

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 47

AN ORDINANCE AMENDING SECTION 7.28, THE SOUTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), VILLAGE COMMERCIAL (CV-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AT PEPEEKEO AND MAKAHANALOA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-8-07: PORTION OF 3 AND 6.

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

SECTION 1. Section 7.28 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

7.28(c-1) The district classifications of the following areas situated at Pepeekeo and Makahanaloa, South Hilo, Hawaii, shall be Single Family Residential (RS-10 outlined as No. 1 and No. 3 on Exhibit A), Village Commercial (CV-10 outlined as No. 2 on Exhibit A), Multiple Family Residential (RM-3.5 outlined as No. 4 on Exhibit A) and Open (O outlined as No. 5 on Exhibit A) and being more particularly described in Exhibits 1-5, attached hereto and by reference incorporated herein.

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the applicant, Mauna Kea Sugar Company, Inc., or its related subsidiary, submit a subdivision plan for areas to be subdivided and secure tentative approval of the proposed subdivision within one (1) year from the date of approval of the change of zone, and also assume the responsibility for securing its final subdivision approval; (B) all future rezoning to implement the applicant's Kulaimano master plan be withheld pending the development and incorporation of an agreement, a copy of which is attached hereto and made a part hereof, by the applicant to assure single-family residential development of the subject area. Said agreement shall require the approval of the Planning Director and the Corporation Counsel, and shall be filed with the Bureau of Conveyances, State of Hawaii, upon being signed; (C) the multiple family residential zoned area be developed into two (2) increments. The first zoning increment shall consist of thirteen (13) acres and the second, the remaining area. The effective date of zoning for the second multiple zoned increment shall be after development has occurred on the first increment. Development is defined as building permit issued for multiple residential units and construction partially completed - partially completed in the sense of having roofs on a minimum of fifteen (15) per cent of the units within the first increment; (D) construction within the commercial zoned area commence within three (3) years of the date of approval of the change of zone request; (E) a minimum of ten (10) acres as indicated on the master plan be held in reserve for a school/playground site; (F) a minimum area of twenty-two (22) acres be set aside within the subject area for park and other recreational purposes. The exact location and configuration of the area shall be determined at the time of subdivision by the appropriate agencies and mutually agreed upon by the applicant. The park area shall

remain in private ownership and maintenance until such time that the applicant decides to dedicate the area and accepted by the County; (G) a channelized intersection be constructed from the Hawaii Belt Highway into the subject area; (H) curbs, gutters, and sidewalks be provided within the Commercial and Multiple Family Residential zoned areas; and (I) all other applicable regulations, including the "Plan Approval" process be complied with. Should any of the foregoing conditions not be met, rezoning of the property to its former zoning 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:

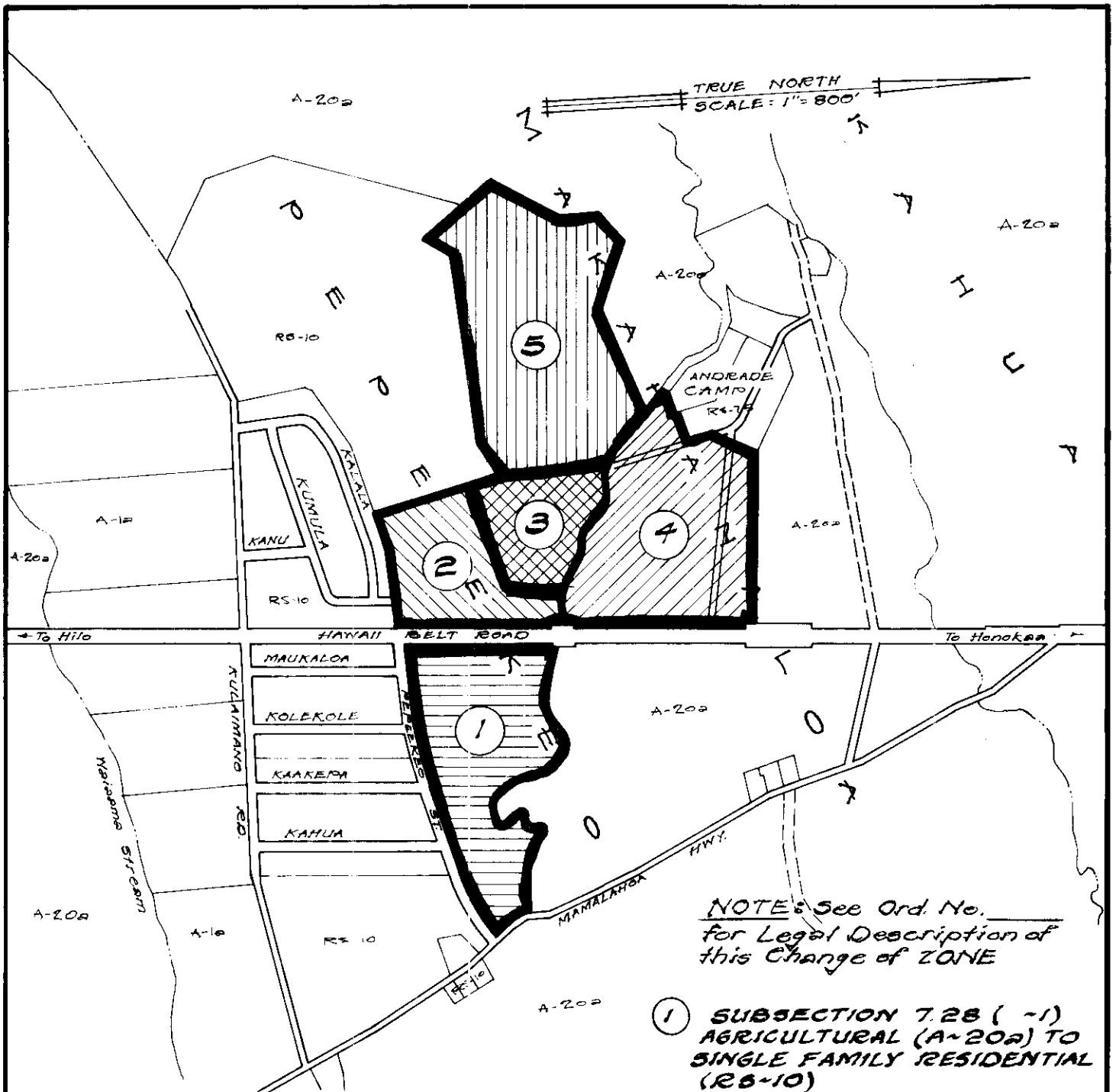

COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: June 19, 1974

Date of Adoption: July 3, 1974

Effective Date: July 9, 1974



NOTE: See Ord. No. _____
for Legal Description of
this Change of ZONE

- ① SUBSECTION 7.28 (-1)
AGRICULTURAL (A-20a) TO
SINGLE FAMILY RESIDENTIAL
(RS-10)
- ② SUBSECTION 7.28 (-2)
AGRICULTURAL (A-20a) TO
VILLAGE COMMERCIAL (CV-10)
- ③ SUBSECTION 7.28 (-3)
AGRICULTURAL (A-20a) TO
SINGLE FAMILY RESIDENTIAL
(RS-10)
- ④ SUBSECTION 7.28 (-4)
AGRICULTURAL (A-20a) TO
MULTIPLE FAMILY RESIDENTIAL
(RM-3.5)
- ⑤ SUBSECTION 7.28 (-5)
AGRICULTURAL (A-20a) TO
OPEN (O)

