

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 503

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-3a) TO AGRICULTURAL (A-1a) IN KALOKO, NORTH KONA, HAWAII COVERED BY TAX MAP KEY 7-3-09:10 AND 12.

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 subsection:

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

Beginning at a point at the northeast corner of this parcel of land, and on the westerly side of Kohanaiki Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOANUIAHEA," being 13,096.55 feet South and 10,304.32 feet West, and thence running by azimuths measured clockwise from true South:

1. 332^o 44' 49.71 feet;
2. 343^o 39' 124.15 feet;
3. 340^o 33' 30" 265.50 feet;
4. 330^o 59' 30" 71.03 feet;
5. 342^o 13' 78.09 feet;
6. 357^o 02' 70.60 feet;
7. 6^o 36' 66.12 feet;
8. 346^o 09' 25.33 feet;
9. 333^o 21' 103.16 feet;
10. 330^o 34' 30" 41.83 feet;
11. 315^o 49' 30" 28.87 feet;
12. 322^o 44' 34.37 feet;
13. 338^o 30' 76.30 feet;
14. 329^o 24' 30" 58.69 feet;

15.	355 ^o	47'	30"	26.54 feet;
16.	5 ^o	40'		104.66 feet;
17.	347 ^o	21'		81.73 feet;
18.	314 ^o	53'	30"	95.28 feet;
19.	325 ^o	34'	30"	72.89 feet;
20.	310 ^o	40'		71.15 feet;
21.	329 ^o	52'	30"	48.01 feet;
22.	333 ^o	52'	30"	65.58 feet;
23.	6 ^o	26'		45.07 feet;
24.	350 ^o	31'		41.80 feet;
25.	323 ^o	15'		47.06 feet;
26.	303 ^o	08'	30"	57.93 feet;
27.	283 ^o	25'		43.34 feet;
28.	265 ^o	33'		47.01 feet;
29.	270 ^o	29'		28.76 feet;
30.	288 ^o	29'		30.82 feet;
31.	309 ^o	01'	30"	76.98 feet;
32.	330 ^o	00'		35.48 feet;

Thence along R. P. 3972, L. C. Aw. 7797 to Kamoahoalii, for the following three (3) courses:

33.	70 ^o	27'		415.12 feet;
34.	337 ^o	59'		249.56 feet;
35.	245 ^o	16'		411.22 feet;

Thence along the westerly side of Kohanaiki Road for the following five (5) courses:

36.	347 ^o	32'		13.99 feet;
37.	353 ^o	34'	30"	60.09 feet;
38.	347 ^o	34'	30"	47.28 feet;
39.	313 ^o	31'	30"	54.63 feet;
40.	314 ^o	42'		71.78 feet;
41.	39 ^o	11'	30"	287.21 feet along remainder of R. P. 8214,

L. C. Aw. 7715, Apana 11 to Lota
Kamehameha;

42. 323^o 02' 30" 453.94 feet along same;
43. 335^o 58' 30" 259.52 feet along R. P. 3772, L. C. Aw.
9241 to Kaiama;

Thence along remainder of R. P. 8214,
L. C. Aw. 7715, Apana 11 to Lota
Kamehameha, for the following eight
(8) courses:

44. 73^o 57' 128.71 feet;
45. 5^o 54' 141.52 feet;
46. 348^o 28' 135.20 feet;
47. 257^o 06' 30" 30.16 feet;
48. 345^o 30' 30" 101.43 feet;
49. 27^o 30' 18.00 feet;
50. 16^o 05' 64.00 feet;
51. 341^o 03' 70.00 feet;
52. 324^o 53' 117.00 feet along Land Court Application
1217;

Thence along remainder of R. P. 8214,
L. C. Aw. 7715, Apana 11 to Lota
Kamehameha, and along R. P. 3891,
L. C. Aw. 10327 to Nahuiana, for
the following ten (10) courses:

