

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 443

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT 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-20) AND FROM OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), MULTIPLE FAMILY RESIDENTIAL (RM-2), VILLAGE COMMERCIAL (CV-10) AND RESORT-HOTEL (V-1.5) IN NINOLE, WAILAU AND PUNALUU, KA'U, HAWAII, COVERED BY PORTIONS OF TAX MAP KEY 9-5-19 AND 9-6-01.

BE IT ORDAINED BY THE COUNTY COUNCIL IN AND FOR THE COUNTY OF HAWAII:

SECTION 1. Section 7.24 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 subsections:

"7.24 (C-1). The district classification of the following area situated at Ninole, Ka'u, Hawaii, shall be Single Family Residential (RS-20):

Beginning at the Southeast corner of this parcel of land on the boundary between the Lands of Wailau and Ninole, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 707.43 feet South and 981.76 feet West and running by azimuths measured clockwise from true South:

1. 29° 45' 515.00 feet along remainder of Grant 824 to Kapuhonua;
2. 138° 50' 496.00 feet along remainder of Grant 824 to Kapuhonua;
3. 120° 36' 218.00 feet along remainders of Grant 824 to Kapuhonua and Grant 2459 to D. Holoua;
4. 136° 00' 242.00 feet along remainder of Grant 2459 to D. Holoua;
5. 229° 00' 671.90 feet along remainder of Grant 2459 to D. Holoua;
6. 331° 49' 382.00 feet along Government Land of Wailau;
7. 321° 34' 402.65 feet along Government Land of Wailau to the point of beginning and containing an area of 10.798 acres.

"7.24(C-2). The district classification of the following area situated at Ninole and Wailau, Ka'u, Hawaii, shall be Single Family Residential (RS-7.5):

Beginning at the Northwest corner of this parcel of land on the Northeast side of Proposed Ninole Loop Road, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 1,439.94 feet South and 421.37 feet West and running by azimuths measured clockwise from true South:

1. 235° 02' 541.00 feet partly along Grant 824 to Kapuhonua and partly along Government Land of Wailau;

2. 306° 15' 570.00 feet along remainder of Grant 828 to Kekaula;
3. 18° 30' 76.99 feet along remainder of Grant 828 to Kekaula;
4. 320° 30' 280.66 feet along remainder of Grant 828 to Kekaula;
5. 32° 00' 90.00 feet along remainder of Grant 828 to Kekaula;
6. 38° 30' 372.00 feet along remainder of Grant 828 to Kekaula;
7. 76° 45' 308.73 feet along remainders of Grant 828 to Kekaula and Grant 823 to Kulaikahuna;

thence along remainder of Grant 823 to Kulaikahuna (along Northeasterly side of Proposed Ninole Loop Road) on a curve to the left with a radius of 880.00 feet, the chord azimuth and distance being:

8. 153° 30' 05" 258.58 feet
9. 145° 20' 636.35 feet along remainder of Grant 823 to Kulaikahuna (along Northeasterly side of Proposed Ninole Loop Road) to the point of beginning and containing an area of 14.298 acres.

"7.24 (C-3). The district classification of the following area situated at Ninole and Wailau, Ka'u, Hawaii, shall be Multiple Family Residential (RM-2):

Beginning at the North corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 2,221.31 feet South and 379.39 feet East and running by azimuths measured clockwise from true South:

1. 316° 07' 671.01 feet along remainder of Grant 828 to Kekaula;
2. 7° 18' 510.84 feet along remainders of Grant 828 to Kekaula and Grant 825 to Kauai;
3. 277° 18' 221.38 feet along remainders of Grant 825 to Kauai and Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road);

thence along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road) on a curve to the right with a radius of 560.00 feet, the chord azimuth and distance being;

4. 290° 09' 30" 249.25 feet;
5. 303° 01' 43.55 feet along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road);
6. 33° 01' 30.00 feet along remainder of Grant 828 to Kekaula;
7. 38° 10' 185.00 feet along remainder of Grant 828 to Kekaula;
8. 126° 40' 160.00 feet along remainder of Grant 828 to Kekaula;