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. _____ OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.28, THE SOUTH HILO DISTRICT ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5), VILLAGE COMMERCIAL (CV-10), AND OPEN (O) AT MAKAHANALOA & PEPEKEO, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: JUNE 14, 1974
DATE OF APPROVAL: _____
ORDINANCE NO. _____
PREPARED BY: PLANNING DEPT.
County of Hawaii

KULAIMANO HEIGHTS - UNIT VI (RS-10)

Being portion of R. P. 7192,
L. C. Av. 8559-B, Apanas 17 and 18 to Wm. C. Lunalilo
Pepeekeo and Makahanaloa, South Hilo, Hawaii

Beginning at a point in the centerline of Waimaauou Stream at the northwest corner of this parcel of land and on the east side of Hawaii Belt Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 126.49 feet South and 1881.69 feet East, and running by azimuths measured clockwise from true South:

Along the centerline of Waimaauou Stream in all its windings, the direct azimuth and distance between points on said centerline being:

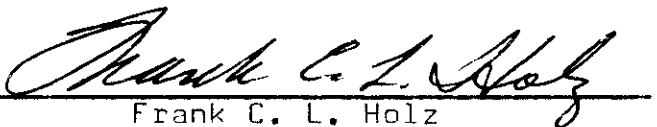
1.	289° 00'	39.94 feet; thence following along the centerline of Waimaauou Stream in all its windings, the direct azimuths and distances between points on said centerline for the next twenty (20) courses being:
2.	299° 28'	106.86 feet;
3.	288° 23'	103.39 feet;
4.	275° 40'	104.93 feet;
5.	260° 19' 20"	77.95 feet;
6.	227° 20'	90.63 feet;
7.	259° 15'	63.00 feet;
8.	350° 20'	73.85 feet;
9.	335° 06' 15"	69.39 feet;
10.	315° 26'	297.65 feet;
11.	307° 42'	67.44 feet;
12.	290° 40'	99.68 feet;
13.	227° 10'	57.33 feet;
14.	179° 31'	142.76 feet;
15.	224° 40'	84.63 feet;

- | | | | |
|-----|------|---------|---|
| 16. | 309° | 50' | 127.24 feet; |
| 17. | 305° | 10' | 54.53 feet; |
| 18. | 290° | 20' | 41.77 feet; |
| 19. | 261° | 15' | 127.50 feet; |
| 20. | 267° | 00' | 89.37 feet; |
| 21. | 274° | 00' | 30.00 feet to a point on the westerly side of Mamalahoa Highway; |
| 22. | 347° | 42' | 74.00 feet along the westerly side of Mamalahoa Highway; |
| 23. | 319° | 51' | 117.40 feet along the southwesterly side of Mamalahoa Highway; thence following along Pepeekeo Street (proposed) on a curve to the right having a radius of 20.00 feet, the chord azimuth and distance being: |
| 24. | 5° | 40' 28" | 23.69 feet; thence following along the north side of Pepeekeo Street (proposed) on a curve to the right having a radius of 715.00 feet, the chord azimuth and distance being: |
| 25. | 63° | 38' 43" | 300.89 feet; |
| 26. | 75° | 47' 30" | 553.27 feet along the north side of Pepeekeo Street (proposed) and Pepeekeo Street; thence following along the north side of Pepeekeo Street on a curve to the right having a radius of 2675.00 feet, the chord azimuth and distance being: |
| 27. | 82° | 16' 45" | 604.48 feet; |
| 28. | 88° | 46' | 165.67 feet along the north side of Pepeekeo Street; thence following along Pepeekeo Street on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being: |
| 29. | 136° | 21' | 44.30 feet to a point on the east side of Hawaii Belt Road; |

30. 183° 56'

820.36 feet along the east side of Hawaii
Belt Road to the point of beginning
and containing an area of 18.730
acres, a little more or less.

MURRAY, SMITH & ASSOCIATES, LTD.

By 
Frank C. L. Holz
Registered Surveyor

Hilo, Hawaii
June 18, 1974

KULAIMANO HEIGHTS SCHOOL LOT (RS-10)

Being portion of R. P. 7192,
L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunailo
Pepeekeo and Makahanaloa, South Hilo, Hawaii

Beginning at the south corner of this parcel, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 644.74 feet South and 813.52 feet East, and running by azimuths measured clockwise from true South:

Along the remainder of R. P. 7192,
L. C. Aw. 8559-B, Apanas 17 and 18
to Wm. C. Lunailo, for the next
fourteen (14) courses:

- | | | |
|-----|---------------|---|
| 1. | 165° 04' | 147.99 feet; |
| 2. | 243° 04' | 59.03 feet along the centerline of an un-named stream; |
| 3. | 197° 20' 20" | 611.37 feet to a point on the centerline of Waimaauou Stream; thence along said centerline of Waimaauou Stream in all its windings for the next five (5) courses: |
| 4. | 245° 58' | 130.00 feet; |
| 5. | 297° 39' | 83.00 feet; |
| 6. | 327° 25' | 190.00 feet; |
| 7. | 252° 41' | 108.00 feet; |
| 8. | 301° 54' 30" | 171.00 feet; |
| 9. | 3° 56' | 291.61 feet; thence along a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being: |
| 10. | 40° 17' 14" | 35.57 feet; thence along a curve to the left having a radius of 540.00 feet, the chord azimuth and distance being: |
| 11. | 73° 29' 29.5" | 59.34 feet; |

12. 70° 20' 31" 392.54 feet; thence along a curve to the right having a radius of 2970.00 feet, the chord azimuth and distance being:
13. 72° 42' 15.5" 244.84 feet;
14. 75° 04' 37.48 feet to the point of beginning and containing an area of 8.486 acres, a little more or less.

MURRAY, SMITH & ASSOCIATES, LTD.

