

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 531

AN ORDINANCE AMENDING SECTION 7.02 THE NORTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST & 2ND, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-6-13:24.

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

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

"7.02 (vv). The district classification of the following area situated at Holualoa 1st & 2nd, North Kona, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a pipe at the southeast corner of this parcel of land on the southwest side of Kuakini Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAHELO" being 1,464.59 feet South and 5,081.41 feet East and running by azimuths measured clockwise from True South:

1. 57° 00' 30" 1,295.88 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 43 to V. Kamamalu to a pipe; thence along the middle of Kuakini Great Wall, being also the remainder of R.P. 4475, L.C. Aw. 7713, Apana 43 to V. Kamamalu for the next six (6) courses, the direct azimuths and distances between points being:
2. 146° 53' 69.54 feet to a "+" cut in stone;
3. 139° 23' 72.19 feet to a "+" cut in stone;
4. 145° 08' 39.42 feet to a "+" cut in stone;
5. 148° 54' 138.54 feet to a "+" cut in stone;
6. 156° 34' 30" 93.53 feet to a "+" cut in stone;

7.	147° 27'		166.76 feet to an old pipe in concrete; thence along the middle of stonewall along R.P. 7819, L.C. Aw. 8559-B:8 to Wm. C. Lunailo for the next twenty-one (21) courses, the direct azimuths and distances between points being:
8.	226° 55'	30"	85.51 feet to a pipe;
9.	224° 43'		41.90 feet to a pipe;
10.	216° 54'	30"	37.08 feet to a pipe;
11.	229° 33'		42.62 feet to a pipe;
12.	254° 26'		34.87 feet to a pipe;
13.	242° 38'		27.23 feet to a pipe;
14.	230° 34'		43.91 feet to a "+" cut in rock;
15.	237° 45'		34.42 feet to a pipe;
16.	240° 34'	30"	54.70 feet to a "+" cut in rock;
17.	221° 11'		63.31 feet to a pipe;
18.	232° 28'		24.88 feet to a pipe;
19.	229° 06'		95.44 feet to a pipe;
20.	235° 45'	30"	38.41 feet to a pipe;
21.	228° 39'		41.62 feet to a pipe;
22.	229° 05'		43.58 feet to a "+" cut in rock;
23.	234° 53'	30"	40.96 feet to a pipe;
24.	242° 03'		37.06 feet to a pipe;
25.	235° 02'		82.81 feet to a pipe;
26.	223° 18'	30"	39.01 feet to a pipe;
27.	236° 48'	30"	42.82 feet to a pipe;
28.	218° 21'		13.92 feet to a pipe; thence along the southwest side of Kuakini Highway, along a curve to the right with a radius of 4,543.66 feet, the chord azimuth and distance being:
29.	300° 32'	16.5"	746.56 feet to the point of beginning and containing an area of 16.605 Acres.

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

"This ordinance shall take effect forthwith upon the conditions that (A) the area be zoned in two (2) increments. The first increment shall consist of a maximum of ten (10) contiguous acres, and the second, the remaining area. 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 single family residential units and construction partially completed in the sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 16.6 acres. In lieu of the actual construction of the dwelling units in the first increment, the petitioners or their authorized representative may enter into an agreement with the Planning Department which would bond and assure the County that the dwellings would be constructed within a given period. In doing so, development of the second increment may proceed prior to the actual construction of the dwelling in the first increment. Such agreement shall meet with the approval of the Corporation Counsel and the Planning Director; (B) the petitioners/representative submit a subdivision plan for the first increment and secure tentative approval within one (1) year from the effective date of the change of zone. The petitioners/representative shall also be responsible for securing final subdivision approval for both increments; (C) a hydrologic/drainage study be prepared by the petitioners/representative and be submitted with the subdivision plans for the first increment to the Planning Director and Chief Engineer; (D) curbs, gutters, and sidewalks be constructed within the proposed subdivision; (E) the subdivision road hookup to Kuakini Highway shall meet with the requirements of the State Department of Transportation, Land

Transportation Facilities Division; (F) access to the proposed lots shall be from the interior subdivision roadway(s). No direct access to the lots shall be permitted from Kuakini Highway; (G) one (1) of the proposed subdivision roadways, as determined by the Department of Public Works, shall be extended to the north boundary; (H) should it be found feasible and necessary by the appropriate government agencies, a bus stop shall be designated on the final subdivision plat map meeting with the approval of the State Department of Education and the Planning Director. Said bus stop may be in addition to the required road right-of-way; (I) the eastern end of the subject area, upon request of the County, shall be set aside and dedicated to the County, together with any access easements, for drainage and flood control purposes. The exact boundaries of the drainage/flood control area shall be determined at the time of preliminary subdivision review, and dedication, if appropriate, shall take place no later than the dedication of the improvements within the proposed subdivision; (J) all other applicable rules, regulations, and requirements, including those of the Department of Water Supply and the State Department of Health, shall be complied with. Should any of the foregoing not be met, rezoning of the area to its original or more appropriate zoning designation may be initiated."

SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

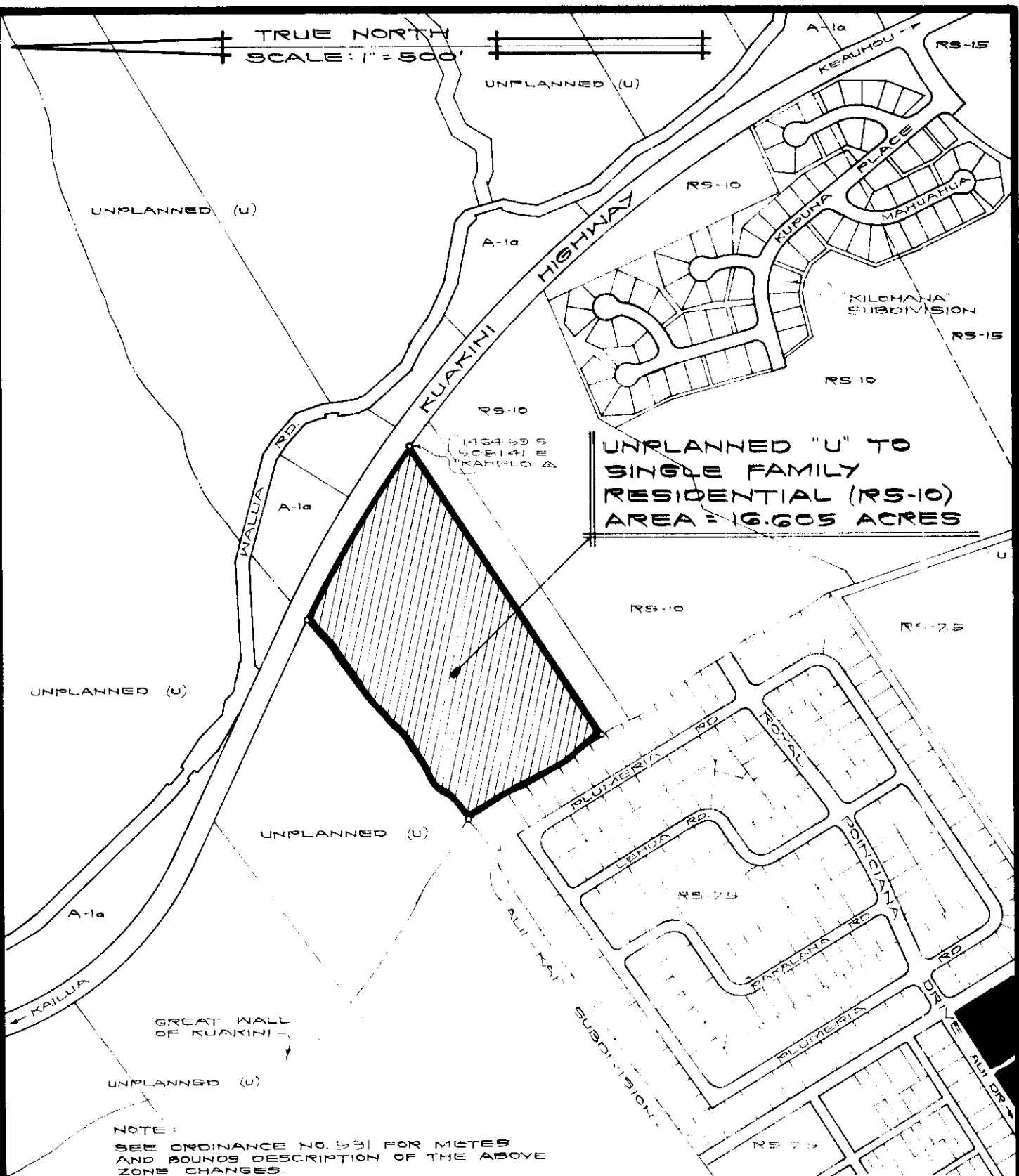

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 23, 1980

Date of Adoption: February 6, 1980

Effective Date: February 12, 1980



AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 48 TO SECTION 7.02, THE NORTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8, (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOGA 1ST AND 2ND, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING : OCT. 11, 1979
 EFFECTIVE DATE : FEB. 12, 1980
 ORDINANCE NUMBER : 531
 PREPARED BY : PLANNING DEPARTMENT
 COUNTY OF HAWAII

