

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 195

AN ORDINANCE AMENDING SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-16:23 & 58.

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

SECTION 1. Section 7.13 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:

"7.13(b). The district classification of the following area situated at Haina, Hamakua, Hawaii shall be Village Commercial (CV-10):

Beginning at an iron bar on the southerly boundary of this parcel of land and at the northwest corner of Land Court Application 1232, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 1945.20 feet North and 2013.33 feet West, and running by azimuths measured clockwise from true South:

1. 100° 43' 25.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
2. 193° 15' 27.42 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
3. 103° 15' 138.11 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe on the easterly side of the Government Road to Haina;
4. 195° 32' 10" 266.49 feet along the easterly side of the Government Road to Haina to a steel bar;
5. 281° 12' 20" 220.42 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
6. 11° 12' 20" 299.52 feet along the remainder of Grant 3156:1 to W. H. Rickard to a spike at the northeast corner of Land Court Application 1232;

7. 102° 26' 78.51 feet along the northerly boundary of Land Court Application 1232 to the point of beginning and containing an area of 1.491 acres.

"7.13(b-2). The district classification of the following area situated at Haina, Hamakua, Hawaii shall be Village Commercial (CV-10):

Beginning at a pipe at the northwest corner of this parcel of land and on the east side of Lehua Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 1987.44 feet North and 2171.83 feet West, and running by azimuths measured clockwise from true South:

1. 283° 15' 41.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
2. 13° 15' 7.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
3. 103° 15' 41.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
4. 193° 15' 7.00 feet along the easterly side of Lehua Street to the point of beginning and containing an area of 287 square feet.

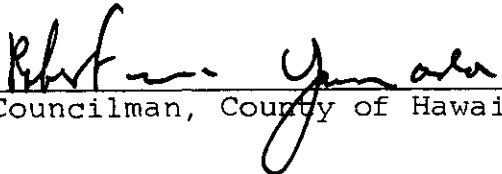
"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the owner or lessee of the subject property submit a subdivision plan and secure tentative approval for three (3) lots, each approximately 21,700 square feet in size; and (B) the owner or lessee of the subject property be responsible for securing a building permit and assuring construction started on a minimum of two (2) of the subdivided lots within one (1) year from the date of approval of the change of zone request. Should this condition not be met, the Planning Commission shall reserve the right to initiate action to rezone the subject property to its former designation.

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.

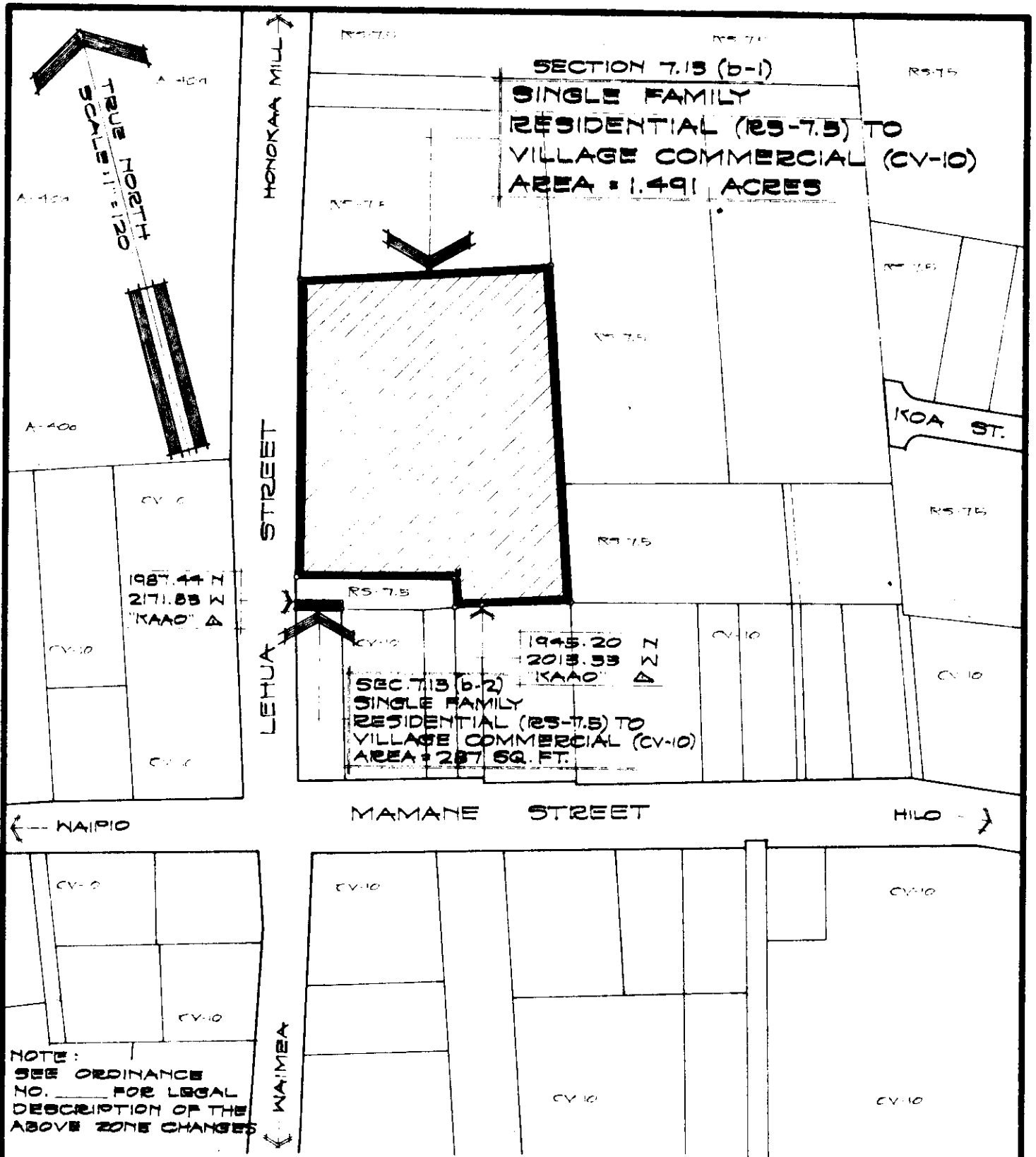
INTRODUCED BY:

  
\_\_\_\_\_  
Councilman, County of Hawaii

Hilo, Hawaii

Date of Introduction: July 12, 1972

Date of Adoption : July 26, 1972



## AMENDMENT TO THE COUNTY ZONING ORDINANCE

AMENDMENT NO. 2 OF SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, PORTION OF ORDINANCE NO. 110, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII.

DATE OF PUBLIC HEARING: JUNE 15, 1972  
 DATE OF APPROVAL:  
 ORDINANCE NO.  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

HONOKAA MILL →

SECTION 7.13 (b-1)  
SINGLE FAMILY  
RESIDENTIAL (RS-7.5) TO  
VILLAGE COMMERCIAL (CV-10)  
AREA = 1.491 ACRES

STREET

LEHUA

KOA ST.

MAMANE STREET

← NAIPIO

HILO →

← WAIMEA

# AMENDMENT TO THE COUNTY ZONING ORDINANCE

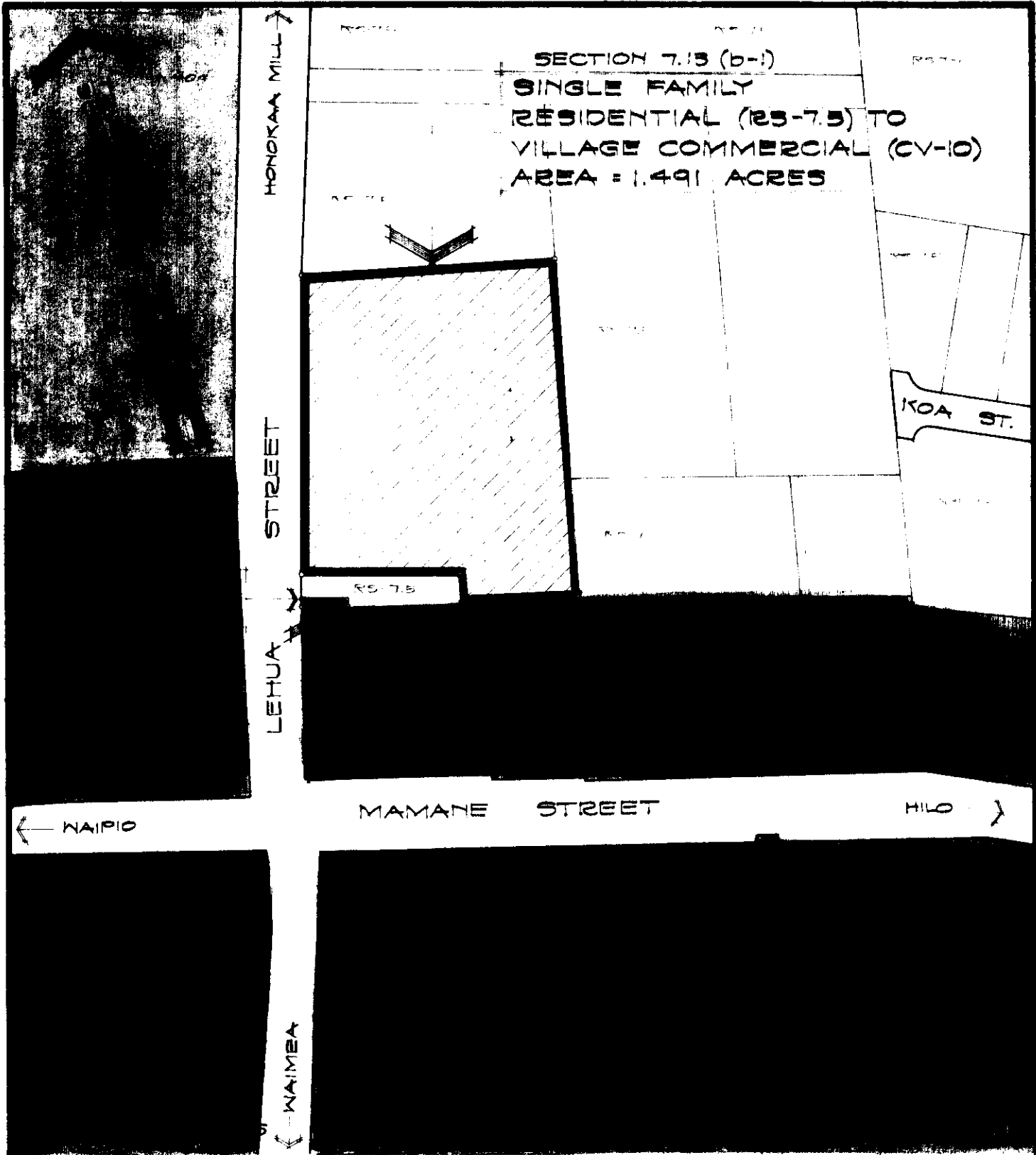
AMENDMENT NO. 2 OF SECTION 7.13, THE HONOKAA,  
HAINA, KUKUIHAELE ZONE MAP, PORTION OF ORDINANCE  
NO. 110, CHANGING THE DISTRICT CLASSIFICATION FROM  
SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE  
COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII.