By Frank C. L. Holz
Frank C. L. Holz
Registered Surveyor

Hilo, Hawaii
June 18, 1974

KULAIMANO HEIGHTS COMMERCIAL AREA (CV-10)

Being portion of R. P. 7192,
L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunalilo
Pepeekeo and Makahanaloa, South Hilo, Hawaii

Beginning at the southeast corner of this parcel of land, the northeast corner of Lot 12, Kulaimano Heights, File Plan 978, and on the west side of Hawaii Belt Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 1011.00 feet South and 1740.68 feet East, and running by azimuths measured clockwise from true South:

1. 87° 04' 413.00 feet along the north line of
Kulaimano Heights, File Plan 978;
2. 75° 00' 232.60 feet along the northwest line of
Kulaimano Heights, File Plan 978;
3. 165° 04' 503.71 feet along the remainder of R. P.
7192, L. C. Aw. 8559-B, Apanas 17
and 18 to Wm. C. Lunalilo; thence
following along the remainder of
R. P. 7192, L. C. Aw. 8559-B,
Apanas 17 and 18 to Wm. C. Lunalilo
for the next five (5) courses:

On a curve to the left having a
radius of 2970.00 feet, the chord
azimuth and distance being:
4. 251° 31' 19.5" 122.34 feet;
5. 250° 20' 31" 392.54 feet; thence on a curve to the
right having a radius of 540.00
feet, the chord azimuth and
distance being:
6. 253° 29' 29.5" 59.34 feet; thence on a curve to the
left having a radius of 30.00
feet, the chord azimuth and
distance being:
7. 220° 17' 14" 35.57 feet;
8. 183° 56' 291.61 feet to a point in the centerline
of Waimaauou Stream; thence
following along the centerline
of Waimaauou Stream in all its
windings, the direct azimuths

and distances between points on
said centerline for the next four
(4) courses being:

- | | | |
|-----|----------|--|
| 9. | 291° 26' | 68.96 feet; |
| 10. | 275° 47' | 75.00 feet; |
| 11. | 243° 25' | 65.00 feet; |
| 12. | 284° 20' | 44.00 feet to a point on the west side
of Hawaii Belt Road; |
| 13. | 3° 56' | 67.00 feet along the west side of Hawaii
Belt Road; |
| 14. | 273° 56' | 10.00 feet along Hawaii Belt Road; |
| 15. | 3° 56' | 835.56 feet along the west side of Hawaii
Belt Road to the point of beginning
and containing an area of 11.314
acres. |

MURRAY, SMITH & ASSOCIATES, LTD.

By *Frank C. L. Holz*
Frank C. L. Holz
Registered Surveyor

Hilo, Hawaii
June 18, 1974

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Murray, Smith & Associates, Ltd.

REGISTERED SURVEYORS

HILO, HAWAII

P. O. BOX 863

OFFICE PHONE 935-9725

KULAIMANO HEIGHTS UNIT VIII (RM 3.5)

Being portion of R. P. 7192,
L. C. Av. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo
Pepeekeo and Makahanaloa, South Hilo, Hawaii

Beginning at the northwest corner of this parcel, being also the east corner of the addition to Lot 18, Andrade Camp, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 988.16 feet North and 893.06 feet East, and running by azimuths measured clockwise from true South:

1. 273° 56' 982.76 feet along the remainder of R. P. 7192, L. C. Av. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo;
2. 3° 56' 1000.75 feet along the west side of Hawaii Belt Road; thence continuing along Hawaii Belt Road for the next two (2) courses:
3. 93° 56' 10.00 feet;
4. 3° 56' 33.00 feet to a point in the centerline of Waimaauou Stream; thence along the centerline of Waimaauou Stream in all its windings, the direct azimuths and distances between points on said centerline for the next twelve (12) courses being:
5. 104° 20' 44.00 feet;
6. 63° 25' 65.00 feet;
7. 95° 47' 75.00 feet;
8. 111° 26' 68.96 feet;
9. 121° 54' 30" 171.00 feet;
10. 72° 41' 108.00 feet;
11. 147° 25' 190.00 feet;
12. 117° 39' 83.00 feet;
13. 65° 58' 130.00 feet;
14. 120° 44' 219.00 feet;
15. 133° 45' 212.00 feet;

16. 129° 26' 163.44 feet;
17. 219° 15' 47.47 feet along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo, to the southwest corner of Lot K, Addition to Andrade Camp;
18. 255° 28' 314.18 feet along the southerly line of said Lot K, along a 16-foot road, along a 30-foot road easement, and along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo;
19. 165° 28' 255.06 feet along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo; thence on a curve to the left having a radius of 146.95 feet, the chord azimuth and distance being:
20. 161° 54' 13" 18.27 feet to a point on the southwesterly line of the addition to Lot 18, Andrade Camp; thence along said addition to said Lot 18 for the next two (2) courses:
21. 289° 45' 5.29 feet;
22. 209° 51' 160.82 feet to the point of beginning and containing an area of 22.784 acres, a little more or less.

MURRAY, SMITH & ASSOCIATES, LTD.

By *Frank C. L. Holz*
 Frank C. L. Holz
 Registered Surveyor

Hilo, Hawaii
 June 18, 1974

KULAIMANO HEIGHTS PARK (OPEN AREA)

Being portion of R. P. 7192,
L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo
Pepeekeo and Makahanaloa, South Hilo, Hawaii

Beginning at the east corner of this parcel, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 108.58 feet North and 1010.21 feet East, and running by azimuths measured clockwise from true South:

1. 17° 20' 20" 611.37 feet along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo;
2. 63° 04' 59.03 feet along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo, to a point in the centerline of an unnamed stream; thence running along the centerline of said un-named stream in all its windings, the direct azimuth and distance between points on said centerline being:
3. 84° 34' 30" 1074.42 feet; thence along the remainder of R. P. 7192, L. C. Aw. 8559-B, Apanas 17 and 18 to Wm. C. Lunaliilo for the next ten (10) courses:
4. 31° 44' 165.08 feet;
5. 50° 42' 30" 15.03 feet;
6. 140° 42' 30" 434.00 feet;
7. 214° 03' 30" 413.69 feet;
8. 180° 34' 242.99 feet;
9. 233° 50' 194.50 feet;
10. 289° 48' 30" 432.00 feet;
11. 246° 51' 586.00 feet;
12. 313° 45' 30" 212.00 feet along the centerline of Waimaauou Stream;
13. 300° 44' 219.00 feet along the centerline of Waimaauou Stream to the point of beginning and containing an area of 26.521 acres, a little more or less.

MURRAY, SMITH & ASSOCIATES, LTD.

By Frank C. L. Holz
Frank C. L. Holz
Registered Surveyor

Hilo, Hawaii
June 18, 1974

F2206-H

EXHIBIT 5

FH: rmy

Murray, Smith & Associates, Ltd.

REGISTERED SURVEYORS

HILO, HAWAII

Hilo, Hawaii

Date: June 19, 1974

FIRST READING			
	AYES	NOES	A/E
Carpenter			EX
De Luz	x		
Farias			AB
Fujii	x		
Hisaoka	x		
Kawahara	x		
Matayoshi	x		
Yadao	x		
Chr. Yamada	x		
	7		2

Publication Date: June 26, 1974

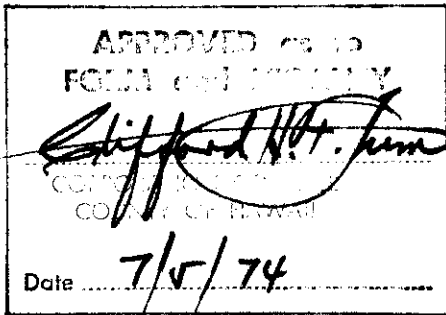
Hilo, Hawaii

Date: July 3, 1974

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter			EX.
De Luz	X		
Farias	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Matayoshi	X		
Yadao	X		
Chr. Yamada	X		
	8		1

Publication Date: JUL 10 1974

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



Rafael M. Yamada

Council Chairman

Tadashi Suzuki

County Clerk

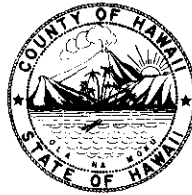
Approved/Disapproved this 9th day of July, 1974

Megumi Aoki

FOR Mayor, County of Hawaii

Bill No. 55
Reference: _____
M.B. No. _____
Ord. No. _____

Tadashi Suzuki
COUNTY CLERK



Robert Shioji
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Bruce McCall
~~Mayor Kenneth K. Kono~~
County of Hawaii
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 55 passed by
the County Council on second and final reading.