53. 75^o 02' 58.10 feet;
54. 339^o 22' 30" 93.86 feet;
55. 356^o 17' 30" 90.83 feet;
56. 269^o 27' 120.70 feet;
57. 274^o 23' 152.60 feet;
58. 269^o 18' 139.60 feet;
59. 260^o 08' 192.50 feet;
60. 263^o 11' 105.90 feet;
61. 266^o 56' 134.80 feet;
62. 267^o 14' 99.90 feet;

Thence along the westerly side of
Kohanaiki Road for the following
thirteen (13) courses;

63.	354 ^o	36'		83.26 feet;
64.	351 ^o	03'		39.66 feet;
65.	354 ^o	09'	30"	58.65 feet;
66.	1 ^o	36'		126.44 feet;
67.	355 ^o	46'	30"	40.04 feet;
68.	339 ^o	37'		33.54 feet;
69.	325 ^o	46'		43.34 feet;
70.	331 ^o	29'	30"	65.15 feet;
71.	338 ^o	17'		34.89 feet;
72.	326 ^o	04'	30"	69.89 feet;
73.	304 ^o	00'		36.80 feet;
74.	299 ^o	12'		64.91 feet;
75.	321 ^o	12'		33.55 feet;

Thence along R. P. 7587, L. C. Aw. 11216:36 to Kekauonohi at Honokahau 1st, for the following ten (10) courses:

76.	77 ^o	58'	30"	230.21 feet;
77.	70 ^o	27'		178.17 feet
78.	84 ^o	33'	30"	130.67 feet;
79.	72 ^o	11'	30"	262.55 feet;
80.	66 ^o	34'	30"	112.53 feet;
81.	73 ^o	32'		79.88 feet;
82.	82 ^o	43'		142.47 feet;
83.	54 ^o	20'	30"	44.60 feet;
84.	81 ^o	20'	30"	223.82 feet;
85.	76 ^o	59'		649.80 feet;
86.	162 ^o	54'	30"	4965.24 feet along remainder of L. C. Aw. 7715:11, R. P. 8214 to Lota Kamehameha;
87.	256 ^o	10'		475.20 feet along Grant 2942 to Hulikoa;
88.	267 ^o	00'		190.00 feet along Grant 3734 to Kikaha;

89. 266^o 38' 331.22 feet along Grant 4038, Ap. 1 to J. W. Haau, to the point of beginning and containing an area of 141.28 acres, more or less.

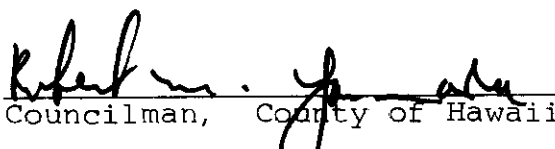
"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in three (3) increments. The first and second increments shall each consist of forty (40) lots and the third shall consist of the remaining lots. The effective date of zoning for the second increment shall be after development has occurred on the first 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 ten (10) or twenty-five (25) per cent of the lots in the first increment. The effective date of zoning for the third increment shall be after development has occurred on thirty (30) of the eighty (80) lots of the previous increments. This is to assure that a minimum of twenty-five (25) per cent of the lots of the entire requested area would have dwellings on them; 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 change of zone request. Should this condition not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject area to its former designation.

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

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

INTRODUCED BY:

