

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 595

AN ORDINANCE AMENDING SECTION 7.05, THE KAILUA-HONALO URBAN ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL(RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT KAHALUU AND KEAUPHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10: PORTION OF 3 AND 7-8-13:3, 5-10, 29, 30, AND PORTION OF 26.

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

SECTION 1. Section 7.05 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:

"7.05(m). The district classification of the following area situated at Kahaluu and Keauhou 1st, North Kona, Hawaii, shall be Multiple Family Residential (RM-3.0):

Beginning at the northeast corner of this parcel of land, the southeast corner of Area 13-B, and on the west side of Alii Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUPHOU COAST" being 7599.84 feet North and 139.66 feet East, and running thence by azimuths measured clockwise from true South:

1. 359° 06' 52" 74.14 feet along the west side of Alii Drive;
 Thence on a curve to the left with a radius of 1935.10 feet along same, the chord azimuth and distance being
2. 350° 21' 07" 589.58 feet;
3. 341° 35' 22" 17.13 feet along the west side of Alii Drive;
4. 71° 35' 22" 7.50 feet along a jog on the west side of Alii Drive;
 Thence on a curve to the left with a radius of 435.00 feet along the west side of Alii Drive, the chord azimuth and distance being
5. 332° 21' 33.5" 139.55 feet;
6. 36° 13' 30" 967.06 feet along the remainder of R. P. 4475, L. C. Aw. 7713, Ap. 7 to V. Kamamalu, passing over a pipe at 890.32 feet;

Thence along rocky ledge along shoreline for the next forty (40) courses, the direct azimuths and distances being

7.	180 ^o	07'	55"	63.52 feet;
8.	144 ^o	44'	50"	72.84 feet;
9.	222 ^o	56'	30"	25.19 feet;
10.	139 ^o	36'	45"	20.05 feet;
11.	197 ^o	11'	25"	84.15 feet;
12.	135 ^o	45'	20"	57.90 feet;
13.	266 ^o	23'	40"	79.65 feet;
14.	120 ^o	13'	30"	59.83 feet;
15.	157 ^o	34'	10"	65.99 feet;
16.	237 ^o	23'	55"	134.40 feet;
17.	191 ^o	46'	50"	39.87 feet;
18.	131 ^o	42'	20"	36.66 feet;
19.	168 ^o	27'	00"	58.84 feet;
20.	68 ^o	13'	00"	29.88 feet;
21.	135 ^o	06'	40"	29.44 feet;
22.	215 ^o	20'	40"	74.19 feet;
23.	101 ^o	26'	30"	56.30 feet;
24.	135 ^o	58'	30"	53.24 feet;
25.	198 ^o	47'	50"	92.24 feet;
26.	124 ^o	29'	30"	38.42 feet;
27.	173 ^o	21'	40"	65.47 feet;
28.	119 ^o	13'	10"	27.61 feet;
29.	227 ^o	00'	00"	42.11 feet;
30.	204 ^o	15'	20"	23.76 feet;
31.	71 ^o	30'	00"	68.83 feet;
32.	176 ^o	47'	20"	38.92 feet;
33.	260 ^o	30'	40"	63.87 feet;

- | | | | | |
|-----|------------------|-----|-----|---|
| 34. | 158 ^o | 51' | 50" | 60.84 feet; |
| 35. | 188 ^o | 57' | 00" | 27.32 feet; |
| 36. | 122 ^o | 02' | 20" | 31.75 feet; |
| 37. | 79 ^o | 32' | 10" | 43.18 feet; |
| 38. | 181 ^o | 31' | 25" | 12.03 feet; |
| 39. | 250 ^o | 45' | 30" | 51.19 feet; |
| 40. | 161 ^o | 13' | 00" | 131.55 feet; |
| 41. | 124 ^o | 55' | 00" | 21.52 feet; |
| 42. | 172 ^o | 26' | 00" | 96.23 feet; |
| 43. | 213 ^o | 41' | 29" | 132.34 feet; |
| 44. | 229 ^o | 43' | 05" | 79.00 feet; |
| 45. | 202 ^o | 42' | 00" | 37.08 feet; |
| 46. | 156 ^o | 04' | 30" | 74.22 feet; |
| 47. | 269 ^o | 06' | 52" | 465.45 feet along Area 13-B to the point of beginning and containing an area of 15.503 acres. |