Tadashi Suzuki
COUNTY CLERK

Encl.

Dated: July 3, 1974

Ka'u Development Company, Inc.
P. O. Box 1801
Hilo, Hawaii 96720

Gentlemen:

I, (We), _____,
the prospective purchaser(s) of Lot No. _____, Wainaku Addition, Increment
No. _____, acknowledge that the following terms and/or conditions shall apply
to said lot and shall be effective as additions to those covenants set forth in the
standard deed to be utilized for the sale of lots within Wainaku Addition, Incre-
ments 1-B and 2.

1. The Grantee shall commence the construction of a residential structure
on said Lot within twenty-four (24) months of the effective date of the
deed thereto and complete the structure within thirty-six (36) months
unless otherwise approved by the Grantor in writing.
2. No building shall be erected, placed or altered on said Lot without
using entirely new materials.
3. In the event that the Grantee should, at the date of completion of the
house, be occupying plantation rental housing, the Grantee shall
promptly vacate the same, it being understood that one of the consid-
erations for the execution hereof is to supersede the present plantation
rental situation with a more modern home ownership plan. In the
event that the house is not completed within the time hereinabove
required, or such extension of time as may be required because of
war, strike, act of God, or other reasons beyond the control of the
Grantee, Mauna Kea Sugar Company, Inc. may, in addition to all
other remedies herein provided, require the Grantee to vacate such
rental housing.

You will have the same remedies for breach of the foregoing as for breach of
any other covenant in the deed and in addition in case of a breach of condition
(1) above, you will have the right to repurchase the lot, free of all encum-
brances, at the same price as I am paying for it (without interest) upon notice
being given within thirty (30) days after the expiration of the thirty-six (36)
month period referred to above.

The Grantor shall not be obligated to comply with the aforementioned con-
ditions on other lots within this subdivision retained by it and the Grantor may
sell other lots in this subdivision without imposing these terms and conditions.

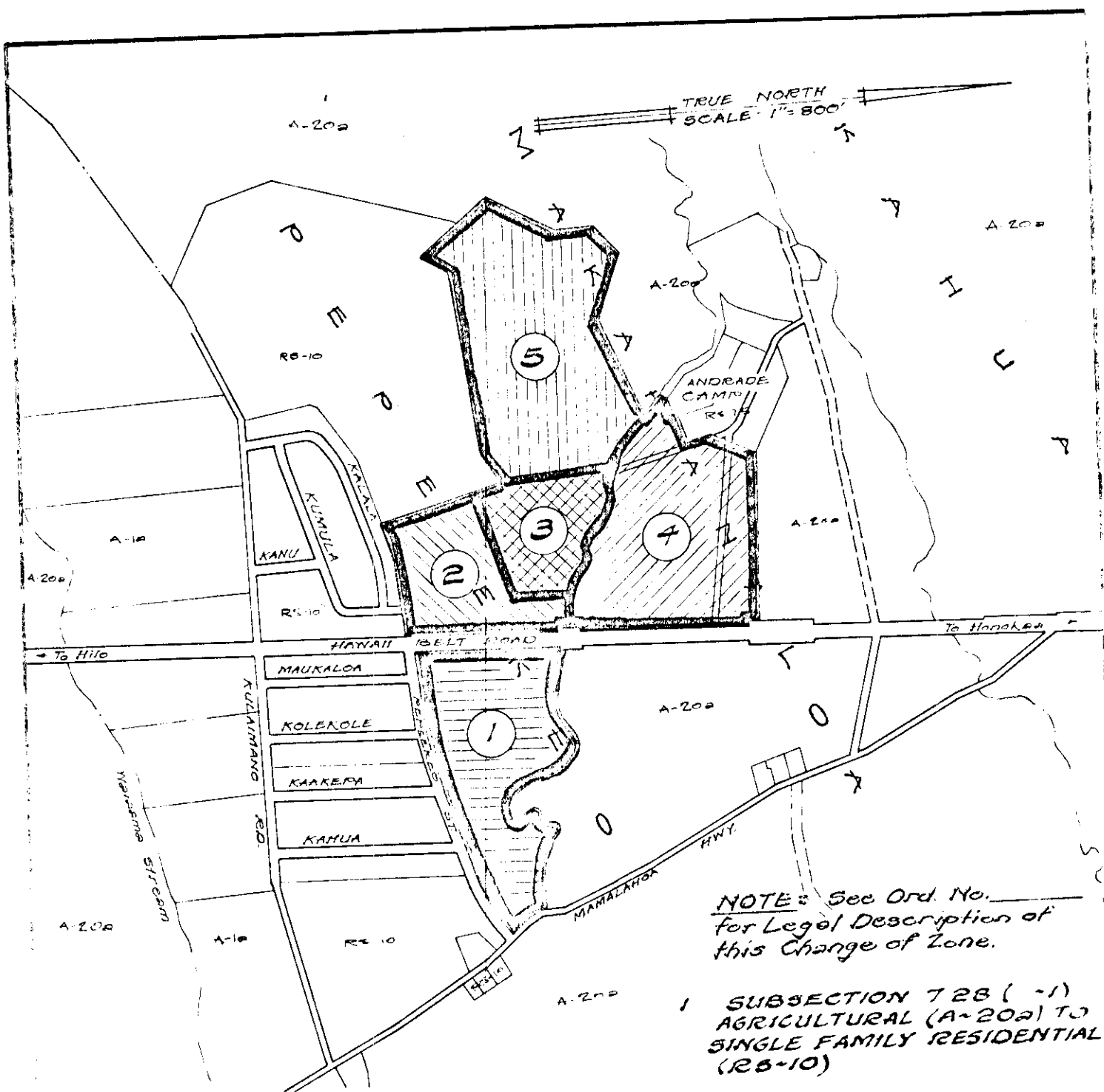
The provisions herein set forth shall run with the land and any subsequent purchasers of this lot shall be advised by me of the conditions set forth in this letter of agreement.

(Date)

(Signature)

(Signature)

(Signature)



NOTE: See Ord. No. _____
for Legal Description of
this Change of Zone.

