

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 85 5

AN ORDINANCE AMENDING SECTION 25-87 (NORTH KONA ZONE MAP) AND SECTION 25-90 (KAILUA-HONALO URBAN ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO UNPLANNED (U) AND OPEN (O); MULTIPLE FAMILY RESIDENTIAL (RM-3) TO OPEN (O); MULTIPLE FAMILY RESIDENTIAL (RM-3.5) TO UNPLANNED (U); MULTIPLE FAMILY RESIDENTIAL (RM-5.5) TO OPEN (O); UNPLANNED (U) TO MULTIPLE FAMILY RESIDENTIAL (RM-3.5) AND OPEN (O) AND FROM OPEN (O) TO UNPLANNED (U) AT KAHALUU, KEAUHOU 1 AND KEAUHOU 2, NORTH KONA, HAWAII, COVERED BY TAX MAP KEY 7-8-10:PORTION OF 30, 50, 51, 77, 79, 82, 84 and 7-8-21:PORTION OF 87.

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

SECTION 1. Sections 25-87 and 25-90, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, are amended to change the district classifications of properties described hereinafter as follows:

The district classification of the following area situated at Kahaluu and Keauhou 1, North Kona, Hawaii, shall be Unplanned (U):

(PARCEL 1)

Beginning at the North corner of this parcel of land, and on the Easterly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 7489.31 feet North and 4470.17 feet East, thence running by azimuths measured clockwise from True South:

1. 355° 23' 107.46 feet along the remainder of R.P. 6856, L.C. Aw. 7713, Apana 6 to V. Kamamalu;

2. Thence along the remainders of R.P. 6856, L.C. Aw. 7713, Apana 6 to V. Kamamalu, R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the right with a radius of 1530.00 feet, the chord azimuth and distance being:  
 $3^{\circ} 04' 57''$  409.95 feet;
3. Thence along the Easterly side of Kaluna Street, on a curve to the left with a radius of 2430.00 feet, the chord azimuth and distance being:  
 $181^{\circ} 29' 09''$  516.65 feet  
to the point of beginning and containing an Area of 0.045 Acre. (Refer to Parcel 1 as shown on Exhibit "A").

The district classification of the following area situated at Keauhou I, North Kona, Hawaii, shall be Unplanned (U):

(PARCEL 2)

Beginning at the North corner of this parcel of land, and on the Easterly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 6520.90 feet North and 4351.88 feet East, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the right with a radius of 1230.00 feet, the chord azimuth and distance being:  
 $15^{\circ} 02' 58''$  17.72 feet;
2.  $102^{\circ} 30'$  1.15 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;

3. Thence along the Easterly side of Kaluna Street, on a curve to the left with a radius of 2430.00 feet, the chord azimuth and distance being:

198° 45' 14.5" 17.80 feet  
to the point of beginning and  
containing an Area of 10  
Square Feet. (Refer to  
Parcel 2 as shown on  
Exhibit "A")

The district classification of the following area  
situated at Keauhou 1, North Kona, Hawaii, shall be

Unplanned (U):

(PARCEL 3)

Beginning at the South corner of this parcel of land, and on the Easterly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 6208.86 feet North and 4222.44 feet East, thence running by azimuths measured clockwise from True South:

1. Along the Easterly side of Kaluna Street, on a curve to the left with a radius of 2430.00 feet, the chord azimuth and distance being:  
202° 44' 24" 320.07 feet;
2. 282° 30' 1.15 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
3. Thence along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the right with a radius of 1230.00 feet, the chord azimuth and distance being:  
22° 56' 34" 320.27 feet  
to the point of beginning and  
containing an Area of 0.030  
Acre. (Refer to Parcel 3 as  
shown on Exhibit "A").

The district classification of the following area situated at Keauhou 1, North Kona, Hawaii, shall be

Multiple Family Residential (RM-3.5):

(PARCEL 4)

Beginning at the North corner of this parcel of land, and on the Easterly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 6208.86 feet North and 4222.44 feet East, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the right with a radius of 2430.00 feet, the chord azimuth and distance being:  
26° 45' 29" 20.52 feet;
2. 27° 00' 921.05 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
3. 111° 50' 74.80 feet along the remainders of Kaluna Street and R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
4. 211° 30' 928.11 feet along the remainders of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu and Kaluna Street;
5. Thence along the remainder of Kaluna Street, on a curve to the left with a radius of 1230.00 feet, the cord azimuth and distance being:  
210° 57' 42" 23.11 feet to the point of beginning and containing an Area of 0.804 Acre. (Refer to Parcel 4 as shown on Exhibit "A").

