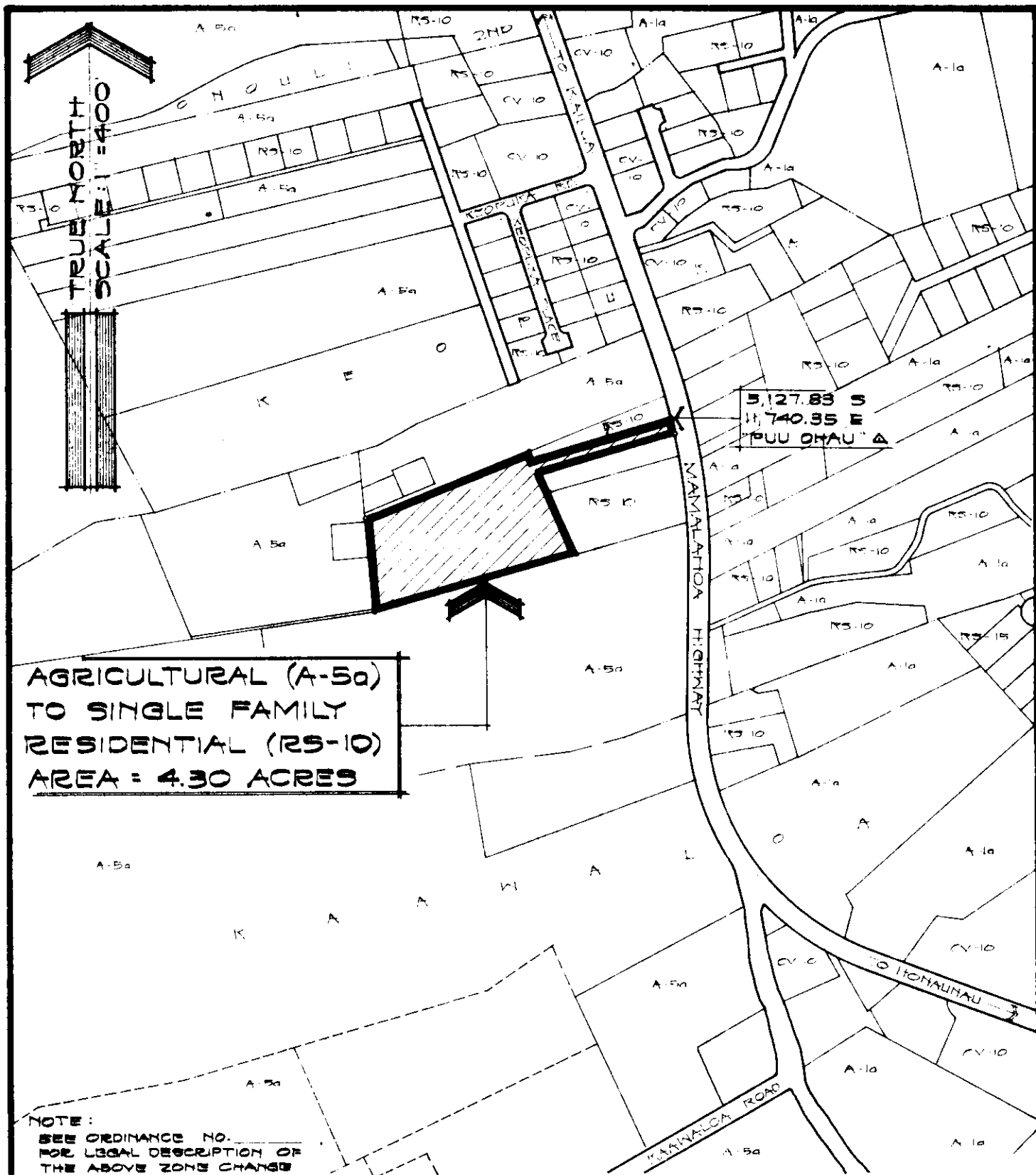
  
Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: June 21, 1972

Date of Adoption: July 12, 1972





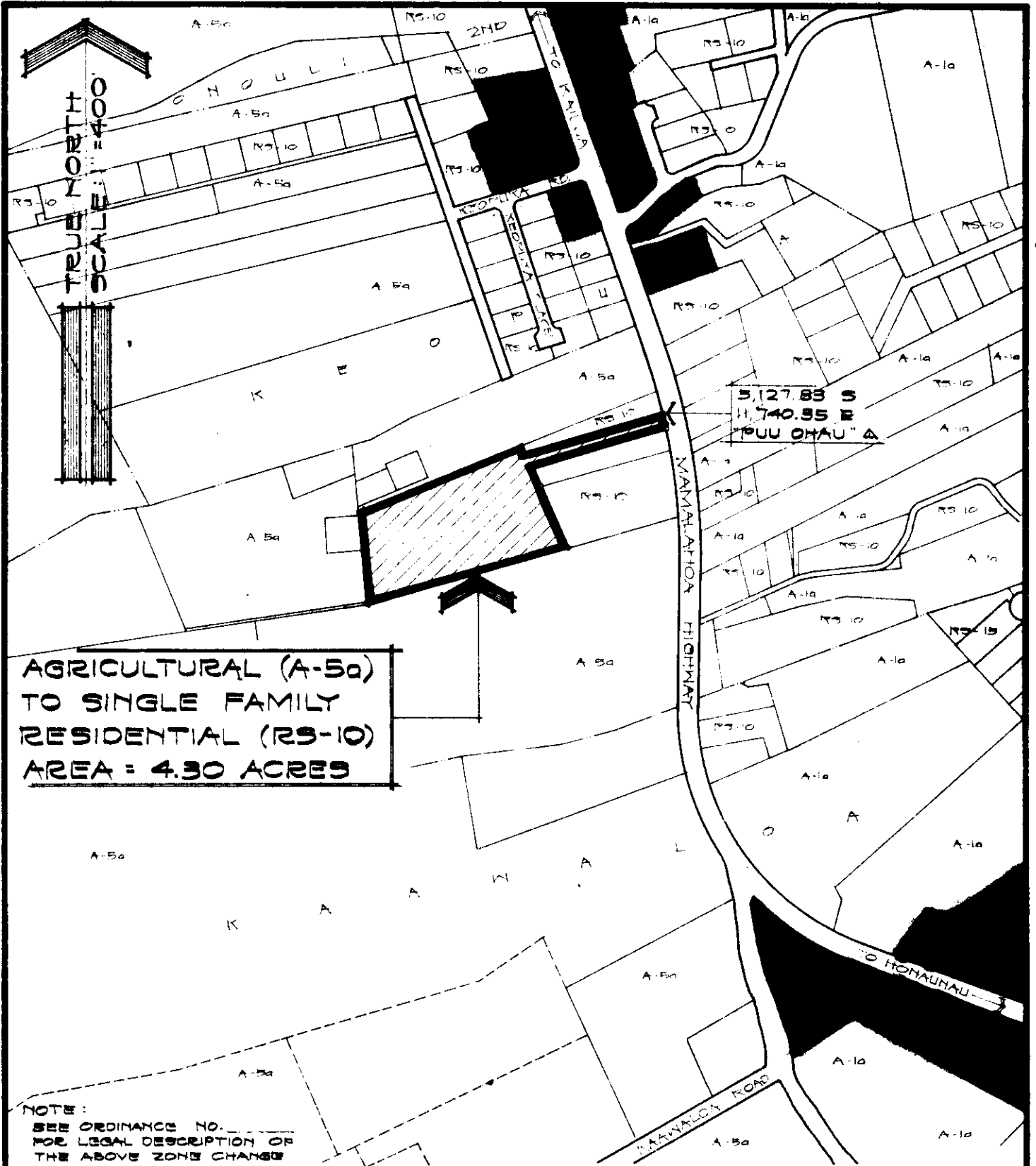
**AGRICULTURAL (A-5a)  
TO SINGLE FAMILY  
RESIDENTIAL (RS-10)  
AREA = 4.30 ACRES**

NOTE:  
SEE ORDINANCE NO.  
FOR LEGAL DESCRIPTION OF  
THE ABOVE ZONE CHANGE

## AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 8 OF SECTION 7.03, SOUTH KONA  
ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING  
THE DISTRICT CLASSIFICATION FROM AGRICULTURAL  
(A-5a) TO SINGLE FAMILY RESIDENTIAL (RS-10) IN  
KEOPUKA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING : MARCH 24, 1972  
DATE OF APPROVAL:  
ORDINANCE NO.  
PREPARED BY : PLANNING DEPARTMENT  
COUNTY OF HAWAII



## AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 8 OF SECTION 7.03, SOUTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII.

