

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 599

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS 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-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-03:25, 26 & PORTION OF 19.

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

SECTION 1. Section 7.06 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:

"7.06(k). The district classification of the following area situated at Kahei, North Kohala, Hawaii, shall be Single Family Residential (RS-15):

Beginning at the northwest corner of this tract of land, at the southwest corner of Lot 11, Kahei House Lots and on the east side of Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAHEI" being 1155.69 feet South and 619.36 feet West, as shown on Government Survey Registered Map 4004, and running by azimuths measured clockwise from True South:

1. 272° 00' 1021.36 feet along Lots 11 to 4 (inclusive), Kahei House lots;
2. 00° 40' 40.02 feet along the west side of a 40-foot road;
3. 272° 25' 247.88 feet along the south side of a 40-foot road.
4. Thence following along the southwest side of a road along a curve to the right having a radius of 100.0 feet, the chord azimuth and distance being: 317° 25' 141.42 feet;
5. 2° 25' 295.31 feet along the west side of a 40-foot road;
6. 272° 25' 340.00 feet along the south end of a 40-foot road and along the south side of Executive Order 240 (Public Cemetery) to the west side of Kahei Road;
7. 2° 25' 90.85 feet along the west side of Kahei Road;
8. 8° 40' 367.42 feet along the west side of Kahei Road;
9. 2° 25' 425.25 feet along the west side of Kahei Road;
10. 92° 25' 324.03 feet along the remainder of General Lease 2759 to Kohala Sugar Company;

11. 122° 40' 417.80 feet along the remainder of General Lease 2759 to Kohala Sugar Company;
12. 84° 50' 836.89 feet along the remainder of General Lease 2759 to Kohala Sugar Company;
13. 174° 39' 161.78 feet along the east side of Government Road;
14. 175° 08' 1057.42 feet along the east side of Government Road to the point of beginning and containing a total area of 40.95 acres.

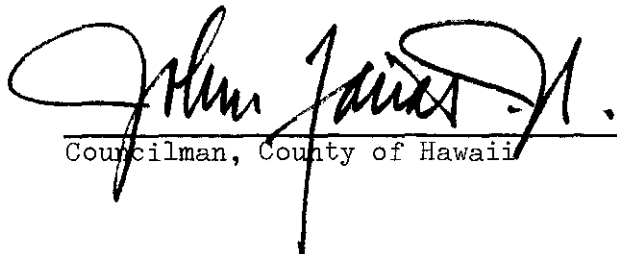
"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in two (2) increments, the first of which shall contain a maximum of forty (40) lots. Zoning for the second increment shall become effective after development has occurred on a minimum of twenty-three (23) lots. Development is defined as construction partially completed - partially completed in the sense of having roofs on the required twenty-three (23) units; (B) the petitioner be responsible for submitting and securing tentative approval of a subdivision plan substantially as submitted within one (1) year of the date of approval of the change of zone; (C) a minimum of three (3) acres be set aside and improved by the petitioner for active recreational purposes. Improvement of the recreational area shall include but not necessarily be limited to the area being graded and grassed. The subject park area shall be a part of the second increment and its location, configuration, and improvements shall be determined by the Planning and Parks and Recreation Departments at the time of subdivision review; and (D) the development plan shall be fitted to the soil and topography to keep amount of grading to a minimum and create the least erosion potential. Exposed areas shall be kept to the shortest practical time. Permanent vegetation and drainage structures shall be installed as soon as possible during construction activities.

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:

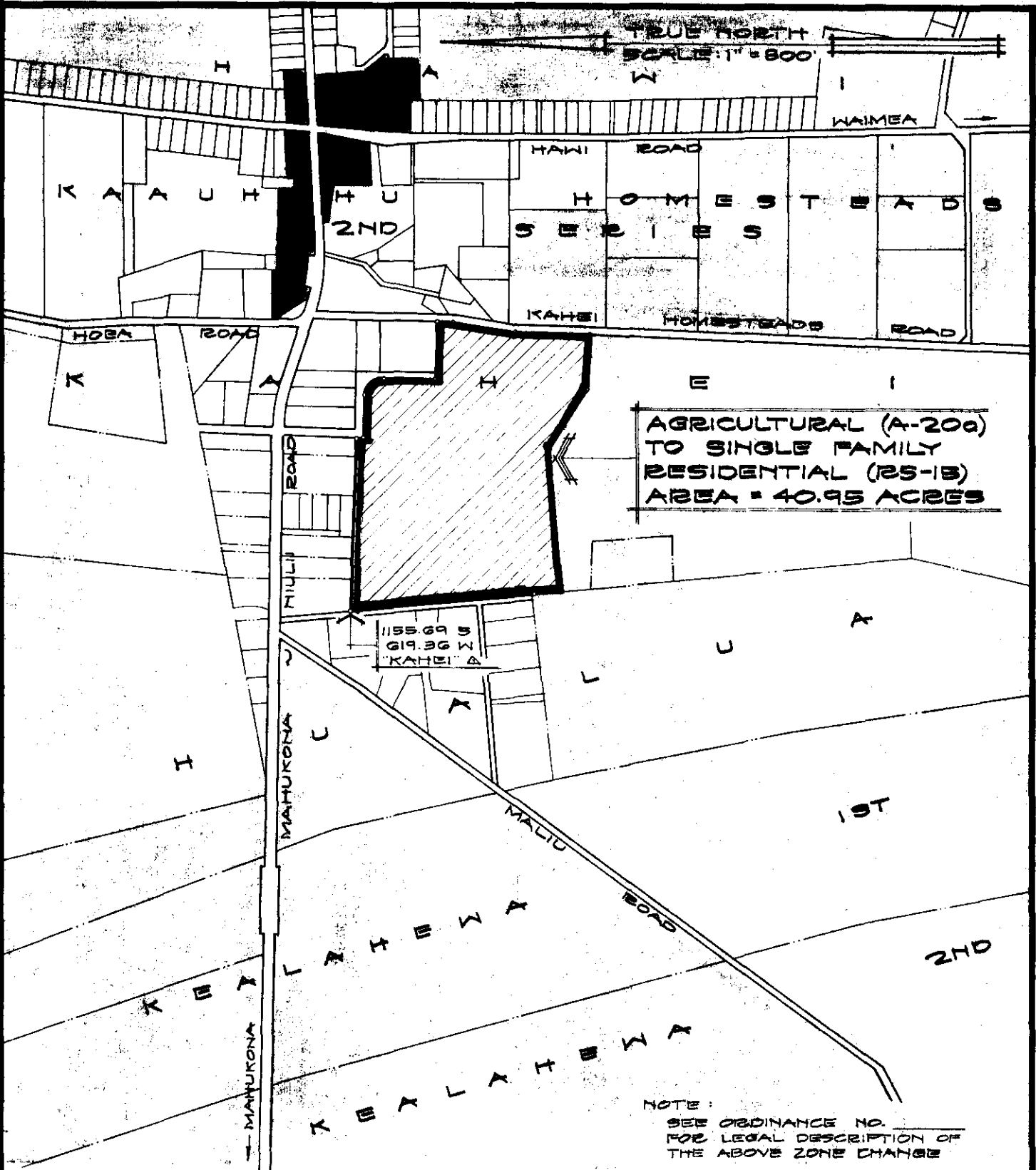
  
Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: July 3, 1973

Date of Adoption: July 18, 1973

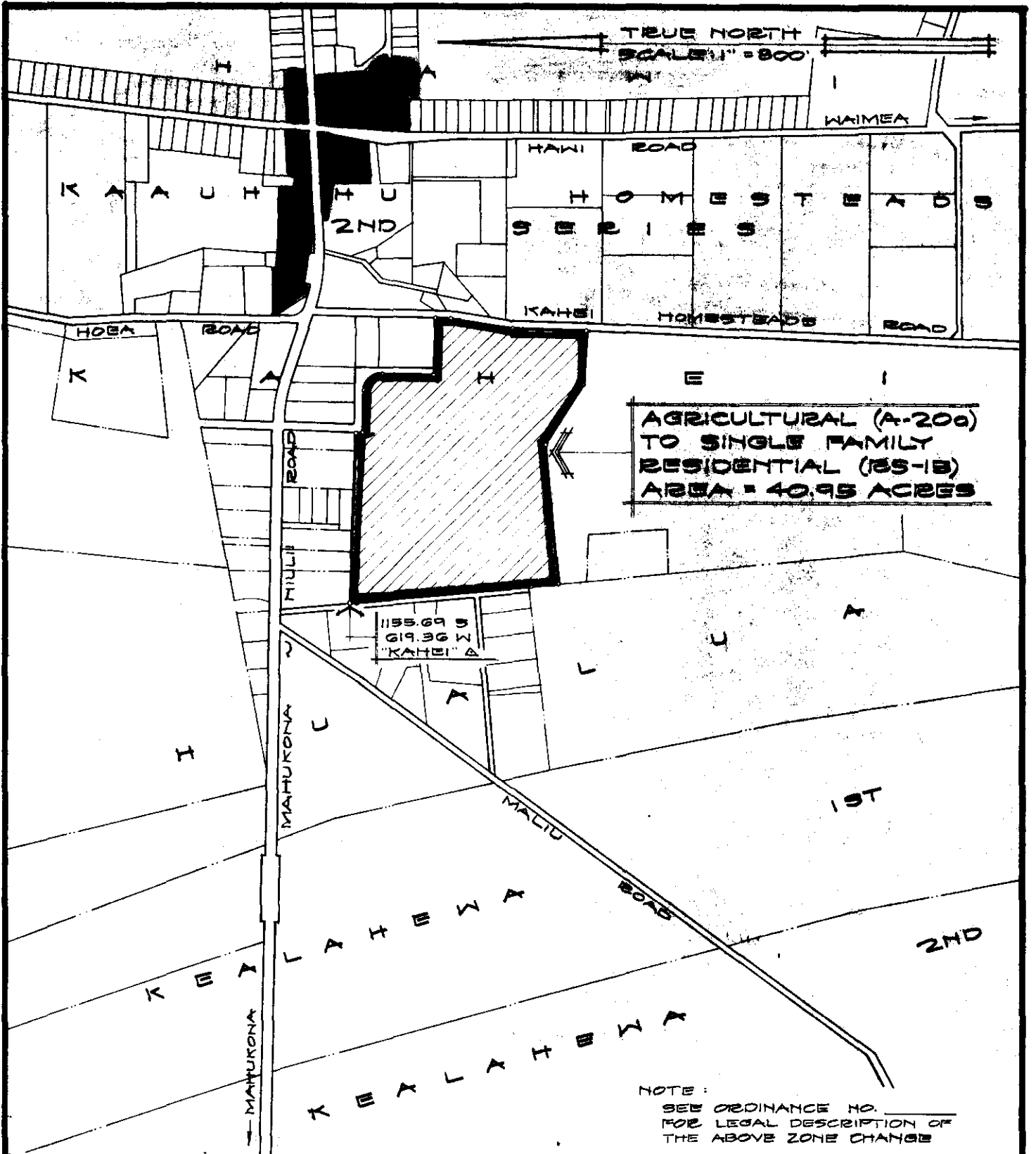
Effective date: August 2, 1973



**AMENDMENT TO THE COUNTY ZONING ORDINANCE**

AMENDMENT NO. 11 OF SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, PORTION OF ORDINANCE NO. 109, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII.

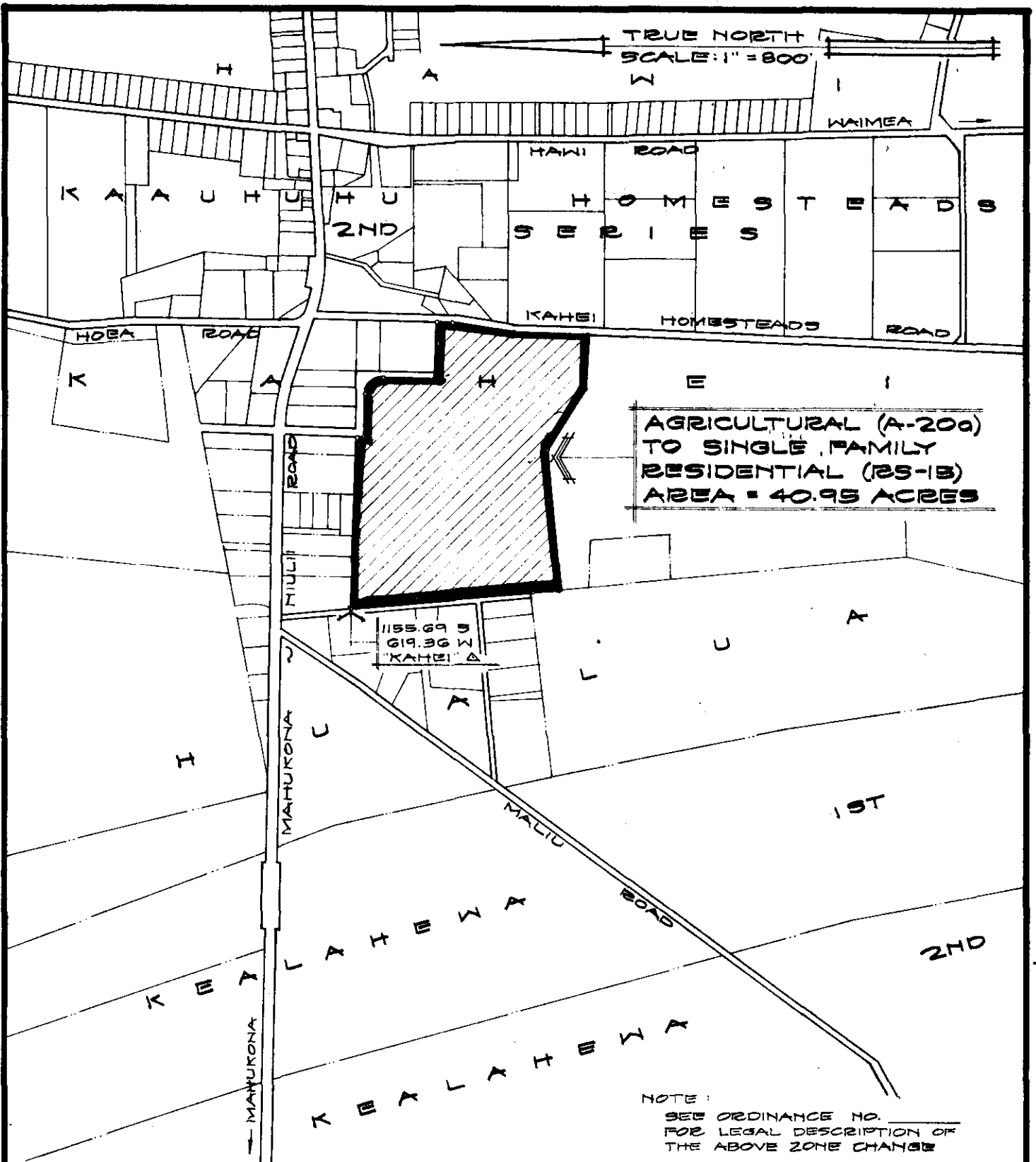
DATE OF PUBLIC HEARING: MAY 31, 1973  
 DATE OF APPROVAL:  
 ORDINANCE NO.:  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII



**AMENDMENT TO THE COUNTY ZONING ORDINANCE**

AMENDMENT NO. II OF SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, PORTION OF ORDINANCE NO. 109, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-200) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 31, 1973  
 DATE OF APPROVAL:  
 ORDINANCE NO.:  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII



## AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 11 OF SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP, PORTION OF ORDINANCE NO. 109, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: MAY 31, 1973  
 DATE OF APPROVAL:  
 ORDINANCE NO.:  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

Hilo, Hawaii  
 Date: July 3, 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		
	8		1

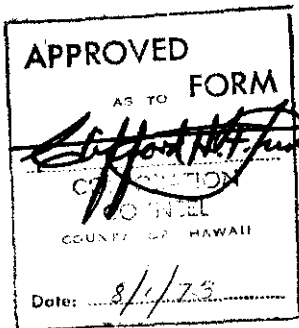
Publication Date: July 9, 1973

Hilo, Hawaii  
 Date: July 18, 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		
	7		2

Publication Date: August 7, 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 2ND day of  
August, 1973

Shunichi Kimura  
 Mayor, County of Hawaii

Bill No. 1004  
 Reference: C-334/PRDC-12  
 M.B. No. 272  
 Ord. No. 599

Bill No. 1004 - 1973

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS 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-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-03:25, 26 & PORTION OF 19.

This Bill amends the North and South Kohala Districts Zone Map by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-15) at Kahe, N. Kohala.

Date Introduced: July 3, 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.

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on July 3, 1973, by the following aye and no vote:

AYES: Councilmen De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 8.

NOES: None.

ABSENT AND EXCUSED: Councilman Carpenter - 1.

**Bill No. 1004 - 1973**  
AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS 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-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-03:25, 26 & PORTION OF 19.

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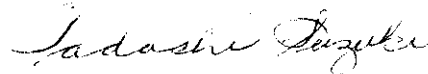
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AYES: Councilmen De Luz, Farias, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada—8.

NOES: None.

ABSENT AND EXCUSED: Councilman Carpenter—1.

Tadashi Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII



COUNTY CLERK  
COUNTY OF HAWAII



ORDINANCE NO. 599  
(Bill No.1004-1973)

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS 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-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-03:25, 26 & PORTION OF 19.

Date Approved: July 18, 1973  
Date Effective: August 2, 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.

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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 18, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 7.

NOES: None.

ABSENT AND EXCUSED: Councilmen Farias and Fujii - 2.

**AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS 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-20a) TO SINGLE FAMILY RESIDENTIAL (RS-15) AT KAHEI, NORTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 5-5-03:25, 26 & PORTION OF 19.**

Date Approved: July 18, 1973  
Date Effective: August 2, 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 July 18, 1973, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada - 7.

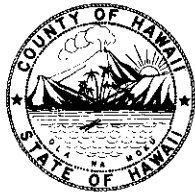
NOES: None.

ABSENT AND EXCUSED: Councilmen Farias and Fujii - 2.

TADASHI SUZUKI  
COUNTY CLERK  
COUNTY OF HAWAII

*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. 1004 passed by  
the County Council on second and final reading.

*Tadashi Suzuki*

COUNTY CLERK

Encl.

Dated: July 30, 1973