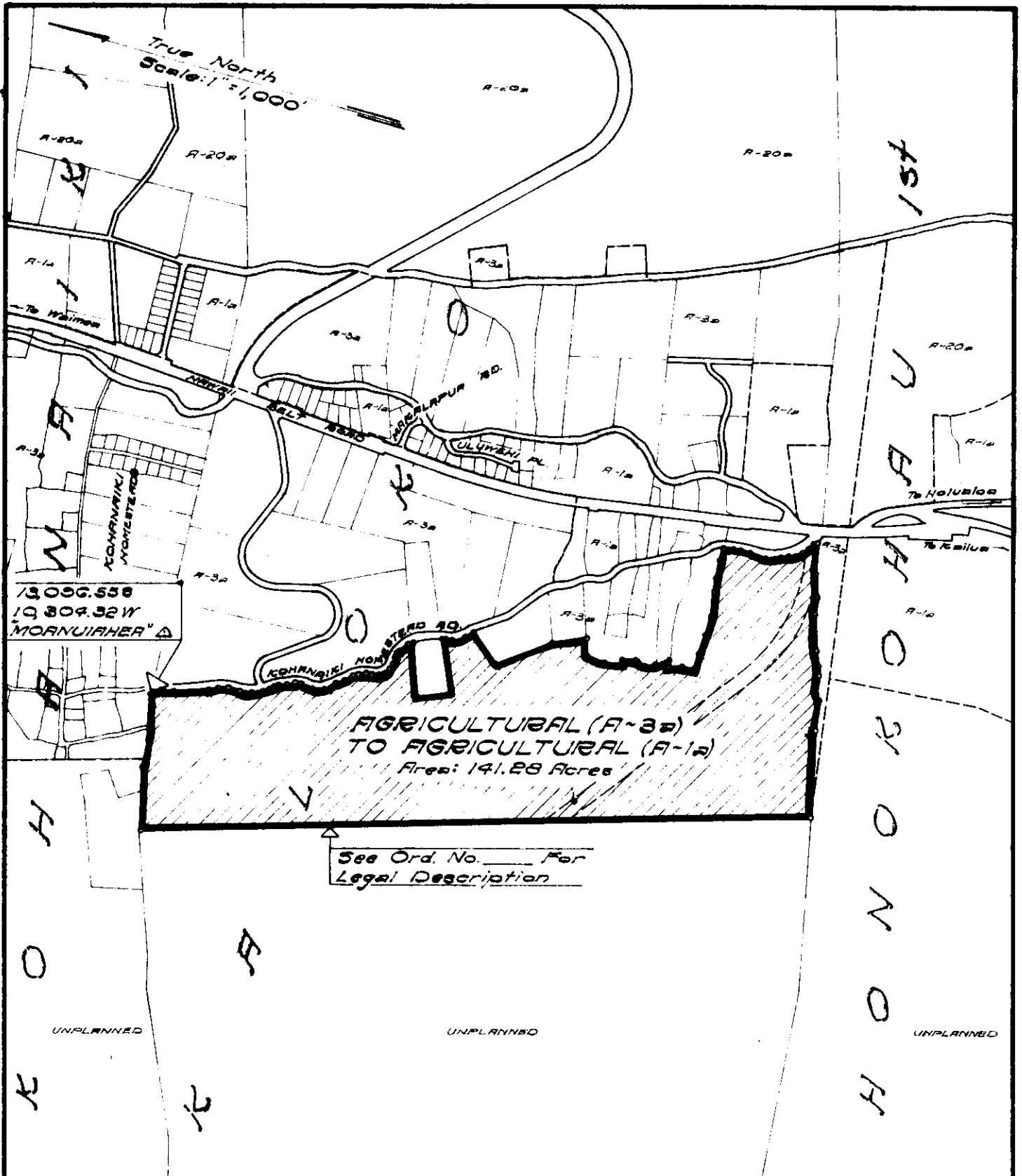


Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: July 26, 1972

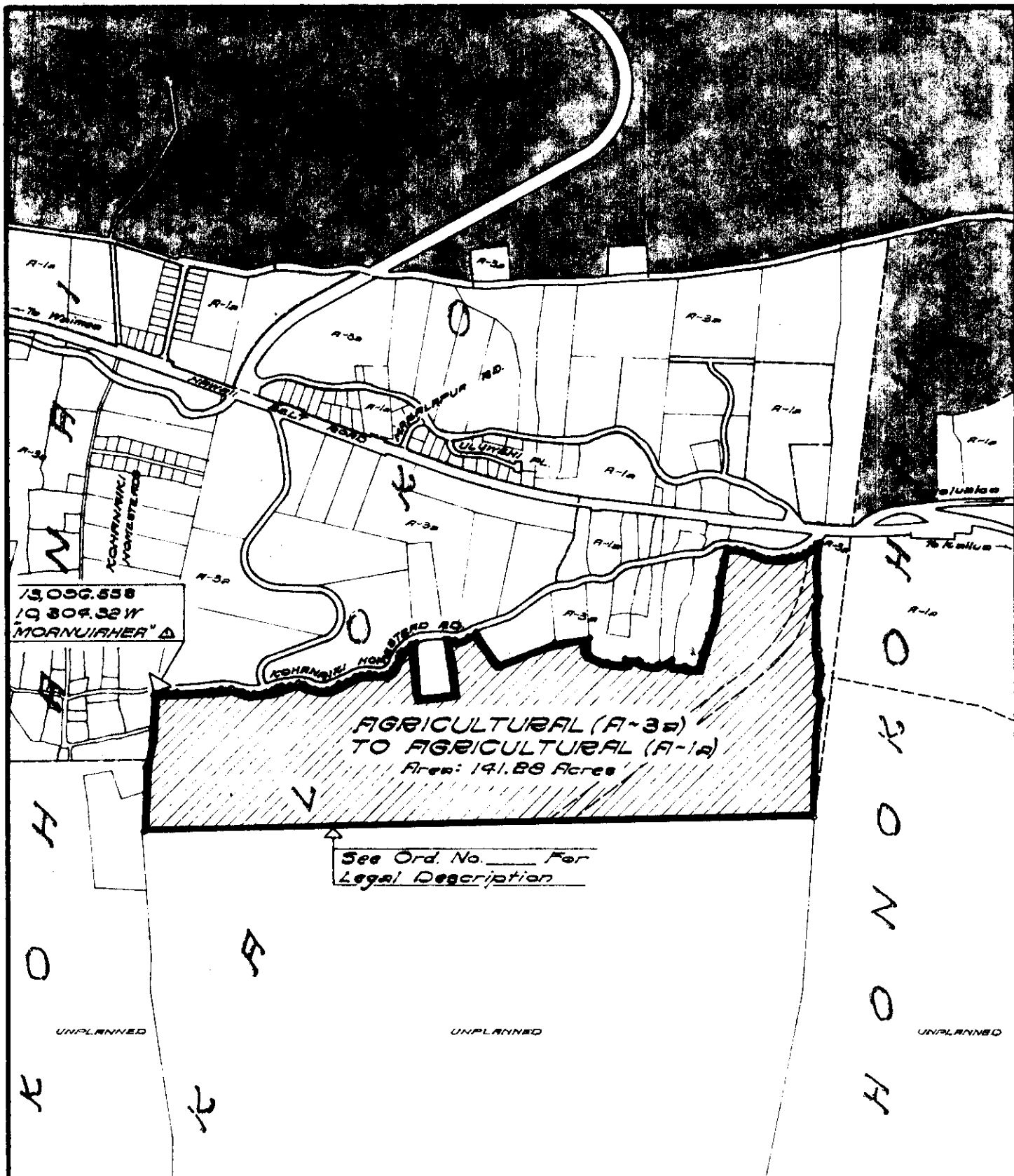
Date of Adoption: August 9, 1972



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 22 OF SECTION 7.02, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO AGRICULTURAL (A-1a) IN KALO, NORTH KONA, HAWAII.

