

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. **511**

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-1a and A-5a) TO SINGLE-FAMILY RESIDENTIAL (RS-10) AND FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD-COMMERCIAL (CN-7.5) IN KEALAKEKUA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY: 8-2-02:1,3-8, PORTION 11, 12-17, 23-30, 43.

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 subsections:

"7.03 (j-1) The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Neighborhood-Commercial (CN-7.5):

Beginning at the northwest corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU OHAU" being 7,905.52 feet south and 14,142.60 feet east, and thence running by azimuths measured clockwise from true south:

Along the southwesterly side of Hawaii Belt Road on a 985.37 foot radius curve to the left, the chord azimuth and distance being:

1. 298° 50' 28" 34.09 feet;
2. 207° 51' 5.00 feet along jog in right-of-way boundary of Hawaii Belt Road;
3. 297° 51' 120.17 feet along the southwesterly side of Hawaii Belt Road;
4. 44° 41' 179.92 feet along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole;
5. 135° 42' 150.35 feet along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole;
6. 226° 27' 128.42 feet along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole to the point of beginning and containing an area of 0.528 acre.

"7.03 (j-2). The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Neighborhood-Commercial (CN-7.5):

Beginning at the northeast corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU OHAU" Being 8,567.97 feet south and 15,271.40 feet east, and thence running by azimuths measured clockwise from true south:

1. 46° 27' 30" 155.10 feet along stonewall, along Grant 867 to Preston Cummings at Kiloa;
2. 121° 43' 30" 524.90 feet along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole;

Thence along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole on a 525.00 foot radius curve to the left, the chord azimuth and distance being:

3. 102° 58' 30" 337.51 feet;

Thence along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole for the following twelve (12) courses:

4. 84° 13' 30" 162.21 feet;
5. 174° 13' 30" 105.00 feet;
6. 218° 54' 30" 66.17 feet;
7. 221° 56' 65.29 feet;
8. 300° 15' 30" 101.24 feet;
9. 30° 13' 8.58 feet;
10. 301° 43' 30" 187.26 feet;
11. 211° 43' 30" 59.52 feet;
12. 313° 13' 30" 77.58 feet;
13. 312° 32' 30" 45.49 feet;
14. 314° 30' 171.89 feet;
15. 224° 20' 156.27 feet, thence;
16. 301° 43' 30" 445.52 feet along the southwesterly side of Hawaii Belt Road to the point of beginning and containing an area of 2.674 acres.

"7.03 (j-3). The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Single-Family Residential (RS-10):

Beginning at a southwest corner of this parcel of land, and on the northeasterly side of the Lower Government Main Road to Napoopoo, the coordinates of which referred to Government Survey Triangulation Station "PUU OHAU" being 8,349.65 feet south and 12,897.82 feet east, and thence running by azimuths measured clockwise from true south:

Along the northeasterly side of the Lower Government Main Road to Napoopoo, for the following twelve (12) courses:

1. 156° 20' 46.99 feet;
2. 160° 32' 30" 58.48 feet;
3. 150° 05' 74.72 feet;
4. 141° 18' 72.45 feet;
5. 50° 26' 30" 2.39 feet;
6. 121° 03' 30" 20.37 feet;
7. 133° 34' 59.07 feet;
8. 136° 03' 30" 56.66 feet;
9. 140° 38' 30" 27.99 feet;
10. 145° 29' 30" 41.60 feet;
11. 140° 00' 34.55 feet;
12. 153° 22' 30" 71.24 feet, thence;

Along stonewall, along L. C. Aw. 8452:10 to A. Keohokalole at Kaawaloa for the following eleven (11) courses:

13. 237° 07' 30" 131.4 feet;
14. 324° 37' 31.0 feet;
15. 241° 55' 30" 126.6 feet;
16. 330° 33' 54.9 feet;
17. 225° 48' 226.8 feet;
18. 241° 34' 98.4 feet;
19. 258° 50' 30" 59.8 feet;
20. 252° 02' 162.7 feet;
21. 240° 38' 30" 60.1 feet;
22. 234° 34' 123.6 feet;
23. 231° 14' 108.25 feet, thence;

24. $311^{\circ} 55' 30''$ 574.32 feet along the southwesterly side of Hawaii Belt Road;

Thence along the southwesterly side of Hawaii Belt Road on a 985.37 foot radius curve to the left, the chord azimuth and distance being:

25. $305^{\circ} 52' 43''$ 207.58 feet;

Thence along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole for the following five (5) courses:

26. $46^{\circ} 27'$ 128.42 feet;

27. $315^{\circ} 42'$ 150.35 feet;

28. $336^{\circ} 48'$ 145.01 feet;

29. $354^{\circ} 13' 30''$ 105.00 feet;

30. $264^{\circ} 13' 30''$ 162.21 feet, thence;