- 1 SUBSECTION 7.28 (-1)
AGRICULTURAL (A-20a) TO
SINGLE FAMILY RESIDENTIAL
(RS-10)
- 2 SUBSECTION 7.28 (-2)
AGRICULTURAL (A-20a) TO
VILLAGE COMMERCIAL (CV-10)
- 3 SUBSECTION 7.28 (-3)
AGRICULTURAL (A-20a) TO
SINGLE FAMILY RESIDENTIAL
(RS-10)
- 4 SUBSECTION 7.28 (-4)
AGRICULTURAL (A-20a) TO
MULTIPLE FAMILY RESIDENTIAL
(RM-3.5)
- 5 SUBSECTION 7.28 (-5)
AGRICULTURAL (A-20a) TO
OPEN (O)

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. _____ OF CHAPTER 8 (ZONING CODE), ARTICLE
2, SECTION 7.28, THE SOUTH HILO DISTRICT ZONE MAP,
CHANGING THE DISTRICT CLASSIFICATION FROM
AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL
(RS-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5), VILLAGE
COMMERCIAL (CV-10), AND OPEN (O) AT MAKAHANALOA &
PEPEKEO, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: JUNE 14, 1974
DATE OF APPROVAL:
ORDINANCE NO. _____
PREPARED BY: PLANNING DEPT.
County of Hawaii

June 18, 1974

GENERAL INFORMATION ON
KULAIMANU RURAL RENTAL HOUSING

The Kulaimanu apartment project is being developed through the Farmers Home Administration under its rural housing loan program. The Kulaimanu project will benefit from an interest credit provision wherein the effective interest on the loan to the project is reduced down to equal a 1% interest rate.

C. Brewer and Company owners of the land, upon receiving proper zoning and subdivision approval will sell at cost approximately five (5) acres of land to Barney Corporation and Kerri Corporation, of Idaho, who in turn will sponsor, build, rent and manage on a limited profit basis 62 apartment units in 10 buildings. The cost of the project is estimated at 1.4 million dollars.

There will be 6-one bedroom units, 48-two bedroom units and 8-three bedroom units. Tenants must meet income qualification. Typical rents, including utilities, would be approximately \$126 a month for a one (1)-bedroom unit, \$150 a month for a two (2)-bedroom unit, and \$165 a month for a three (3)-bedroom unit.

KA'U DEVELOPMENT COMPANY, INC.

Goal:

To provide lots at a reasonable price for employees of Mauna Kea Sugar Company, Ka'u Sugar Company and the Hilo Coast Processing Company so that we can eventually close out the existing fragmented camps and get the plantation out of the housing business. In addition, it is our desire to offer the same opportunity to employees of other Brewer and subsidiary companies and eventually to the public. Subdivision effort is concentrated in Kulaimano, Wainaku, Pahala, and Naalehu.

We are also faced with the problem of securing adequate housing for Senior Citizens and low income employees.

Senior Citizens:

The elderly housing project in Pahala is the only project of this nature that has been completed.

A survey made by Bill Baldwin on March 23, 1973 indicated that we have 142 houses occupied by pensioners at Mauna Kea in the following villages:

<u>Village</u>	<u>Pensioner-Tenant</u>	<u>Single</u>	<u>w/Wife</u>	<u>w/Other Dependents</u>
Amauulu	23	(5)	(17)	(1)
Onomea	9	(5)	(4)	-
Andrade	8	(6)	(2)	-
Maukaloa	3	(3)	-	-
Pepeekeo	37	(15)	(15)	(5)
Honomu	9	(6)	(2)	(1)
Hakalau	47	(18)	(16)	(13)
Ninole	6	-	-	-
Total	142	(58)	(58)	(20)

On February 9, 1973 Ka'u Development Company transported 144 of Mauna Kea's Senior Citizens to Ka'u to acquaint them with the elderly housing project in Pahala to get them interested in a new life style so that it might be easier to relocate them when the time comes. The area designated for Senior Citizens Housing in Kulaimano is shown as increment VIII or P.U.D. on the attached map.

Low Income Housing:

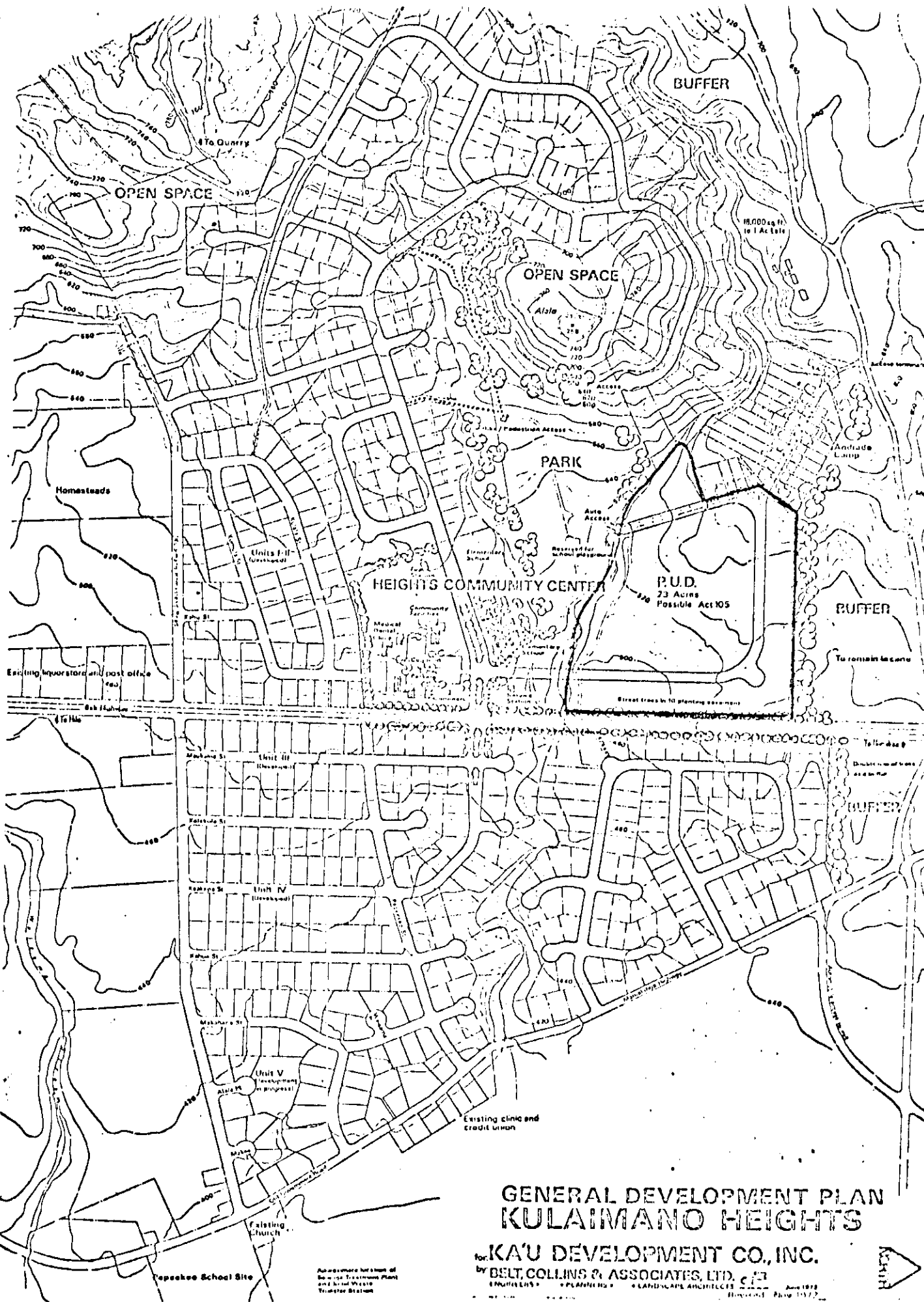
We are interested in providing housing for low income employees. Out of 137 tenants (regular employees), 71 individuals earned less than \$8,000 in 1972 and another 27

earned between \$8,000 and \$9,000 that same year. The area under consideration for low income housing is also in the P.U.D. area.