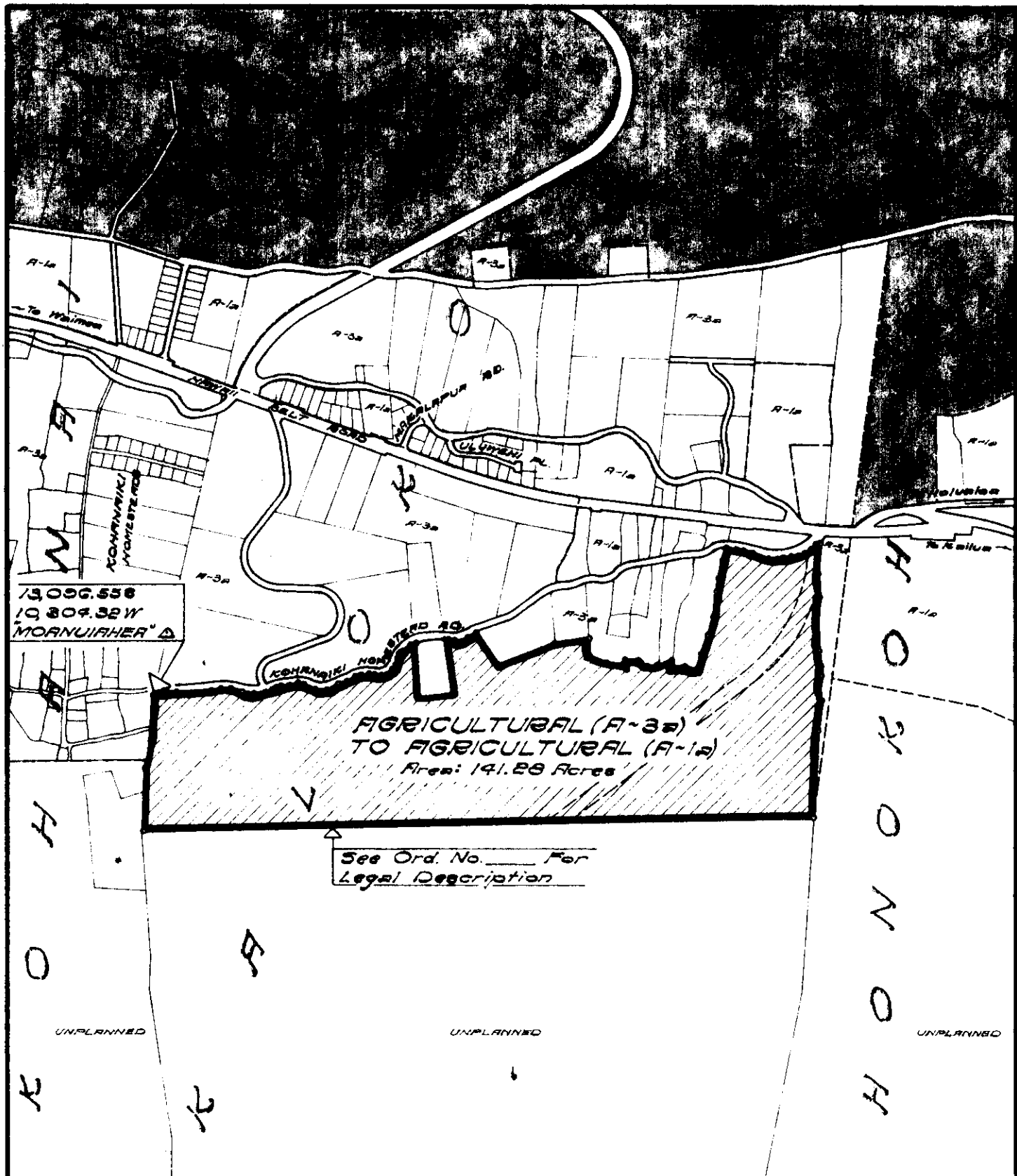
DATE OF PUBLIC HEARING: MAY 25, 1972
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 22 OF SECTION 7.02, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 79, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO AGRICULTURAL (A-1a) IN KALOIKO, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: MAY 25, 1972
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII



AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 22 OF SECTION 7.02, THE NORTH KONA ZONE MAP, PORTION OF ORDINANCE NO. 74, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO AGRICULTURAL (A-1a) IN KALOKO, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: MAY 25, 1978
 DATE OF APPROVAL:
 ORDINANCE NO.
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII

Hilo, Hawaii
 Date: July 26, 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		
	9	0	0