DATE OF PUBLIC HEARING: JUNE 15, 1972  
DATE OF APPROVAL:  
ORDINANCE NO.  
PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII

TMK 4-5-10:23 & 58

EXHIBIT "A"

19 JUNE 1972



**AMENDMENT TO THE COUNTY ZONING ORDINANCE**

AMENDMENT NO. 2 OF SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, PORTION OF ORDINANCE NO. 110, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII.

DATE OF PUBLIC HEARING: JUNE 15, 1972  
 DATE OF APPROVAL:  
 ORDINANCE NO.  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

Hilo, Hawaii  
Date: July 12, 1972

| FIRST READING |      |      |     |
|---------------|------|------|-----|
|               | AYES | NOES | A/E |
| Carpenter     | X    |      |     |
| De Luz        | X    |      |     |
| Edwards       | X    |      |     |
| Greenwell     | X    |      |     |
| Hisaoka       | X    |      |     |
| Souza         | X    |      |     |
| Yadao         | X    |      |     |
| Yamada        | X    |      |     |
| Chr Matayoshi | X    |      |     |
|               | 9    | 0    | 0   |

Hilo, Hawa  
Date: July 26, 1972

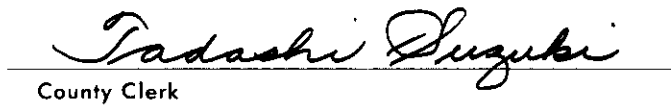
| SECOND & FINAL READING |      |      |     |
|------------------------|------|------|-----|
|                        | AYES | NOES | A/E |
| Carpenter              | X    |      |     |
| De Luz                 | X    |      |     |
| Edwards                | X    |      |     |
| Greenwell              | X    |      |     |
| Hisaoka                | X    |      |     |
| Souza                  | X    |      |     |
| Yadao                  | X    |      |     |
| Yamada                 | X    |      |     |
| Chr Matayoshi          | X    |      |     |
|                        | 9    | 0    | 0   |

Publication Date: July 17, 1972

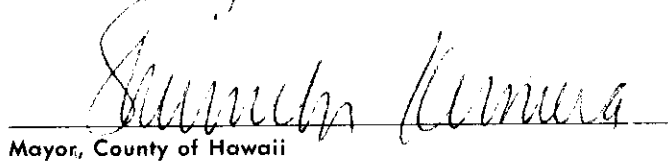
Publication Date: August 7, 1972

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 12<sup>th</sup> day of August, 1972

  
Mayor, County of Hawaii

Bill No. 895  
Reference: C-2029/PEDLC-81  
M.B. No. 1341, 1867  
Bill No. 195

ORD.

Bill No. 895 - 1972

AN ORDINANCE AMENDING SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-16:23 & 58.