Schedule of Camp Closing:

As a part of the water pollution abatement program, Mauna Kea Sugar Company is committed to the State Department of Health to close Amaulu, Onomea, Honomu, and Ninole by the end of 1974 and the principal camps of Pepeekeo and Hakalau by 1975.

July 23, 1973



GENERAL DEVELOPMENT PLAN KULAIMANO HEIGHTS

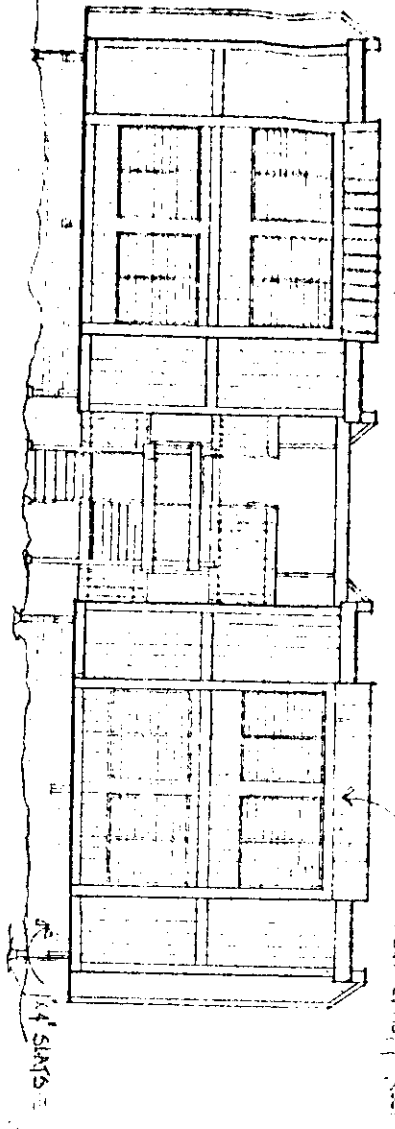
for: **KAU DEVELOPMENT CO., INC.**
 by: **DELT, COLLINS & ASSOCIATES, LTD.**

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

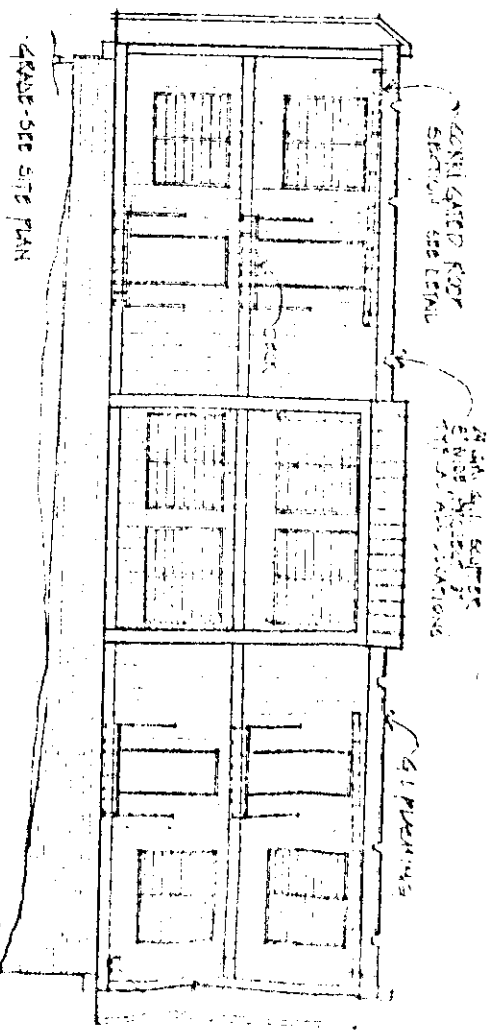
Arrangement for lines of
 Sewage Treatment Plant
 and Solid Waste
 Transfer Station

June 1972
 Revised May 1973

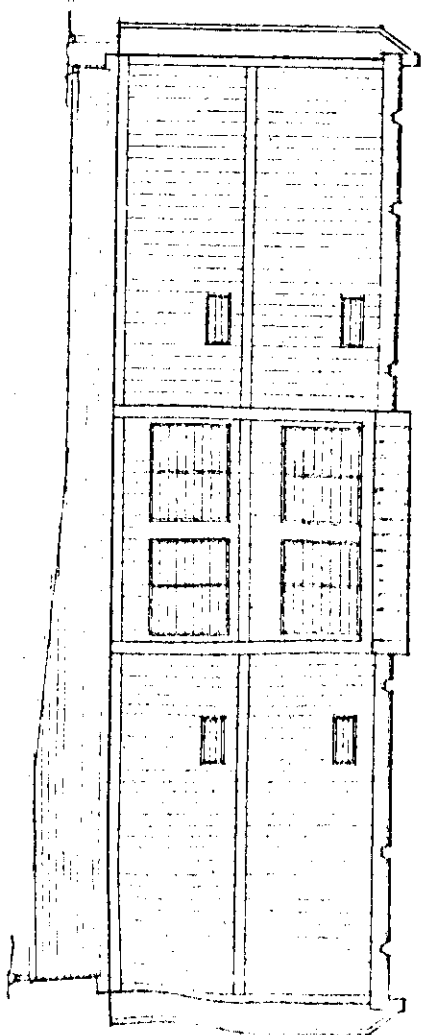




FRONT ELEVATION
SCALE 8"=1'-0"