The district classification of the following area situated at Keauhou 1, North Kona, Hawaii, shall be

Open (O):

(PARCEL 5)

Beginning at the Southeast corner of this parcel of land, and on the Westerly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 4851.64 feet North and 3514.41 feet East, thence running by azimuths measured clockwise from True South:

1. 73° 52' 29.66 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
2. 176° 10' 50.47 feet along the remainders of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu and R.P. 4575, L.C. Aw. 9700, Apana 2 to Kaaukelemoku;
3. Thence along the remainders of R.P. 4575, L.C. Aw. 9700, Apana 2 to Kaaukelemoku; R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu; and L.C. Aw. 9697, Apana 2 to Nauki, on a curve to the right with a radius of 630.00 feet, the chord azimuth and distance being:  
193° 50' 382.38 feet;
4. 211° 30' 182.11 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
5. 291° 50' 75.42 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
6. 27° 00' 281.94 feet along the Westerly side of Kaluna Street;

7. Thence along the Westerly side of Kaluna Street, on a curve to the left with a radius of 1030.00 feet, the chord azimuth and distance being:

18° 28' 52" 305.16 feet  
to the point of beginning and  
containing an Area of 1.024  
Acres. (Refer to Parcel 5 as  
shown on Exhibit "A").

The district classification of the following area  
situated at Keauhou 1, North Kona, Hawaii, shall be Open (O):

(PARCEL 6)

Beginning at the Northeast corner of this parcel of land, and on the Westerly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 4851.64 feet North and 3514.41 feet East, thence running by azimuths measured clockwise from True South:

1. Along the Westerly side of Kaluna Street, on a curve to the left with a radius of 1030.00 feet, the chord azimuth and distance being:  
7° 53' 52" 74.21 feet;
2. 5° 50' 102.16 feet along the Westerly side of Kaluna Street;
3. Thence along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:  
181° 00' 38.76 feet;
4. 176° 10' 128.43 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;

5. 253° 52' 29.66 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu to the point of beginning and containing an Area of 0.046 Acre. (Refer to Parcel 6 as shown on Exhibit "A").

The district classification of the following area situated at Keauhou 1, North Kona, Hawaii, shall be Open (O):

(PARCEL 7)

Beginning at the East corner of this parcel of land, and on the Southerly side of Kaluna Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 5121.36 feet North and 2705.91 feet East, thence running by azimuths measured clockwise from True South:

1. 25° 40' 23.88 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
2. Thence along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu, on a curve to the left with a radius of 220.00 feet, the chord azimuth and distance being:  
82° 41' 30" 239.48 feet;
3. 49° 43' 75.38 feet along the remainder of R.P. 4475, L.C. Aw. 7713, Apana 7 to V. Kamamalu;
4. Thence along the Northeasterly side of Alii Highway, on a curve to the left with a radius of 1260.00 feet, the chord azimuth and distance being:  
141° 02' 24.5" 1.80 feet;
5. Thence along the Southeasterly side of Kaluna Street, on curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
184° 39' 58.5" 41.43 feet;

6. 228° 20' 19.28 feet along the Southeasterly side of Kaluna Street;
7. Thence along the Southerly side of Kaluna Street, on a curve to the right with a radius of 270.00 feet, the chord azimuth and distance being:
  - 261° 06' 292.26 feet to the point of beginning and containing an Area of 0.202 Acre. (Refer to Parcel 7 as shown on Exhibit "A").

The district classification of the following area situated at Kahaluu, North Kona, Hawaii, shall be Open (O):

(PARCEL 8)

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 7258.22 feet North and 3327.95 feet East, thence running by azimuths measured clockwise from True South:

1. 355° 49' 30" 201.02 feet along the remainders of Lot 87 of Keauhou Estates - 1st Increment (File Plan 1803) and R.P. 6856, L.C. Aw. 7713, Apana 6 to V. Kamamalu;
2. 147° 40' 84.01 feet along the remainder of R.P. 6856, L.C. Aw. 7713, Apana 6 to V. Kamamalu;
3. 193° 10' 133.00 feet along the remainder of R.P. 6856, L.C. Aw. 7713, Apana 6 to V. Kamamalu to the point of beginning and containing an Area of 0.091 Acre. (Refer to Parcel 8 as shown on Exhibit "A").



The district classification of the following area situated at Keauhou 2, North Kona, Hawaii, shall be

Unplanned (U):

(PARCEL 9)

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 3480.84 feet North and 3823.02 feet East, thence running by azimuths measured clockwise from True South:

1. 311° 20' 935.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
2. 332° 10' 260.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
3. 64° 35' 171.06 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
4. 151° 10' 387.97 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
5. 142° 00' 50" 409.18 feet along the remainder of R.P. 7844, L.C. Aw. 7155, Apana 12 to L. Kamehameha;
6. 138° 20' 346.00 feet along the remainder of R.P. 7844, L.C. Aw. 7155, Apana 12 to L. Kamehameha to a point of beginning and containing an Area of 2.453 Acres. (Refer to Parcel 9 as shown on Exhibit "A").