9.	57°	30'	155.00 feet	along remainders of Grant 828 to Kekaula and Grant 821 to Holoua;
10.	33°	45'	130.00 feet	along remainder of Grant 821 to Holoua;
11.	82°	00'	70.00 feet	along remainder of Grant 821 to Holoua;
12.	102°	30'	253.00 feet	along remainders of Grant 821 to Holoua and Grant 825 to S. Kauai;
13.	111°	35'	410.00 feet	along remainder of Grant 825 to S. Kauai;
14.	150°	55'	257.00 feet	along remainder of Grant 825 to S. Kauai;
15.	184°	25'	240.00 feet	along remainder of Grant 825 to S. Kauai;
16.	181°	45'	143.52 feet	along remainder of Grant 825 to S. Kauai;
17.	237°	00'	174.18 feet	along remainder of Grant 825 to S. Kauai;
18.	252°	55'	30.00 feet	along remainder of Grant 825 to S. Kauai;
19.	162°	55'	430.61 feet	along remainders of Grant 825 to S. Kauai and Grant 823 to Kulaikahuna (along centerline of Proposed Ninole Loop Road);
20.	256°	45'	331.85 feet	along remainders of Grant 823 to Kulaikahuna and Grant 828 to Kekaula to the point of beginning and containing an area of 22.418 acres.

"7.24 (C-4). The district classification of the following area situated at Wailau, Ka'u, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Northeast corner of this parcel of land being also the Southeast corner of Parcel 5, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 3,037.38 feet South and 1,564.05 feet East and running by azimuths measured clockwise from true South:

1.	23°	20'	90.00 feet	along remainder of Grant 828 to Kekaula;
2.	26°	20'	320.36 feet	along remainder of Grant 828 to Kekaula;
				thence along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road) on a curve to the right with a radius of 345.00 feet, the chord azimuth and distance being:
3.	116°	20'	45"	130.10 feet;
4.	123°	01'	43.55 feet	along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road);
				thence along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road) on a curve to the left with a radius of 560.00 feet, the chord azimuth and distance being:

5.	110°	09'	30"	249.25 feet;
6.	97°	18'		131.38 feet along remainder of Grant 828 to Kekaula (along centerline of Proposed Ninole Loop Road);
7.	191°	15'		434.49 feet along remainder of Grant 828 to Kekaula;
8.	291°	30'		656.04 feet along remainder of Grant 828 to Kekaula to the point of beginning and containing an area of 5.528 acres.

"7.24 (C-5). The district classification of the following area situated at Wailau, Ka'u, Hawaii, shall be Multiple Family Residential (RM-2):

Beginning at the Southeast corner of this parcel of land being also the Northeast corner of Parcel 4, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 3,037.38 feet South and 1,564.05 feet East and running by azimuths measured clockwise from true South:

1.	111°	30'		331.96 feet along remainder of Grant 828 to Kekaula (along Parcel 4);
2.	201°	30'		268.36 feet along remainder of Grant 828 to Kekaula;
3.	177°	40'		100.00 feet along remainder of Grant 828 to Kekaula;
4.	232°	20'		390.00 feet along remainder of Grant 828 to Kekaula;
5.	342°	45'		250.00 feet along remainder of Grant 828 to Kekaula;
6.	19°	40'		500.00 feet along remainder of Grant 828 to Kekaula to the point of beginning and containing an area of 4.365 acres.

"7.24 (C-6). The district classification of the following area situated at Punaluu, Ka'u, Hawaii shall be Resort-Hotel (V-1.5):

Beginning at the West corner of this parcel of land on the East side of Punaluu Road, the coordinates of which referred to Government Survey Triangulation Station "HILL" (Puehu) being 1,884.55 feet South and 3,008.61 feet East and running by azimuths measured clockwise from true South:

1.	175°	55'		21.30 feet along Land Commission Award 7715, Apana 15 to Lot Kamehameha;
2.	194°	32'		337.90 feet along Land Commission Award 7715, Apana 15 to Lot Kamehameha;
3.	294°	17'		351.90 feet along Land Commission Award 10848, Apana 2 to Pookuia;
4.	192°	11'		112.20 feet along Land Commission Award 10848, Apana 2 to Pookuia;
5.	334°	45'		359.35 feet along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha;
6.	348°	49'		174.69 feet along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha;
7.	347°	03'		9.63 feet along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha;


- | | | | | |
|-----|------|-----|-------------|---|
| 8. | 113° | 05' | 104.70 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 9. | 86° | 05' | 179.21 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 10. | 77° | 40' | 91.49 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 11. | 58° | 20' | 117.46 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 12. | 37° | 20' | 69.30 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 13. | 59° | 50' | 26.80 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 14. | 77° | 25' | 26.54 feet | along remainder of Land Commission Award 7715, Apana 15 to Lot Kamehameha; |
| 15. | 169° | 47' | 275.00 feet | along East side of Punaluu Road;

thence along East side of Punaluu Road on a curve to the left with a radius of 325.00 feet, the chord azimuth and distance being: |
| 16. | 165° | 21' | 50.24 feet | to the point of beginning and containing an area of 5.679 acres. |

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

SECTION 2. This ordinance shall take effect upon its approval.

INTRODUCED BY:



 Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: January 6, 1972

Date of Adoption: January 18, 1972

Hilo, Hawaii

Date: January 6, 1972

FIRST READING			
	AYES	NOES	A/E
Carpenter			EX
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	8	0	1

Publication Date: JAN 13 1972


Waimea, Hawaii

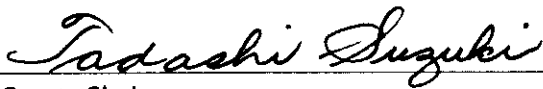
Date: January 18, 1972

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter			EX
De Luz	X		
Edwards	X		
Greenwell	X		
Hisaoka	X		
Souza	X		
Yadao	X		
Yamada	X		
Chr Matayoshi	X		
	8	0	1

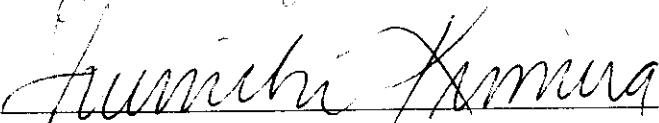
Publication Date: JAN 25 1972

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


 Council Chairman

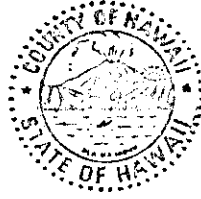

 County Clerk

Approved/Disapproved this 20th day of
January, 1972


 Mayor, County of Hawaii

Bill No. 838
 Reference: C-1765/PEDLC-69
 M. B. No. 1505, 1506
 Ord. No. 443

IKUO HISAOKA, CHAIRMAN
DANTE K. CARPENTER
FRANK DE LUZ, III
RICHARD G. EDWARDS
SHERWOOD R. H. GREENWELL
HERBERT T. MATAYOSHI
JAMES S. SOUZA
JOSEPHINE R. YADAO
ROBERT M. YAMADA



COUNCIL
COUNTY OF HAWAII
25 AUPUNI ST.
HILO, HAWAII 96720

Honorable Members of the
County Council
County of Hawaii
Hilo, Hawaii

Pursuant to the Charter provision, Sec. 14-3, requiring disclosure in writing by a Councilman of any interest which might reasonably tend to create a conflict with the public interest, or of any personal or private interest, direct or indirect, in any action proposed or pending before the Council, prior to the taking of any vote thereon, please be advised that I have or may have personal or private interest, direct or indirect, in matters pending before the Council as follows:

Subject:

Bill 838 - Zoning Ord. 63

Punaluu - Nihole Area

C. Brewer Developments -

Conflict: Employees of HUTCHINSON SUGAR Co.,
A SUBSIDIARY OF C. BREWER & Co., LTD.


Councilman

Bill No. 838 - 1972

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT 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-20) AND FROM OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), MULTIPLE FAMILY RESIDENTIAL (RM-2), VILLAGE COMMERCIAL (CV-10) AND RESORT-HOTEL (V-1.5) IN NINOLE, WAILAU AND PUNALUU, KA'U, HAWAII, COVERED BY PORTIONS OF TAX MAP KEY 9-5-19 AND 9-6-01.