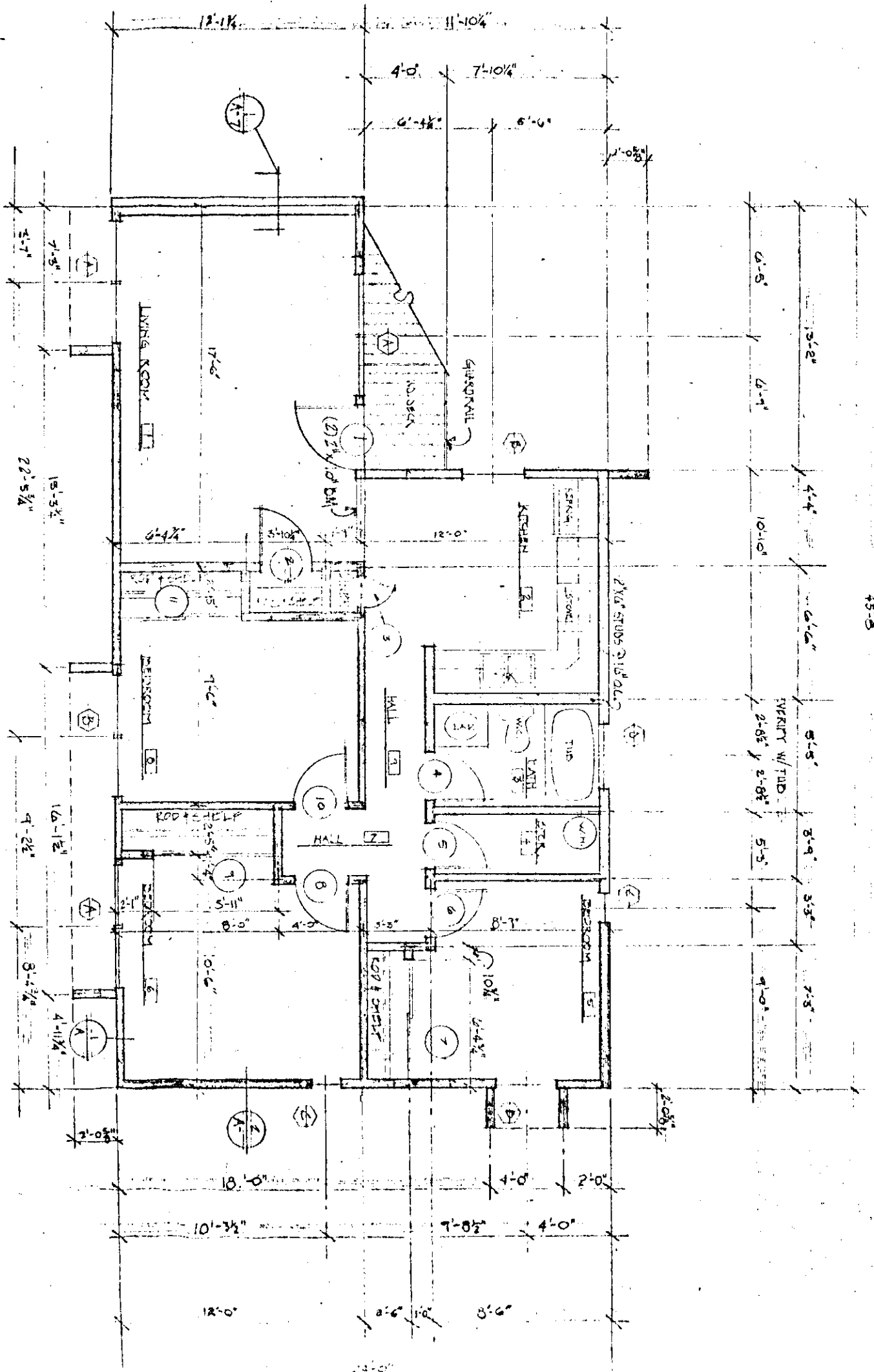
SIDE ELEVATION
SCALE 8"=1'-0"



REAR ELEVATION
SCALE 8"=1'-0"

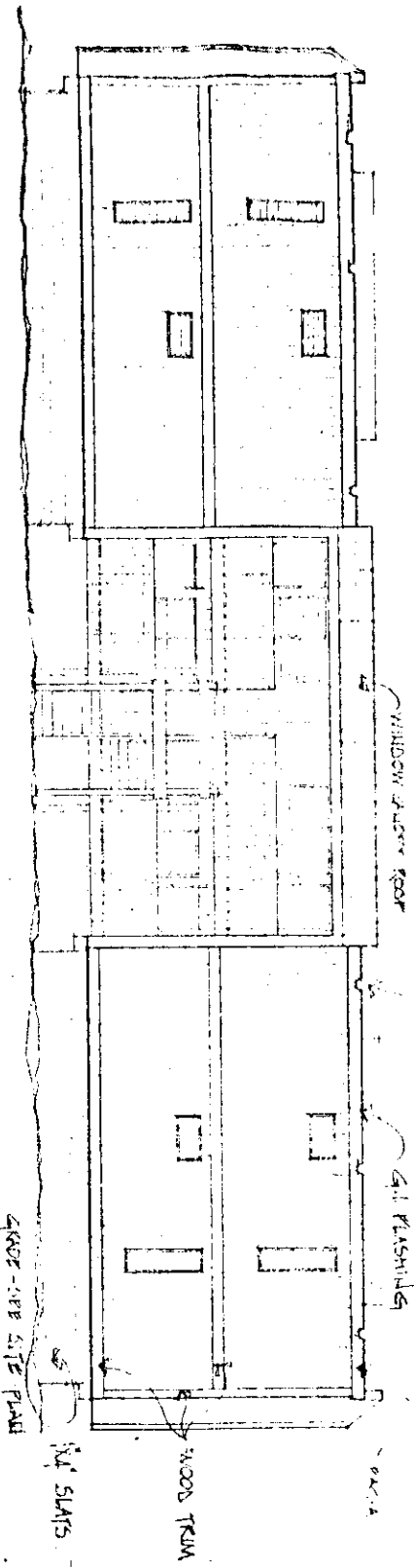
GRADE-SEE SITE PLAN

NOTE:
 NORTH ARROW FOR ROOM
 DIMENSIONS SHOWN
 ARE IN DECIMALS
 REFERENCE ONLY.



FLOOR PLAN
 THREE BEDROOM APARTMENT (370 SQ.FT.)
 SCALE 1/4" = 1'-0"

24 GA. GAL. SCAFFOLD
5" WIDE PROTECTIVE
TYPICAL ALL ELEVATIONS.

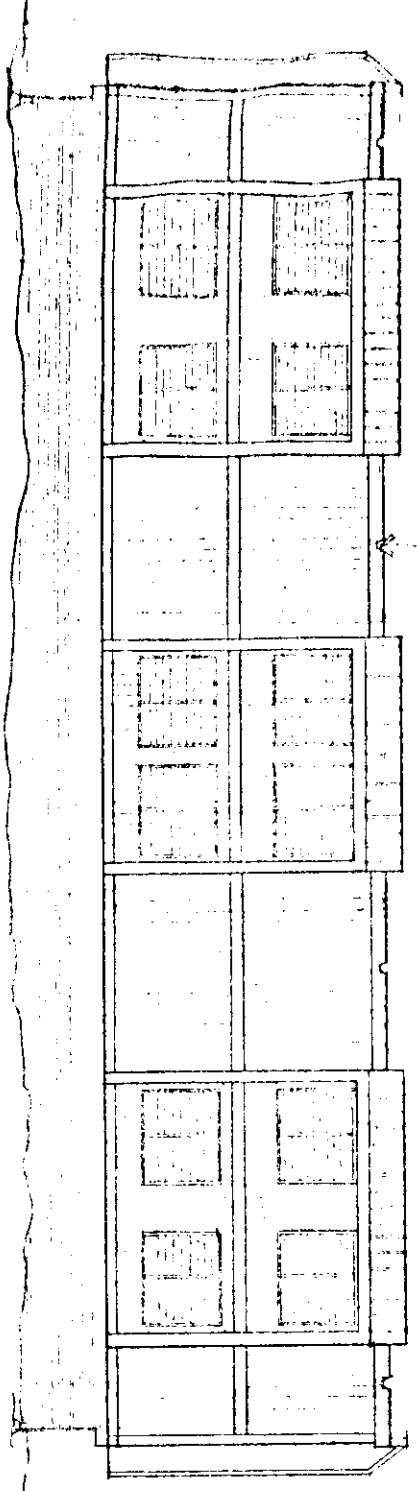
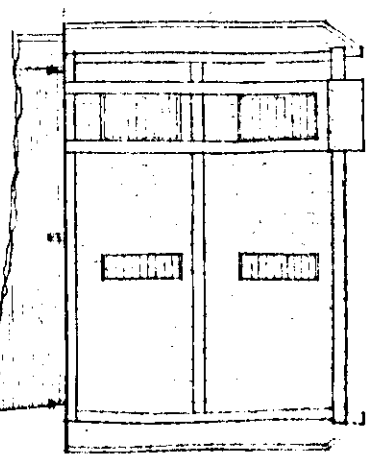