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

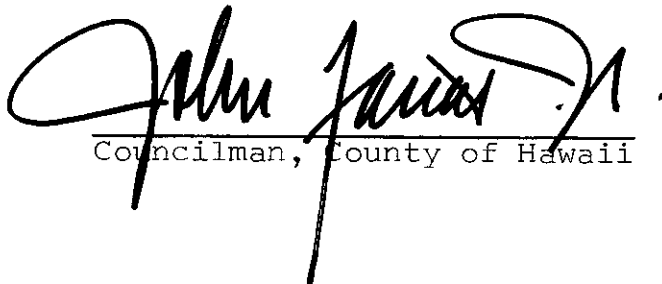
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the development occur in four increments each consisting of fifty (50) units. Zoning for subsequent increments shall become effective only after substantial development has occurred on the previous increment. Substantial development is defined as building permits issued and construction of permanent structures commenced on thirty-three (33) per cent of the units within the previous increment. This would assure the construction of a minimum of twenty-five (25) per cent or fifty (50) units of the total two hundred (200) units proposed; (B) construction conform substantially to that as submitted and that construction begin within one (1) year of the date of approval of the change of zone; (C) all important archaeological features be preserved as outlined in Bishop Museum Report No. 73-1; and (D) the development comply

with the standards for multiple-residential development as outlined and contained in the General Plan document and with all other applicable regulations. Should these conditions not be met, rezoning of the property to a more appropriate designation may be initiated.

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:

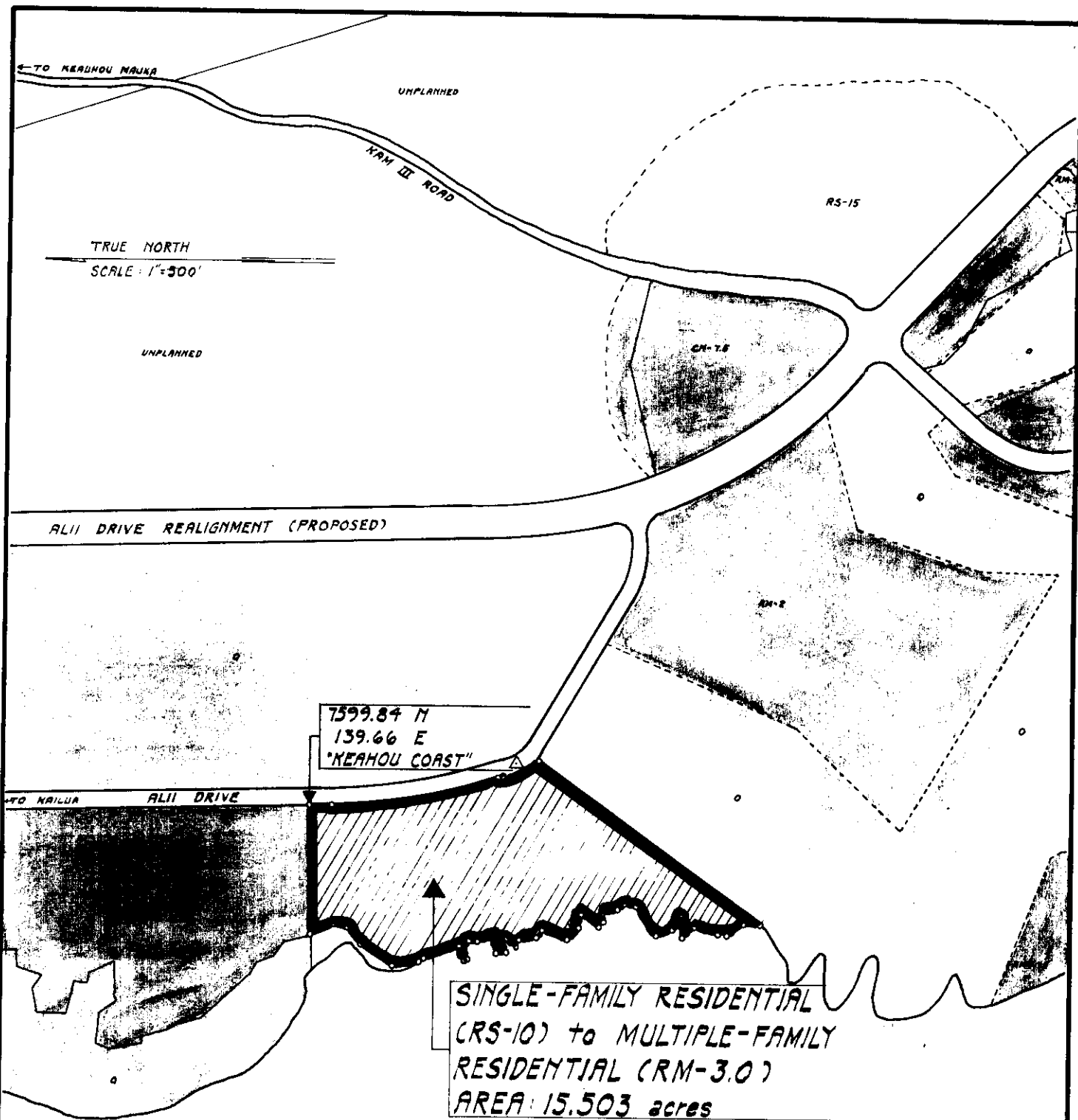

Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: June 6, 1973

Date of Adoption: June 20, 1973

Effective Date: June 27, 1973

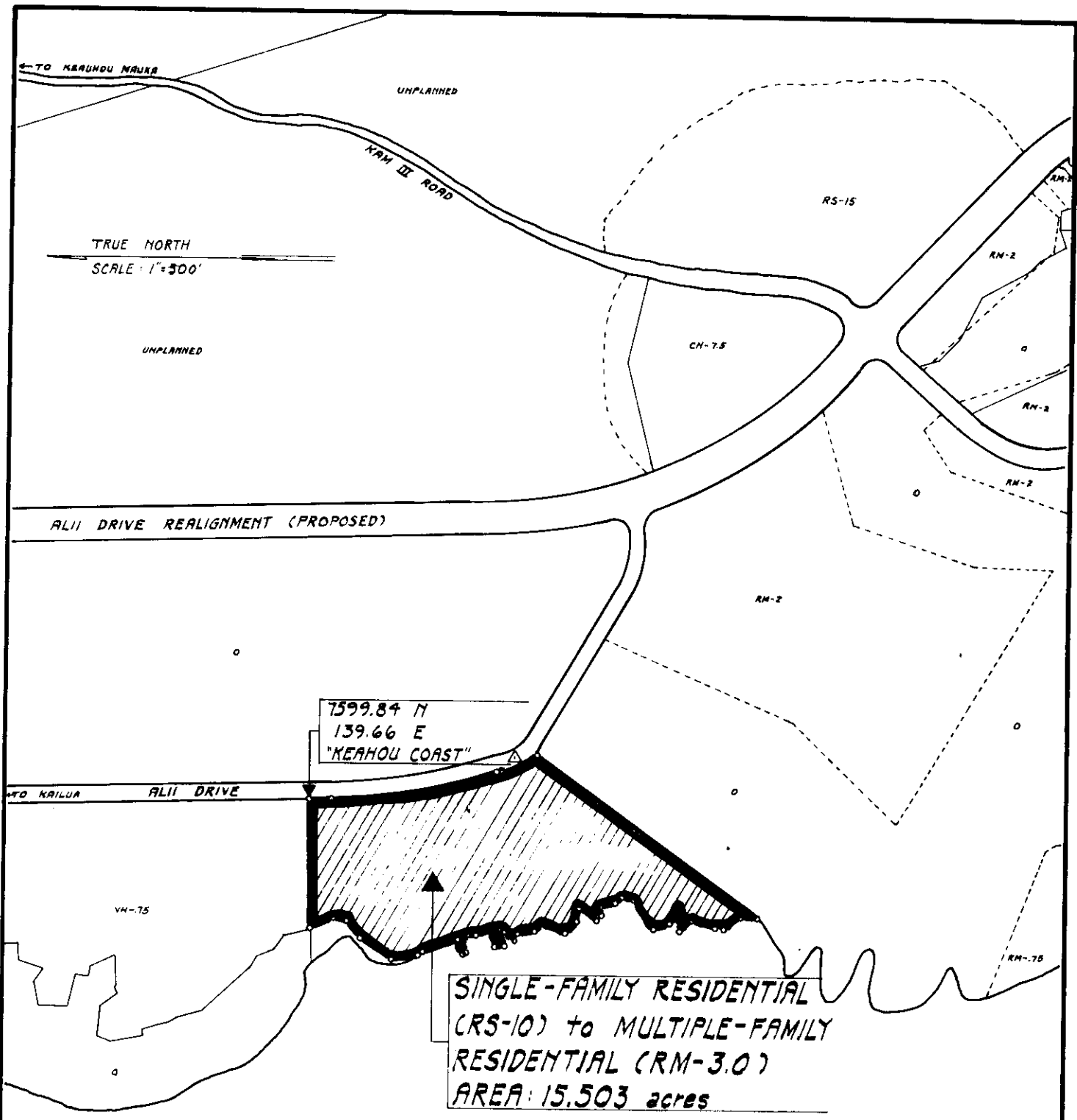


SEE ORD. _____ FOR LEGAL DESCRIPTION OF THIS PROPERTY

AMENDMENT to the COUNTY ZONING ORDINANCE

Amendment No. 13 of Section 7.05, the KAILUA-HONALO URBAN ZONE MAP, portion of Ordinance No. 74, changing the district classification from SINGLE-FAMILY RESIDENTIAL (CRS-10) to MULTIPLE-FAMILY RESIDENTIAL (RM-3.0) in KAHALUU & KEAHOUE 1st, NORTH KONA, HAWAII.