DATE OF PUBLIC HEARING : MARCH 24, 1972  
 DATE OF APPROVAL :  
 ORDINANCE NO.  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK : 8-1-07:17

17 APRIL 1972

EXHIBIT "A"

Hilo, Hawaii

Date: June 21, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz			X
Edwards			X
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	7	0	2

Publication Date: June 26, 1972

Hilo, Hawaii

Date: July 12, 1972

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	1		
De Luz	1		
Edwards	1		
Greenwell	1		
Hisaoka	1		
Souza	1		
Yadao	1		
Yamada	1		
Chr Matayoshi	1		
	9	0	0

Publication Date: July 24, 1972

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

*Chris Matayoshi*  
 \_\_\_\_\_  
 Council Chairman

*Tadashi Suzuki*  
 \_\_\_\_\_  
 County Clerk

Approved/~~Disapproved~~ this 18<sup>th</sup> day of July, 1972

*Samuel Kimura*  
 \_\_\_\_\_  
 Mayor, County of Hawaii

Bill No. 884  
 Reference: C-1999/PEDLC-80  
 M.B. No. 1845

ORD. BILL No. 181

Bill No. 884 - 1972

AN ORDINANCE AMENDING SECTION 7.03, THE SOUTH 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 SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-07:17.

This Bill proposes to amend the South Kona Zone Map by changing the district classification for approximately 4.30 acres of land situated in Keopuka, South Kona, Hawaii, from an agricultural (A-5a) to single-family residential (RS-10) zoned district.

Date Introduced: June 21, 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 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.



THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-5a) TO SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-07:17.

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

NOES: None.

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

Tadashi Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII



COUNTY CLERK  
COUNTY OF HAWAII

ORDINANCE NO. 484  
(Bill No. 884-1972)

AN ORDINANCE AMENDING SECTION 7.03, THE SOUTH 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 SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-07:17.

Date Approved: July 12, 1972  
Date Effective: July 18, 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.

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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on July 12, 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.

*Tadashi Suzuki*

COUNTY CLERK  
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.03, THE SOUTH 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 SINGLE FAMILY RESIDENTIAL (RS-10) IN KEOPUKA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY 8-1-07:17.

Date Approved: July 12, 1972  
Date Effective: July 18, 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 July 12, 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.

Tadashi Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII



**PLANNING COMMISSION**  
**Planning Department**

25 AUPUNI STREET • HILO, HAWAII 96720

**SHUNICHI KIMURA**  
Mayor

**COUNTY OF**  
**HAWAII**

**Chairman**

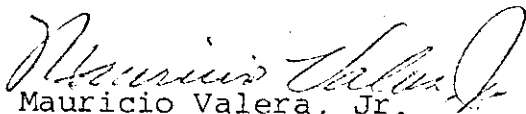
May 31, 1972

The Honorable Herbert Matayoshi  
Chairman, County Council  
and Members of the Council  
County of Hawaii  
Hilo, Hawaii

Re: Rezoning Request - Chiaki Kato  
Keopuka, South Kona  
TMK: 8-1-07:17

The Planning Commission after a duly held public hearing on March 24, 1972 voted to recommend for your approval the proposed bill to change the district classification for approximately 4.30 acres of land situated in Keopuka, South Kona, Hawaii; from an agricultural (A-5a) to single-family residential (RS-10) zoned district.

For your favorable consideration, an amendment to Section 7.03 of Ordinance No. 63 is being transmitted.

  
Mauricio Valera, Jr.  
Vice Chairman  
For  
O. W. Efurd, Jr.  
Chairman

mh

Attachments

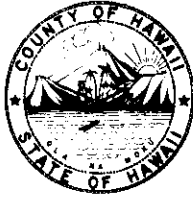
cc Chiaki Kato  
Chief Engineer  
Manager-DWS  
Dept. of Health

APPROVED:

\_\_\_\_\_  
MAYOR

COMM. NO. 1999  
To: PEDLC





Tadashi Suzuki  
COUNTY CLERK

Robert Shioji  
DEPUTY COUNTY CLERK

**OFFICE OF THE COUNTY CLERK**

COUNTY OF HAWAII  
HILO, HAWAII 96720

Mayor Shunichi Kimura  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 884 passed by  
the County Council on second and final reading.

COUNTY CLERK

Encl.

Dated: July 13, 1972

CLERK  
COUNTY CLERK  
HAWAII

JUL 15 1972