Publication Date: July 31, 1972

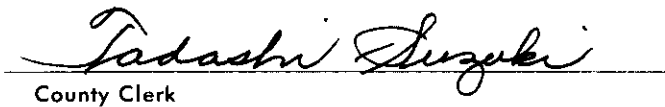
Hilo, Hawaii
 Date: August 9, 1972

SECOND & FINAL 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		
	9	0	0

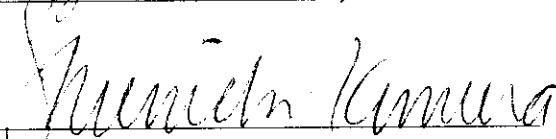
Publication Date: August 21, 1972

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 15th day of August, 1972


 Mayor, County of Hawaii

Bill No. 900
 Reference: C-2040/PEDLC-83
 M.B. No. 1857, 1895
 ORD. BILL No. 503

Bill No. 900 - 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-3a) TO AGRICULTURAL (A-1a) IN KALOKO, NORTH KONA, HAWAII COVERED BY TAX MAP KEY 7-3-09:10 AND 12.

This Bill proposes to amend the North Kona Zone Map by changing the district classification from an agricultural (A-3a) to an agricultural (A-1a) zoned district in Kaloko, North Kona, Hawaii.

Date Introduced: July 26, 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 July 26, 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.



COUNTY CLERK
COUNTY OF HAWAII



... AMENDING OR
REVISED ORDINANCES OF
THE COUNTY OF HAWAII 1967, AS
AMENDED, BY CHANGING THE
DISTRICT CLASSIFICATION FROM
AGRICULTURAL (A-3a) TO
AGRICULTURAL (A-1a) IN KALOKO,
NORTH KONA, HAWAII COVERED BY
TAX MAP KEY 7-3-09:10 AND 12.

This Bill proposes to amend the North Kona Zone Map by changing the district classification from an agricultural (A-3a) to an agricultural (A-1a) zoned district in Kaloko, North Kona, Hawaii.

Date Introduced: July 26, 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 July 26, 1972, by the following aye and no vote:

AYES: Councilman Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 503
(Bill No. 900-1972)

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-3a) TO AGRICULTURAL (A-1a) IN KALOKO, NORTH KONA, HAWAII COVERED BY TAX MAP KEY 7-3-09:10 AND 12.

Date Approved: August 9, 1972
Date Effective: August 15, 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 August 9, 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.



COUNTY CLERK
COUNTY OF HAWAII

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-3a) TO AGRICULTURAL (A-1a) IN KALOKO, NORTH KONA, HAWAII COVERED BY TAX MAP KEY 7-3-09:10 AND 12.

Date Approved: August 9, 1972
Date Effective: August 15, 1972

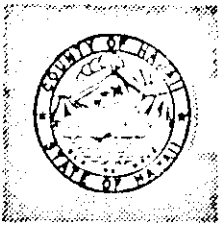
Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on August 9, 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

June 28, 1972

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

Re: Rezoning Request - Kona Heavens
Tax Map Key 7-3-09:10 & 12

The Planning Commission, after a duly held public hearing on May 25, 1972, voted to recommend for your approval the proposed Bill to change the district classification from an Agricultural (A-3a) to an Agricultural (A-1a) zoned district in Kaloko, North Kona, Hawaii.

For your favorable consideration, an amendment to Section 7.02 of Ordinance No. 63 is being transmitted.

A handwritten signature in cursive script, appearing to read "O. W. Efurd, Jr.".

O. W. Efurd, Jr.
Chairman

lat

Enclosures - 2

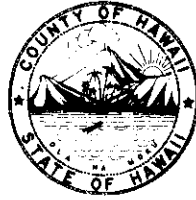
cc George Yuda
Kona Heavens
Chief Engineer
Manager, Water Supply
Dept. of Health

APPROVED:

A handwritten signature in cursive script, appearing to read "Shunichi Kimura".

SHUNICHI KIMURA
MAYOR

COMM. NO. 2040
To: PEOPLE



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. 900 passed by
the County Council on second and final reading.

COUNTY CLERK

Encl.

Dated: August 9, 1972 — FILED