Date of Public Hearing : March 15, 1973
 Date of Approval :
 Ordinance No.
 Prepared by : Planning Dept.
 County of Hawaii

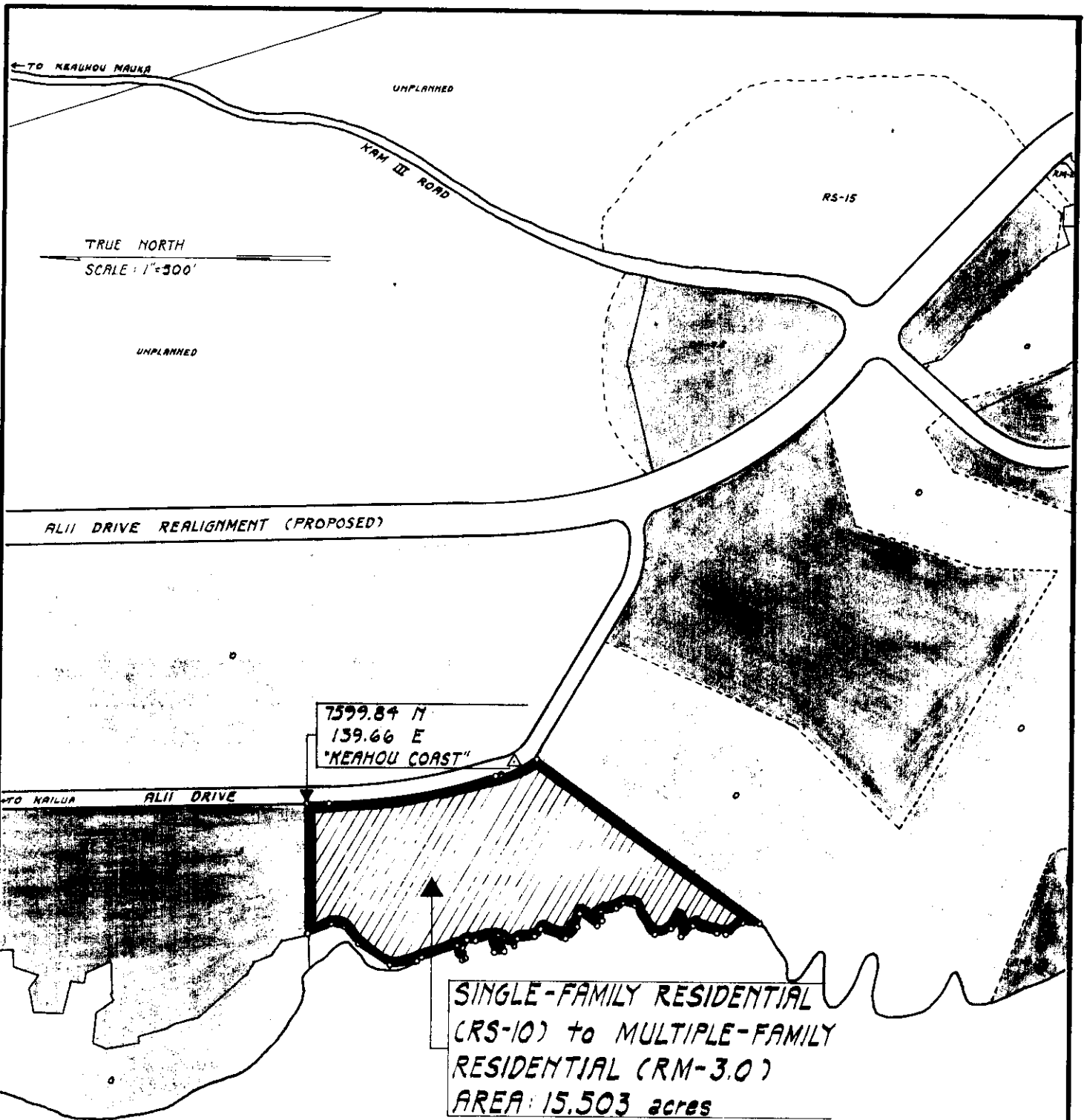


SEE ORD. _____ FOR LEGAL DESCRIPTION OF THIS PROPERTY

AMENDMENT to the COUNTY ZONING ORDINANCE

Amendment No. 13 of Section 7.05, the KAILUA-HONALO URBAN ZONE MAP, portion of Ordinance No. 74, changing the district classification from SINGLE-FAMILY RESIDENTIAL (CRS-10) to MULTIPLE-FAMILY RESIDENTIAL (RM-3.0) in KAHALUU & KEAHOE 1st, NORTH KONA, HAWAII.

Date of Public Hearing : March 15, 1973
 Date of Approval :
 Ordinance No.
 Prepared by : Planning Dept.
 County of Hawaii



SEE ORD. _____ FOR LEGAL DESCRIPTION OF THIS PROPERTY

AMENDMENT to the COUNTY ZONING ORDINANCE

Amendment No. 13 of Section 7.05, the KAILUA-HONALO URBAN ZONE MAP, portion of Ordinance No. 74, changing the district classification from SINGLE-FAMILY RESIDENTIAL (CRS-10) to MULTIPLE-FAMILY RESIDENTIAL (RM-3.0) in KAHALUU & KEAHOHU 1st, NORTH KONA, HAWAII.

Date of Public Hearing : March 15, 1973

Date of Approval :

Ordinance No.

Prepared by : Planning Dept.
County of Hawaii

Hilo, Hawaii
Date: June 6, 1973

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	9		

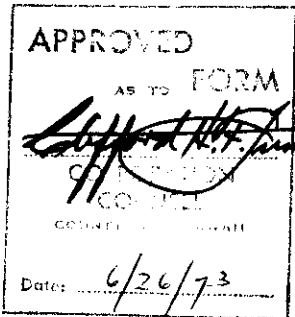
Publication Date: June 12, 1973

Hilo, Hawaii
Date: June 20, 1973

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	9		

Publication Date: JUL 6 1973

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



Robert M. Yamada
Council Chairman

Tadashi Suzuki
County Clerk

Approved/Disapproved this 27th day of June, 1973

Shunichi Kimura
Mayor, County of Hawaii

Bill No. 1000
Reference: C-320/PRDC-10
M.B. No. 241-262
Ord. No. 595

Bill No. 1000 - 1973

AN ORDINANCE AMENDING SECTION 7.05, THE KAILUA-HONALO URBAN ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT KAHALUU AND KEAUHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10:PORTION OF 3 AND 7-8-13:3, 5-10, 29, 30, AND PORTION OF 26.

This Bill amends the Kailua-Honalo Urban Zone Map by changing the district classification from Single Family Residential (RS-10) to Multiple Family Residential (RM-3.0) at Kahaluu and Keauhou 1st, N. Kona.

Date Introduced: June 6, 1973

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 6, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 9.

NOES: None.

ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT KAHALUU AND KEAUHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10:PORTION OF 3 AND 7-8-13:3, 5-10, 29, 30, AND PORTION OF 26.

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AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada—9.

NOES: None.

TADASHI SUZUKI
COUNTY CLERK
COUNTY OF HAWAII

(160—Hawaii Tribune-Herald: June 12, 1973.)



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 595
(Bill No. 1000-1973)

AN ORDINANCE AMENDING SECTION 7.05, THE KAILUA-HONALO URBAN ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT KAHALUU AND KEAUHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10: PORTION OF 3 AND 7-8-13:3, 5-10, 29, 30, AND PORTION OF 26.

Date Approved: June 20, 1973
Date Effective: June 27, 1973

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 20, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 9.

NOES: None.

AN ORDINANCE AMENDING SECTION 7.05, THE KAILUA-HONALO URBAN ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-10) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AT KAHALUU AND KEAUHOU 1ST, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10: PORTION OF 3 AND 7-8-13:3, 5-10, 29, 30, AND PORTION OF 26.

Date Approved: June 20, 1973
Date Effective: June 27, 1973

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AYES: Councilmen Carpenter, De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 9.

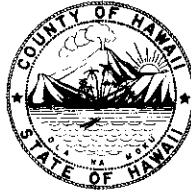
NOES: None.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

(1919-Hawaii Tribune-Herald:
July 6, 1973.)

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. 1000 passed by
the County Council on second and final reading.

Tadashi Suzuki

COUNTY CLERK

Encl.

Dated: June 22, 1973