TRUE NORTH
SCALE: 1" = 500'

UNPLANNED (U)

UNPLANNED (U)

A-1a

RS-10

1,464.59 S
5,081.41 E
"KAHELO O" Δ

**UNPLANNED "U" TO
SINGLE FAMILY
RESIDENTIAL (RS-10)
AREA = 16.605 ACRES**

UNPLANNED (U)

UNPLANNED (U)

GREAT WALL
OF KUAKINI

UNPLANNED (U)

NOTE:

SEE ORDINANCE NO. 631 FOR METES
AND BOUNDS DESCRIPTION OF THE ABOVE
ZONE CHANGES.

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 43 TO SECTION 7.02, THE NORTH
KONA ZONE MAP ARTICLE 2, CHAPTER 3, (ZONING CODE) OF
THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING
THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO
SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST
AND 2ND, NORTH KONA, HAWAII.

DATE OF PUBLIC HEARING: OCT. 11, 1979
EFFECTIVE DATE: FEB. 13, 1980
ORDINANCE NUMBER: 631
PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TMK: 7-6-13:24

NOV. 6, 1979

EXHIBIT "A"

Hilo, Hawaii
 Date: January 23, 1980

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		
	9	0	

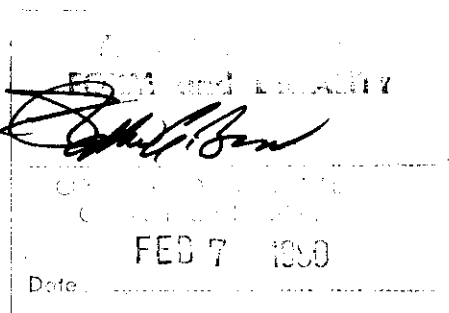
Publication Date: JAN 30 1980

Hilo, Hawaii
 Date: February 6, 1980

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		
	9	0	

Publication Date: _____

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



Stephen K. Yamashiro
 Council Chairman

R. B. Legaspi
 County Clerk

Approved/Disapproved this 12th day of February, 1980

John Matayont
 Mayor, County of Hawaii

Bill No. 567
 Reference: C-1419/PC-135
 M.B. No. _____
 Ord. No. 531

Bill 567 - 1980

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE), HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST & 2ND, N. KONA, COVERED BY TMK: 7-6-13:24.

This Bill amends the North Kona Zone Map by changing the District Classification from Unplanned (U) to Single Family Residential (RS-10) at Holualoa 1st & 2nd, N. Kona.

Date Introduced: January 23, 1980

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 January 23, 1980, by the following aye and no vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Tajiri and Chairman Yamashiro - 9.

NOES: None.

R. B. Legaspi
COUNTY CLERK
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE), HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST & 2ND, N. KONA, COVERED BY TMK: 7-6-13:24. The Bill amends the North Kona Zone Map by changing the District Classification from Unplanned (U) to Single Family Residential (RS-10) at Holualoa 1st & 2nd, N. Kona. Date introduced: January 23, 1980. Copies of this 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 January 23, 1980, by the following aye and no vote:
AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Tajiri and Chairman Yamashiro - 9.
NOES: None.

R. B. LEGASPI
County Clerk
County of Hawaii

ORDINANCE NO. 531
(Bill No. 567-1980)

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST & 2ND, NORTH KONA, HAWAII, COVERED BY MAX MAP KEY 7-6-13:24.

Date Approved: February 6, 1980
Date Effective: February 12, 1980

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 February 6, 1980, by the following aye and no vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Tajiri and Chairman Yamashiro - 9.

NOES: None.

R. B. Leyspi
COUNTY CLERK
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.02, THE NORTH KONA ZONE MAP, CHAPTER 8, ARTICLE 2, OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT HOLUALOA 1ST & 2ND, NORTH KONA, HAWAII, COVERED BY MAX MAP KEY 7-6-13:24.

Date Approved: February 6, 1980
Date Effective: February 12, 1980
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 February 6, 1980, by the following aye and no vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Tajiri and Chairman Yamashiro - 9.

NOES: None.

R. B. LEYSPI
COUNTY CLERK
COUNTY OF HAWAII

(990-HAWAII TRIBUNE/STANDARD: Feb. 22, 1980)