Along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole on a 525.00 foot radius curve to the right, the chord azimuth and distance being:

31. $282^{\circ} 58' 30''$ 337.51 feet;

32. $301^{\circ} 43' 30''$ 524.90 feet along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole;

Thence along stonewall, along Grant 867 to Preston Cumings at Kiloa for the following seven (7) courses:

33. $46^{\circ} 27' 30''$ 48.30 feet;

34. $48^{\circ} 45'$ 103.13 feet;

35. $51^{\circ} 25'$ 109.39 feet;

36. $49^{\circ} 24'$ 135.79 feet;

37. $40^{\circ} 30' 30''$ 127.13 feet;

38. $45^{\circ} 20'$ 268.49 feet;

39. $52^{\circ} 11'$ 68.57 feet, thence;

Along stonewall along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole for the following twenty (20) courses:

40. $136^{\circ} 37'$ 45.98 feet;

41. $128^{\circ} 35'$ 73.80 feet;

42. $140^{\circ} 20' 30''$ 159.90 feet;

43. $137^{\circ} 01' 30''$ 103.48 feet;

- | | | | |
|-----|------------------|---------|--|
| 44. | 139 ^o | 36' | 153.34 feet; |
| 45. | 130 ^o | 16' | 43.24 feet; |
| 46. | 139 ^o | 06' 30" | 178.61 feet; |
| 47. | 135 ^o | 50' | 172.34 feet; |
| 48. | 136 ^o | 44' 30" | 84.42 feet; |
| 49. | 232 ^o | 25' | 222.90 feet; |
| 50. | 137 ^o | 04' | 258.52 feet; |
| 51. | 137 ^o | 20' 30" | 207.37 feet; |
| 52. | 217 ^o | 39' 30" | 6.37 feet; |
| 53. | 139 ^o | 06' 30" | 77.97 feet; |
| 54. | 133 ^o | 03' | 199.55 feet; |
| 55. | 48 ^o | 06' 30" | 228.18 feet; |
| 56. | 53 ^o | 41' 30" | 208.60 feet; |
| 57. | 47 ^o | 14' 30" | 173.64 feet; |
| 58. | 48 ^o | 00' 30" | 131.17 feet; |
| 59. | 58 ^o | 25' 30" | 55.50 feet to the point of beginning and
containing an area of 31.61 acres. |

"7.03 (j-4). The district classification of the following area situated at Kealakekua, South Kona, Hawaii, shall be Single-family Residential (RS-10):

Beginning at the northwest corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU OHUA" being 8,349.65 feet south and 12,897.82 feet east, and thence running by azimuths measured clockwise from true south:

Along stonewall, along remainder of R. P. 3607 and 7533, L. C. Aw. 8452:9 to A. Keohokalole for the following twenty (20) courses:

- | | | | |
|----|------------------|---------|--------------|
| 1. | 238 ^o | 25' 30" | 55.50 feet; |
| 2. | 228 ^o | 00' 30" | 131.17 feet; |
| 3. | 227 ^o | 14' 30" | 173.64 feet; |
| 4. | 233 ^o | 41' 30" | 208.60 feet; |
| 5. | 228 ^o | 06' 30" | 228.18 feet; |
| 6. | 313 ^o | 03' | 199.55 feet; |

7.	319 ^o	06'	30"	77.97 feet;
8.	37 ^o	39'	30"	6.37 feet;
9.	317 ^o	20'	30"	207.37 feet;
10.	317 ^o	04'		258.52 feet;
11.	52 ^o	25'		222.90 feet;
12.	316 ^o	44'	30"	84.42 feet;
13.	315 ^o	50'		172.34 feet;
14.	319 ^o	06'	30"	178.61 feet;
15.	310 ^o	16'		43.24 feet;
16.	319 ^o	36'		153.34 feet;
17.	317 ^o	01'	30"	103.48 feet;
18.	320 ^o	20'	30"	159.90 feet;
19.	308 ^o	35'		73.80 feet;
20.	316 ^o	37'		45.98 feet;

Along stonewall, along Grant 867 to Preston Cumings at Kiloa for the following nine (9) courses:

21.	52 ^o	03'		250.44 feet;
22.	60 ^o	04'		161.43 feet;
23.	55 ^o	23'		48.03 feet;
24.	44 ^o	36'		84.11 feet;
25.	36 ^o	32'	30"	121.80 feet;
26.	36 ^o	01'		207.21 feet;
27.	35 ^o	27'	30"	153.87 feet;
28.	31 ^o	32'		193.27 feet;
29.	19 ^o	12'		106.25 feet, thence;

Along the northeasterly side of the Lower Government Main Road to Napoopoo, for the following thirty-two (32) courses:

30.	143 ^o	32'	30"	19.96 feet;
31.	151 ^o	32'		55.02 feet;
32.	136 ^o	17'	30"	48.68 feet;
33.	120 ^o	01'		31.64 feet;
34.	134 ^o	13'		28.42 feet;

35.	148 ^o	45'	30"	15.19 feet;
36.	152 ^o	34'		64.57 feet;
37.	137 ^o	29'	30"	74.42 feet;
38.	115 ^o	53'	30"	78.70 feet;
39.	152 ^o	27'	30"	89.98 feet;
40.	143 ^o	11'		50.79 feet;
41.	151 ^o	53'		34.76 feet;
42.	166 ^o	06'	30"	40.06 feet;
43.	179 ^o	47'	30"	19.14 feet;
44.	198 ^o	23'	30"	41.24 feet;
45.	210 ^o	15'	30"	59.24 feet;
46.	209 ^o	20'		27.21 feet;
47.	201 ^o	52'	30"	47.82 feet;
48.	182 ^o	40'	30"	72.56 feet;
49.	176 ^o	56'		48.36 feet;
50.	162 ^o	22'		65.07 feet;
51.	139 ^o	22'		164.77 feet;
52.	137 ^o	43'	30"	78.10 feet;
53.	152 ^o	54'		52.69 feet;
54.	171 ^o	36'		41.57 feet;
55.	193 ^o	49'		127.23 feet;
56.	232 ^o	57'	30"	10.44 feet;
57.	173 ^o	37'	30"	107.75 feet;
58.	160 ^o	05'		47.10 feet;
59.	149 ^o	14'		308.27 feet;
60.	151 ^o	46'	30"	236.40 feet;
61.	159 ^o	06'		18.95 feet to the point of beginning and containing an area of 41.69 acres.

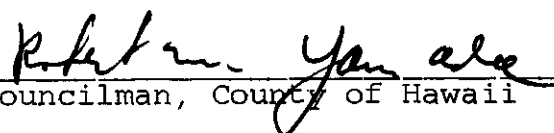
"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the requested single-family residential (RS-10) zoned area be zoned in two (2) increments, each increment consisting of approximately thirty-six (36) acres. The effective date of zoning for the second increment shall be after development has occurred in 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 fifteen (15) per cent of the lots in the first increment; and (B) controls be assured to curb any adverse effects of development in regards to environmental concerns and that the proposed development comply with the requirements of the Department of Health. Should these conditions not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject area to its former designations.

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:

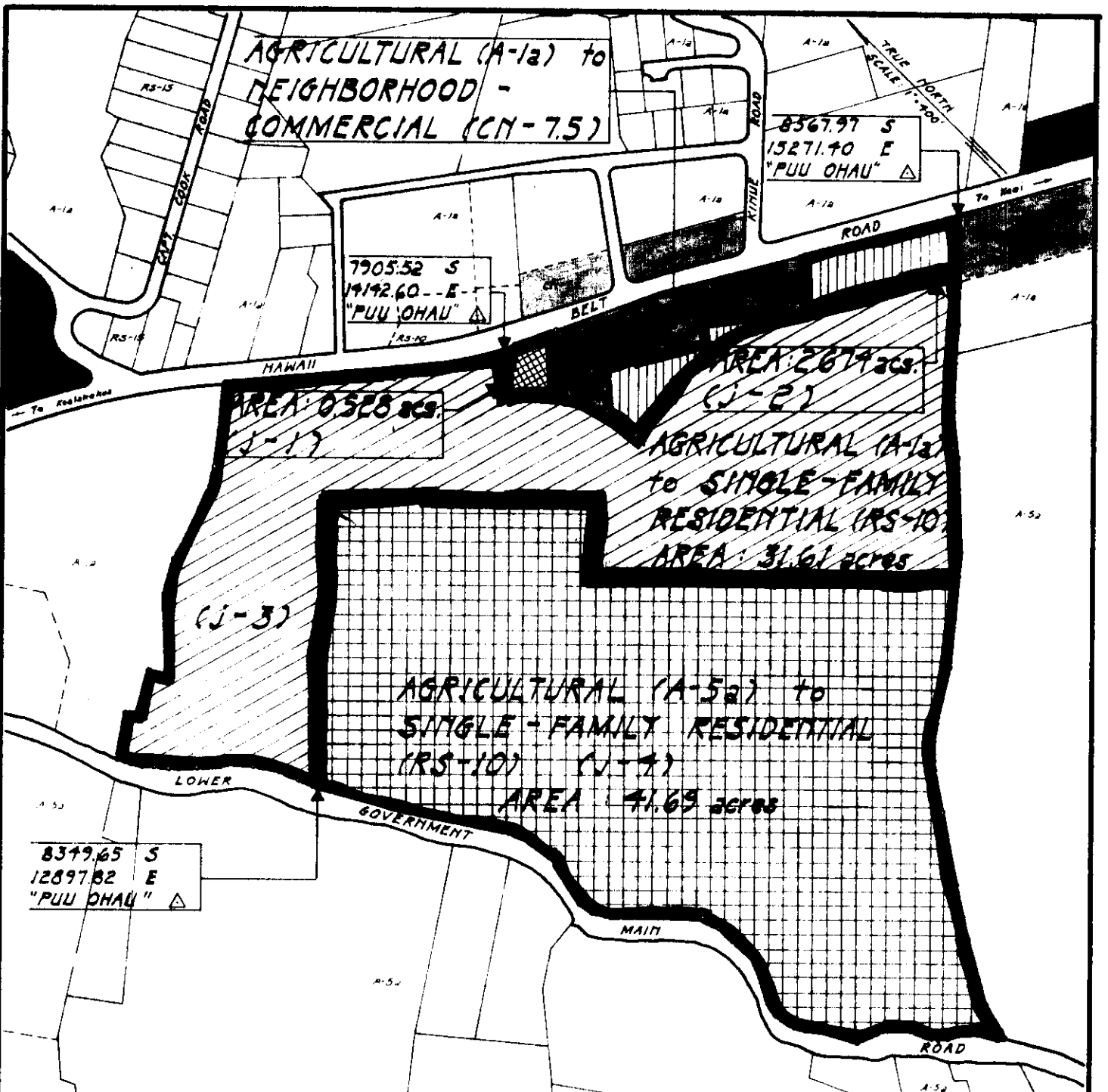


Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: August 9, 1972

Date of Adoption: August 23, 1972



AMENDMENT to the COUNTY ZONING ORDINANCE

Amendment No. 10 of Section 7.03, the SOUTH KONA ZONE MAP, portion of Ordinance No. 74, changing the district classification from AGRICULTURAL (A-1a & A-5a) to SINGLE-FAMILY RESIDENTIAL (RS-10) and from AGRICULTURAL (A-1a) to NEIGHBORHOOD-COMMERCIAL (CN-7.5) in Kealahou, South Kona, Hawaii.

Dates of Public Hearings : July 8, 1971 & February 10, 1972
 Date of Approval :
 Ordinance No.
 Prepared by : Planning Dept.
 County of Hawaii

Hilo, Hawaii
 Date: August 9, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Edwards	X		
Greenwell			EX
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	8	0	1

Publication Date: August 14, 1972

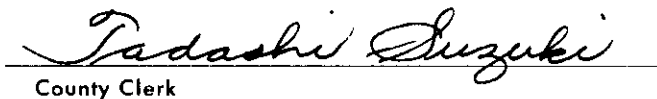
Hilo, Hawa
 Date: August 23, 1972

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		
	8	0	1

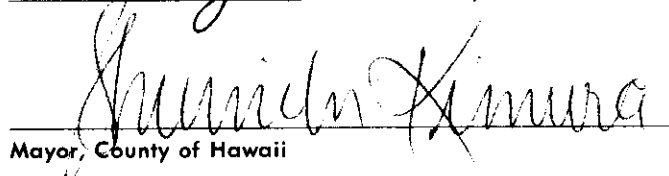
Publication Date: September 5, 1972

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 28th day of August, 1972


 Mayor, County of Hawaii

Bill No. 909
 Reference: C-2066/PEDLC-84
 M.B. No. 1573, 17.1
 ORD. ~~Bill~~ No. 511

ORDINANCE NO. 511
(Bill No. 909-1972)

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-1a and A-5a) TO SINGLE-FAMILY RESIDENTIAL (RS-10) AND FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD-COMMERCIAL (CN-7.5) IN KEALAKEKUA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY: 8-2-02:1, 3-8, PORTION 11, 12-17, 23-30, 43.

Date Approved: August 23, 1972
Date Effective: August 28, 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 23, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

EXCUSED FROM VOTING: Councilman Greenwell - 1.



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 511
(Bill No. 909-1972)
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-1a and A-5a) TO SINGLE-FAMILY RESIDENTIAL (RS-10) AND FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD-COMMERCIAL (CN-7.5) IN KEALAKEKUA, SOUTH KONA, HAWAII, COVERED BY TAX MAP KEY: 8-2-02:1, 3-8, PORTION 11, 12-17, 23-30, 43.

Date Approved: August 23, 1972
Date Effective: August 28, 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 23, 1972, by the following aye and no vote:

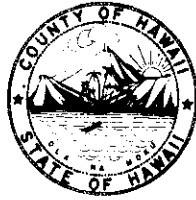
AYES: Councilmen Carpenter, De Luz, Edwards, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

EXCUSED FROM VOTING: Councilman Greenwell - 1.

TADASHI SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

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

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: August 23, 1972 3133

RECEIVED
COUNTY CLERK
HILO, HAWAII
AUG 25 1972