The district classification of the following area situated at Keauhou 2, North Kona, Hawaii, shall be Open (O):

(PARCEL 10)

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 580.88 feet North and 4581.92 feet East, thence running by azimuths measured clockwise from True South:

1. 19° 35' 320.08 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
2. 354° 50' 730.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
3. 158° 50' 30" 359.86 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
4. 187° 50' 578.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
5. 216° 10' 142.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
6. 237° 00' 10.56 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha to the point of beginning and containing an Area of 1.077 Acres. (Refer to Parcel 10 as shown on Exhibit "A").

The district classification of the following area situated at Keauhou 2, North Kona, Hawaii, shall be

Unplanned (U):

(PARCEL 11)

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 580.88 feet North and 4581.92 feet East, thence running by azimuths measured clockwise from True South:

1. 199° 35' 54.92 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
2. 168° 00' 162.62 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
3. 324° 40' 185.34 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;
4. 57° 00' 109.44 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha to the point of beginning and containing an Area of 0.179 Acre. (Refer to Parcel 11 as shown on Exhibit "A")

The district classification of the following area situated at Keauhou 2, North Kona, Hawaii, shall be

Open (O):

(PARCEL 12)

Beginning at the West corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 900.56 feet North and 3570.29 feet East, thence running by azimuths measured clockwise from True South:

1. 229° 35' 54.39 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
2. 193° 15' 890.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
3. 276° 50' 185.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
4. 327° 40' 1005.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
5. 348° 00' 142.38 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
6. 144° 40' 454.66 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
7. 131° 50' 700.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
8. 3° 50' 377.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;
9. 30° 05' 115.00 feet along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to L. Kamehameha;

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|-----|----------|--|
| 10. | 9° 10'   | 221.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;  |
| 11. | 52° 21'  | 96.00 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;   |
| 12. | 144° 20' | 29.46 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha to the point of beginning and containing an Area of 4.323 Acres. (Refer to Parcel 12 as shown on Exhibit "A"). |

The district classification of the following area situated at Keauhou 2, North Kona, Hawaii, shall be

Unplanned (U):

(PARCEL 13)

Beginning at the North corner of this parcel of land, and on the Easterly side of Alii Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KEAUHOU COAST" being 1975.42 feet North and 2845.38 feet East, thence running by azimuths measured clockwise from True South:

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|----|----------|---|
| 1. | 326° 50' | 866.19 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha; |
| 2. | 324° 20' | 430.54 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha; |
| 3. | 49° 35'  | 235.61 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha; |
| 4. | 144° 42' | 82.06 feet along the remainder of R.P. 7844, L.C. Aw. 7715, Apana 12 to L. Kamehameha;  |

5. Thence along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to  
L. Kamehameha, on a curve to  
the left with a radius of  
530.00 feet, the chord azimuth  
and distance being:  
133° 32' 30" 205.13 feet;
6. 122° 23' 213.19 feet along the remainder of  
R.P. 7844, L.C. Aw. 7715,  
Apana 12 to L. Kamehameha;
7. Thence along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to  
L. Kamehameha, on a curve to  
the right with a radius of  
470.00 feet, the chord azimuth  
and distance being:  
131° 05' 30" 142.32 feet;
8. 139° 48' 204.43 feet along the remainder of  
R.P. 7844, L.C. Aw. 7715,  
Apana 12 to L. Kamehameha;
9. Thence along the remainder of R.P. 7844, L.C.  
Aw. 7715, Apana 12 to  
L. Kamehameha, on a curve to  
the left with a radius of  
330.00 feet, the chord azimuth  
and distance being:  
127° 23' 45" 141.77 feet;
10. 114° 59' 30" 72.02 feet along the remainder of  
R.P. 7844, L.C. Aw. 7715,  
Apana 12 to L. Kamehameha;
11. 204° 59' 30" 511.39 feet along the Easterly side of  
Alii Highway;
12. Thence along the Easterly side of Alii Highway, on a curve  
to the left with a radius of  
1060.00 feet, the chord azimuth  
and distance being:  
202° 46' 48" 81.81 feet;  
to the point of beginning and  
containing an Area of 9.769  
Acres. (Refer to Parcel 13 as  
shown on Exhibit "A").


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

SECTION 2. These changes in district classification are conditioned upon the following: subject to the condition that all applicable conditions as outlined in Change of Zone Ordinance No. 820 be complied with. Should the foregoing condition not be met rezoning of the area to its original or 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 other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 23, 1985  
Date of 1st Reading: January 23, 1985  
Date of 2nd Reading: February 8, 1985  
Effective Date: February 19, 1985