FRONT ELEVATION

SCALE 1/8"=1'-0"

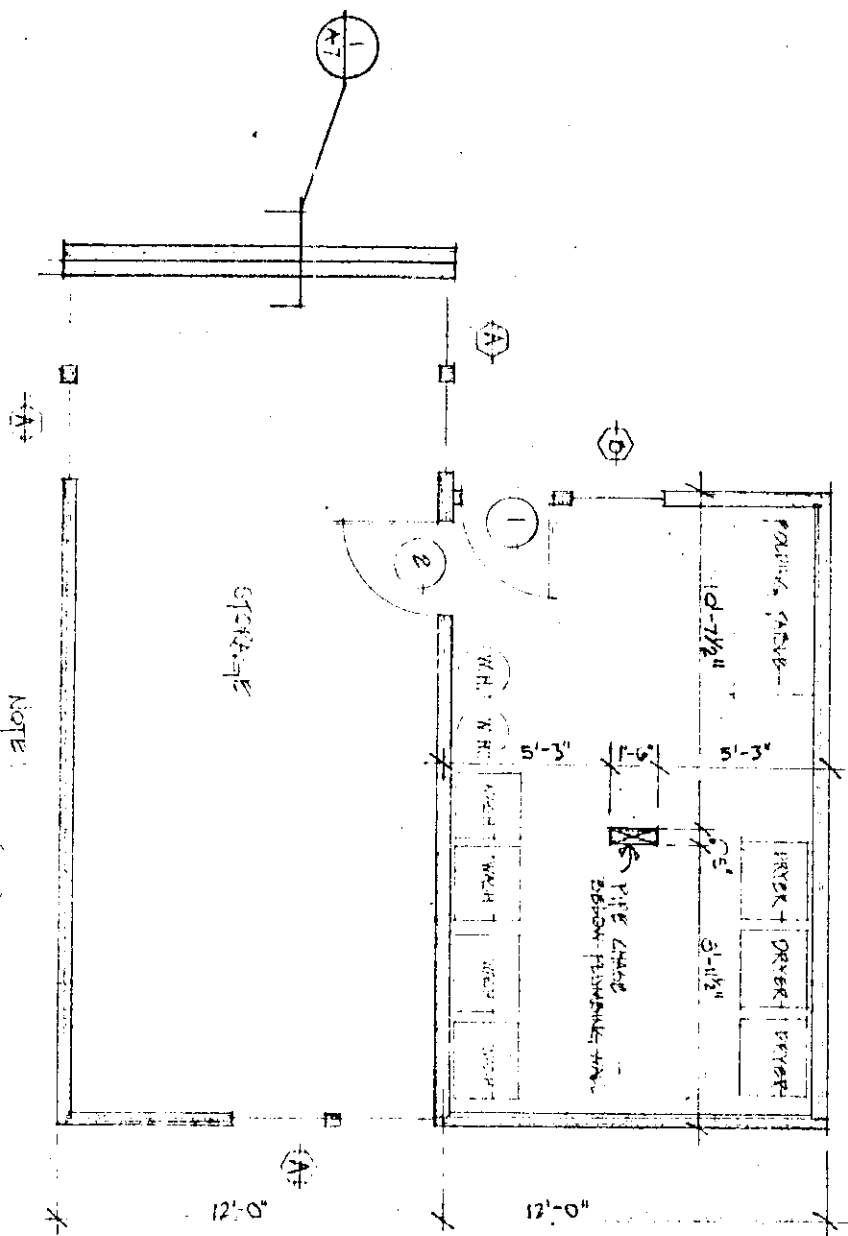
SIDE ELEVATION

SCALE 1/8"=1'-0"



REAR ELEVATION

SCALE 1/8"=1'-0"



NOTE:
DIMENSIONS (TTC) OF
CUT APPROX PLAN
ON OUTSIDE

FLOOR PLAN

12'-0" x 12'-0"

575 SQ. FT.

Bill No. 55 - 1974

AN ORDINANCE AMENDING SECTION 7.28, THE SOUTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), VILLAGE COMMERCIAL (CV-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AT PEPEEKEO AND MAKAHANALOA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-8-07: PORTION OF 3 AND 6.

This Bill proposes to amend Section 7.28, the South Hilo District Zone Map of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-10), Village Commercial (CV-10), Multiple Family Residential (RM-3.5) and Open (O) at Pepeekeo and Makahanaloa, South Hilo, Hawaii, covered by tax map key 2-8-07: Portion of 3 and 6.

Date Introduced: June 19, 1974

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 19, 1974, by the following aye and no vote:

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

NOES: None.

ABSENT AND EXCUSED: Councilman Farias - 1.

ABSTAINED FROM VOTING: Councilman Carpenter - 1.

ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), VILLAGE COMMERCIAL (CV-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AT PEPEEKEO AND MAKAHANALOA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-8-07: PORTION OF 3 AND 6.

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Date Introduced: June 19, 1974

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 19, 1974, by the following aye and no vote:

AYES: Councilmen De Luz, Fujii, Hisaoka, Kawahara, Matayoshi, Yadao and Chairman Yamada—7.

NOES: None
ABSENT AND EXCUSED: Councilman Farias—1.

ABSTAINED FROM VOTING: Council Carpenter—1.

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

(182—Hawaii Tribune-Herald:
June 26, 1974.)

Tadashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 47
(Bill No. 55-1974)

AN ORDINANCE AMENDING SECTION 7.28, THE SOUTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), VILLAGE COMMERCIAL (CV-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AT PEPEEKEO AND MAKAHANALOA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-8-07: PORTION OF 3 AND 6.

Date Approved: July 3, 1974
Date Effective: July 9, 1974

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 3, 1974, by the following aye and no vote:

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

NOES: None.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

7.28. THE SOUTH HILO DISTRICT ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-20a) TO SINGLE FAMILY RESIDENTIAL (RS-10), VILLAGE COMMERCIAL (CV-10), MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AT PEPEEKEO AND MAKAHANALOA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-8-07: PORTION OF 3 AND 6.

Date Approved: July 3, 1974
Date Effective: July 9, 1974

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 3, 1974, by the following aye and no vote:

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

NOES: None.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

Ted Suzuki
COUNTY CLERK
COUNTY OF HAWAII

(881-Hawaii Tribune-Herald:
July 12, 1974.)



COUNTY CLERK
COUNTY OF HAWAII