

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 83

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-08:PORTION OF 17.

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

SECTION 1. Section 7.02 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.02(6-1). The district classification of the following area situated at Kealakehe, North Kona, Hawaii, shall be Multiple Family Residential (RM-5):

Beginning at the Northwest corner of this parcel of land, being also on the Southerly side of Grant 3456 to McDougall, Ili of Papaakoko, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAHUOLU" being 9,756.32 feet North and 12,848.12 feet East and thence running by azimuths measured clockwise from True South:

- |    |          |   |
|----|----------|---|
| 1. | 284° 00' | 71.08 feet along Grant 3456 to McDougall, Ili of Papaakoko;   |
| 2. | 271° 00' | 168.00 feet along Grant 3456 to McDougall, Ili of Papaakoko;  |
| 3. | 271° 30' | 580.04 feet along Grant 3456 to McDougall, Ili of Papaakoko;  |
| 4. | 335° 06' | 618.44 feet along the Southwest side of 60-foot Government road reserve;  |
| 5. | 65° 06'  | 726.00 feet along the remainder of the Government land of Kealakehe;  |
| 6. | 155° 06' | 994.36 feet along the remainder of the Government land of Kealakehe to the point of beginning and containing an area of 13.316 Acres. |

"7.02(6-2). The district classification of the following area situated at Kealakehe, North Kona, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Southeast corner of this parcel of land, being also the West corner of the Low-Cost Housing Project site (C.S.F. 15,920), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAHUOLU" being 8,123.48 feet North and 13,877.27 feet East and thence running by azimuths measured clockwise from True South:

1. 65° 06' 430.00 feet along the remainder of the Government land of Kealakehe;
  2. 155° 06' 920.00 feet along the remainder of the Government land of Kealakehe;
  3. 245° 06' 184.00 feet along the remainder of the Government land of Kealakehe;
  4. 335° 06' 684.90 feet along the remainder of the Government land of Kealakehe;
  5. 245° 06' 706.00 feet along the remainder of the Government land of Kealakehe;
- Thence on a curve to the left, with a radius of 20.00 feet, the chord azimuth and distance being:
6. 200° 06' 28.28 feet;
  7. 335° 06' 100.00 feet along the Southwest side of 60-foot Government road reserve;
- Thence on a curve to the left, with a radius of 20.00 feet, the chord azimuth and distance being:
8. 110° 06' 28.28 feet;
  9. 65° 06' 440.00 feet along the remainder of the Government land of Kealakehe;
- Thence on a curve to the left, with a radius of 20.00 feet, the chord azimuth and distance being:
10. 20° 06' 28.28 feet;
  11. 335° 06' 155.10 feet along the remainder of the Government land of Kealakehe to the point of beginning and containing an area of 5.881 Acres.

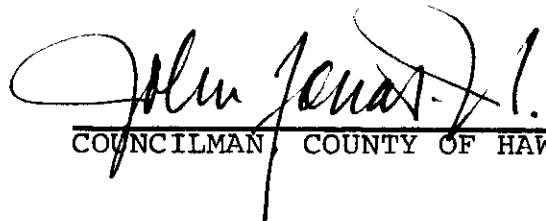
"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the area requested for a change to a Single Family Residential - 10,000 square foot (RS-10) zoned district be incorporated with the adjacent proposed State Subdivision; and (B) the 13.3-acre area requested for a change to a Multiple Residential - 5,000 square foot (RS-5) zoned district be developed jointly with the existing 11.4 acres of RM-5 zoned lands in two increments. The first increment shall consist of a maximum of fifteen (15) acres and the second increment, the remaining area. The effective date of zoning for the second increment shall be after development has occurred on the first increment. Development is defined as building permit issued for multiple residential units and partially completed - partially completed in the sense of having roofs on a minimum of fifteen (15) per cent of the units for the entire area of 24.7 acres. Should 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:

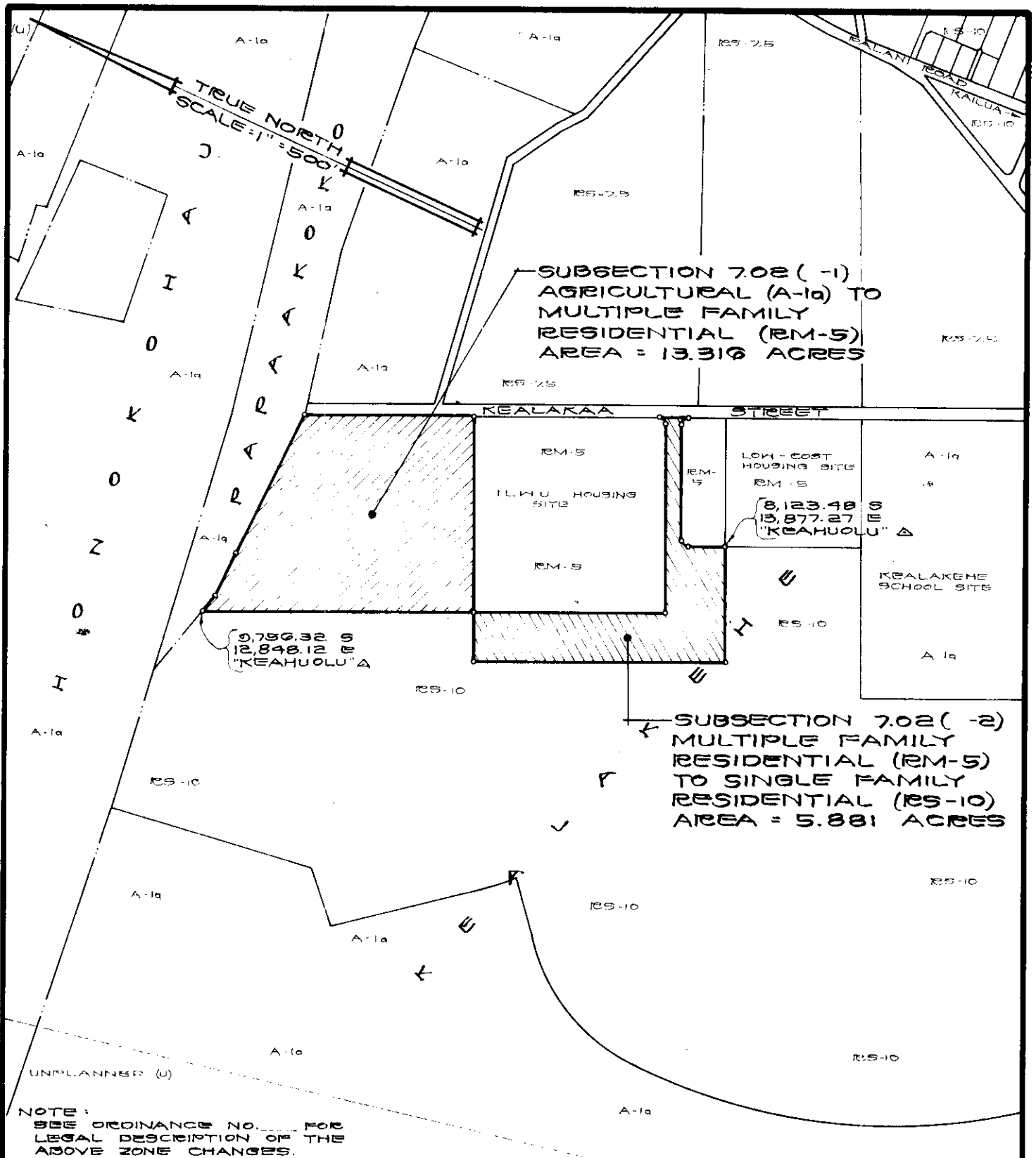
  
\_\_\_\_\_  
COUNCILMAN, COUNTY OF HAWAII

Kona, Hawaii

Date of Introduction: December 4, 1974

Date of Adoption: December 18, 1974

Effective Date: December 27, 1974



## AMENDMENT TO THE ZONING CODE

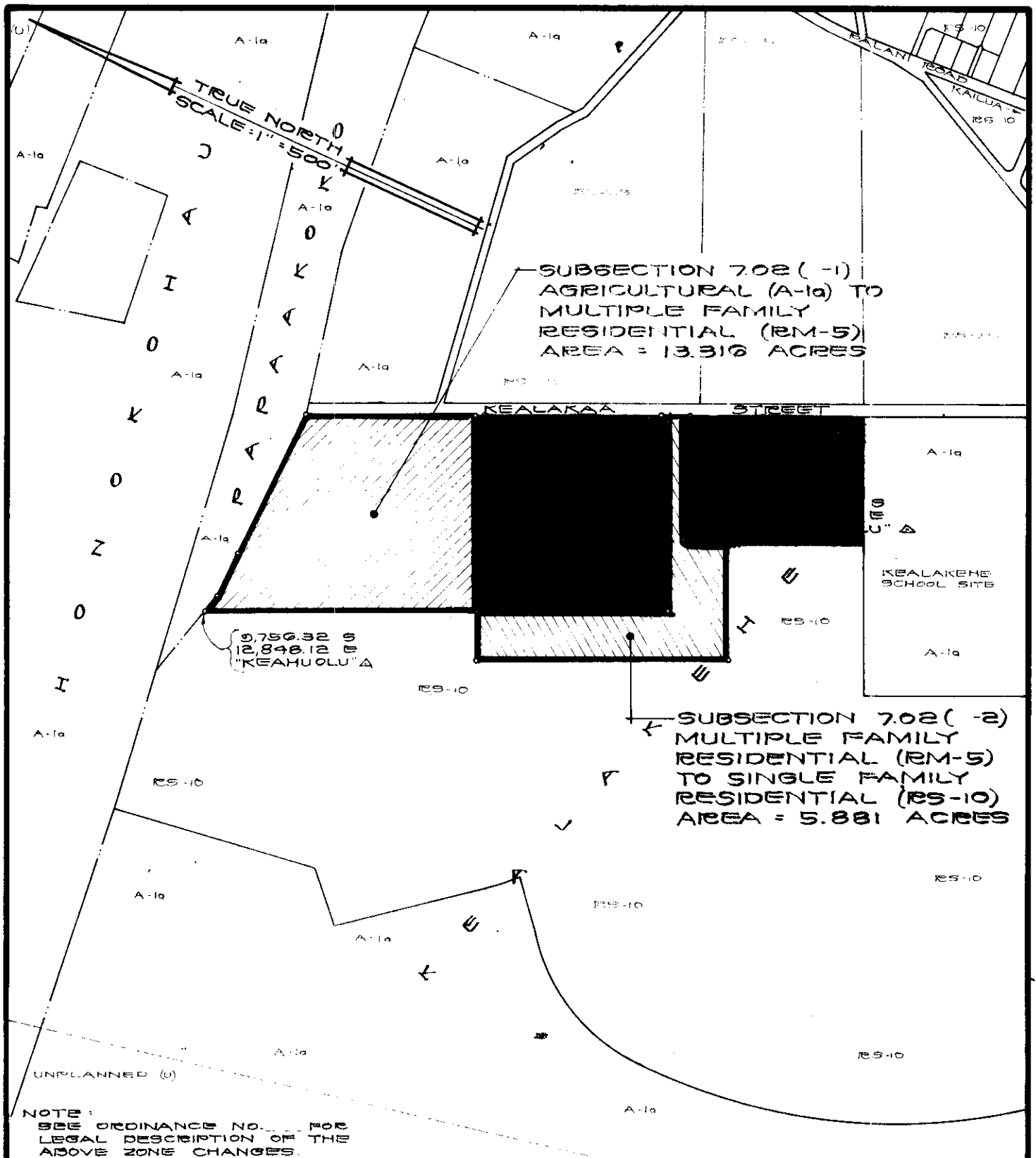
AMENDMENT NO. \_\_\_\_\_ OF CHAPTER 8 (ZONING CODE),  
ARTICLE 2, SECTION 7.02, THE NORTH KONA ZONE  
MAP, CHANGING THE DISTRICT CLASSIFICATION  
FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY  
RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY  
RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL  
(RS-10) AT KEALAKEHE, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: OCT. 17, 1974

DATE OF APPROVAL:

ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII



## AMENDMENT TO THE ZONING CODE

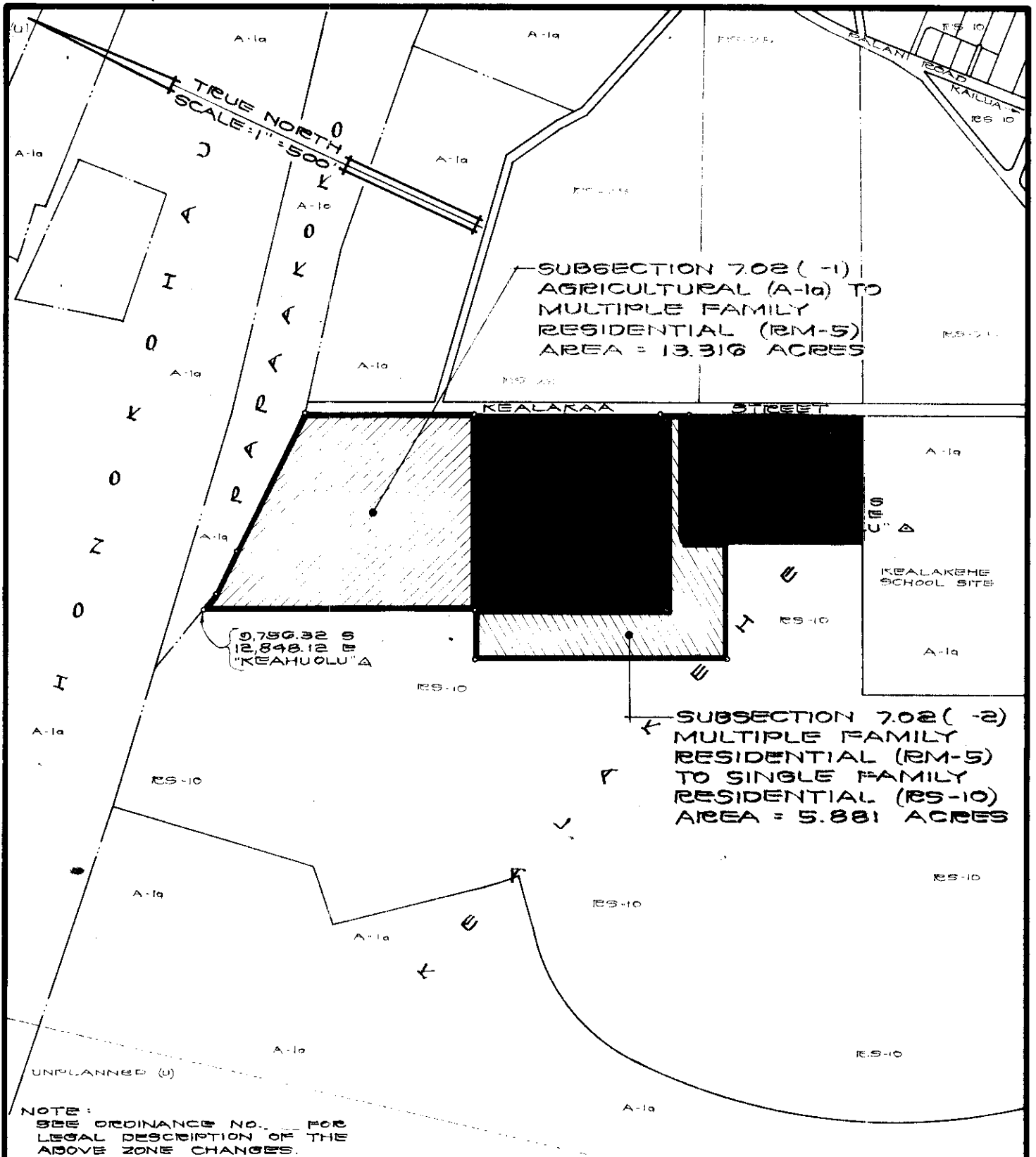
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DATE OF PUBLIC HEARING: OCT. 17, 1974

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ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT  
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DATE OF PUBLIC HEARING: OCT. 17, 1974

DATE OF APPROVAL:

ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII



Bill No. 92 - 1974

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-08:PORTION OF 17.

This Bill amends Section 7.02, the North Kona Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-1a) to Multiple Family Residential (RM-5) and from Multiple Family Residential (RM-5) to Single Family Residential (RS-10) at Kealakehe, N. Kona.

Date Introduced: December 4, 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.

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on December 4, 1974, by the following ye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Levin and Chairman Yamada - 7.

NOES: None.

ABSENT AND EXCUSED: Councilwoman Yadao - 1.

Bill No. 92 - 1974  
AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-08:PORTION OF 17.

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Date Introduced: December 4, 1974  
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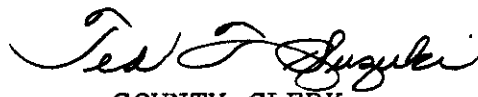
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AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Levin and Chairman Yamada - 7.

NOES: None.

ABSENT AND EXCUSED: Councilwoman Yadao - 1.

TED T. SUZUKI  
COUNTY CLERK  
COUNTY OF HAWAII

  
COUNTY CLERK  
COUNTY OF HAWAII



ORDINANCE NO. 83  
(Bill No. 92-1974)

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-08:PORTION OF 17.

Date Approved: December 18, 1974  
Date Effective: December 27, 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.

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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on December 18, 1974, by the following aye and no vote:

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

NOES: None.

  
DEPUTY COUNTY CLERK  
COUNTY OF HAWAII

HAWAII COUNTY CODE AS AMENDED BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO MULTIPLE FAMILY RESIDENTIAL (RM-5) AND FROM MULTIPLE FAMILY RESIDENTIAL (RM-5) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KEALAKEHE, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-4-08:PORTION OF 17.

Date Approved: December 18, 1974  
Date Effective: December 27, 1974

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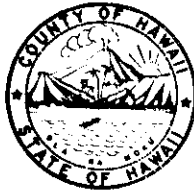
I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on December 18, 1974, by the following aye and no vote:

AYES: Councilmen Carpenter, DeLuz, Fujii, Hisaoka, Kawahara, Levin, Yadao and Chairman Yamada—8.

NOES: None.

R. F. Shioji  
DEPUTY COUNTY CLERK  
COUNTY OF HAWAII  
(908—Hawaii Tribune-Herald:  
Jan. 3, 1975.)

Ted T. Suzuki  
COUNTY CLERK



Robert Shioji  
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK  
COUNTY OF HAWAII  
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 92  
passed by the County Council on second and final  
reading.

*Ted T. Suzuki*

COUNTY CLERK

Encl.

Dated: DEC 1 1971