This Bill proposes to amend the Ka'u District Zone Map by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-20) zone and from Open (O) to Single Family Residential (RS-7.5), Multiple Family Residential (RM-2), Village Commercial (CV-10) and Resort-Hotel (V-1.5) zones in Ninole, Wailau and Punaluu, Ka'u, Hawaii, located approximately 6 miles southwest of Pahala and 12 miles northeast of Naalehu.

Date Introduced: January 6, 1972

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 6, 1972, by the following aye and no vote:

AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

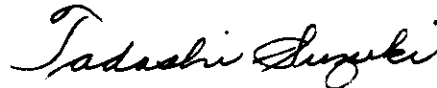
EXCUSED FROM VOTING: Councilman Carpenter - 1.

838-1972
AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT 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-20) AND FROM OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), MULTIPLE FAMILY RESIDENTIAL (RM-2), VILLAGE COMMERCIAL (CV-10) AND RESORT-HOTEL (V-1.5) IN NINOLE, WAILAU AND PUNALUU, KA'U, HAWAII, COVERED BY PORTIONS OF TAX MAP KEY 9-5-19 AND 9-6-01.

The Bill proposes to amend the Ka'u District Zone Map by changing the district classification from Agricultural (A-20a) to Single Family Residential (RS-20) zone and from Open (O) to Single Family Residential (RS-7.5), Multiple Family Residential (RM-2), Village Commercial (CV-10) and Resort-Hotel (V-1.5) zones in Ninole, Wailau and Punaluu, Ka'u, Hawaii, located approximately 6 miles southwest of Pahala and 12 miles northeast of Naalehu.

Date Introduced: January 6, 1972
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 6, 1972, by the



COUNTY CLERK
COUNTY OF HAWAII

ORDINANCE NO. 443
(Bill No. 838-1972)

AN ORDINANCE AMENDING SECTION 7.24, THE KA'U DISTRICT 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-20) AND FROM OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-7.5), MULTIPLE FAMILY RESIDENTIAL (RM-2), VILLAGE COMMERCIAL (CV-10) AND RESORT-HOTEL (V-1.5) IN NINOLE, WAILAU AND PUNALUU, KA'U, HAWAII, COVERED BY PORTIONS OF TAX MAP KEY 9-5-19 AND 9-6-01.

Date Approved: January 18, 1972
Date Effective: January 20, 1972

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 January 18, 1972, by the following aye and no vote:

AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.

NOES: None.

EXCUSED FROM VOTING: Councilman Carpenter - 1.

DINAM...
THE COUNTY OF HAWAII
AMENDED, BY CHANGING THE
DISTRICT CLASSIFICATION FROM
AGRICULTURAL (A-20a) TO SINGLE
FAMILY RESIDENTIAL (RS-20) AND
FROM OPEN (O) TO SINGLE FAMILY
RESIDENTIAL (RS-7.5), MULTIPLE
FAMILY RESIDENTIAL (RM-2),
VILLAGE COMMERCIAL (CV-10) AND
RESORT-HOTEL (V-1.5) IN NINOLE,
WAILAU AND PUNALUU, KA'U,
HAWAII, COVERED BY PORTIONS OF
TAX MAP KEY 9-5-19 AND 9-6-01.

Date Approved: January 18, 1972
Date Effective: January 20, 1972

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 January 18, 1972, by the following aye and no vote:

AYES: Councilmen De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 8.
NOES: None

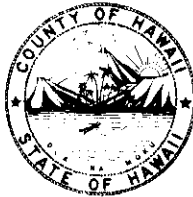
EXCUSED FROM VOTING: Councilman Carpenter - 1.

Tadaashi Suzuki
COUNTY CLERK
COUNTY OF HAWAII



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. 838 passed by
the County Council on second and final reading.

Tadashi Suzuki

COUNTY CLERK

Encl.

Dated: January 19, 1972