This Bill proposes to amend the Honokaa, Haina, Kukuiaele Zone Map, by changing the district classification from single family residential (RS-7.5) to village commercial (CV-10) zone in Haina, Hamakua, Hawaii, subject to the owner or lessee submitting of a subdivision plan securing tentative approval of three (3) lots of approximately 21,700 square feet within one year from the official date of approval of this request; and securing a building permit and assuring construction started on a minimum of two (2) of the subdivided lots within one year from the official date of approval of this request; and should any of the conditions not be met, the Planning Commission shall reserve the right to re-evaluate the area and initiate proceedings to rezone it to its former zoning designation.

Date Introduced: July 12, 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 July 12, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED TAX MAP KEY 4-5-16:23 & 58.

This Bill proposes to amend the Honokaa, Haina, Kukuiaele Zone Map, by changing the district classification from single family residential (RS-7.5) to village commercial (CV-10) zone in Haina, Hamakua, Hawaii, subject to the owner or lessee submitting of a subdivision plan securing tentative approval of three (3) lots of approximately 21,700 square feet within one year from the official date of approval of this request; and securing a building permit and assuring construction started on a minimum of two (2) of the subdivided lots within one year from the official date of approval of this request; and should any of the conditions not be met, the Planning Commission shall reserve the right to re-evaluate the area and initiate proceedings to rezone it to its former zoning designation.

Date Introduced: July 12, 1972

*Tadashi Suzuki*  
COUNTY CLERK  
COUNTY OF HAWAII



ORDINANCE NO. 495  
(Bill No. 895-1972)

AN ORDINANCE AMENDING SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-16:23 & 58.

Date Approved: July 26, 1972  
Date Effective: August 1, 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.

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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on July 26, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

*Tadashi Suzuki*

COUNTY CLERK  
COUNTY OF HAWAII

7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-16:23 & 58.

Date Approved: July 26, 1972  
Date Effective: August 1, 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 July 26, 1972, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Edwards, Greenwell, Hisaoka, Souza, Yadao, Yamada and Chairman Matayoshi - 9.

NOES: None.

Tadashi Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII

(97) - HAWAII THROUGH HARBOR:  
Aug. 7, 1972.



PLANNING COMMISSION  
Planning Department

26 AUPUNI STREET • HILO, HAWAII 00720

SHUNICHI KIMURA  
Mayor

COUNTY OF  
HAWAII

Chairman

July 17, 1972

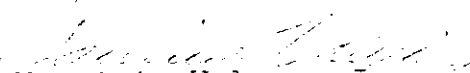
Honorable Herbert T. Matayoshi  
Chairman, County Council  
and Members of the Council  
Hilo, Hawaii

Re: Rezoning Request - Honokaa Sugar Company  
Haina, Hamakua, Hawaii  
Tax Map Key 4-5-16:23 & 58

In our submission of Bill No. 895 for your consideration and action, we had inadvertently omitted a standard condition on all proposed change of zone amendments. This is the provision that "the Planning Commission shall reserve the right to initiate action to rezone the subject property to its former designation" should certain conditions not be met.

Accordingly, in the attached amendment to Bill No. 895, we have included that provision in Section 2.


We apologize for this oversight and are available to answer any questions you may have.

  
Mauricio Valera, Jr.  
Vice Chairman  
For  
O. W. Eford, Jr.  
Chairman

SF:lat

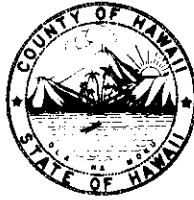
Enclosure

APPROVED:

  
SHUNICHI KIMURA, MAYOR

COMM. NO. 2029.1  
To: PEDLC

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

*Tadashi Suzuki*  
COUNTY CLERK

Encl.

Dated: July 26, 1972

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 7.13, THE HONOKAA, HAINA, KUKUIHAELE ZONE MAP, ORDINANCE NO. 63 (ZONING ORDINANCE), REVISED ORDINANCES OF THE COUNTY OF HAWAII 1967, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO VILLAGE COMMERCIAL (CV-10) AT HAINA, HAMAKUA, HAWAII, COVERED BY TAX MAP KEY 4-5-16:23 & 58.

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

SECTION 1. Section 7.13 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:

"7.13(b). The district classification of the following area situated at Haina, Hamakua, Hawaii shall be Village Commercial (CV-10):

Beginning at an iron bar on the southerly boundary of this parcel of land and at the northwest corner of Land Court Application 1232, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 1945.20 feet North and 2013.33 feet West, and running by azimuths measured clockwise from true South:

1. 100° 43' 25.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
2. 193° 15' 27.42 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
3. 103° 15' 138.11 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe on the easterly side of the Government Road to Haina;
4. 195° 32' 10" 266.49 feet along the easterly side of the Government Road to Haina to a steel bar;
5. 281° 12' 20" 220.42 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
6. 11° 12' 20" 299.52 feet along the remainder of Grant 3156:1 to W. H. Rickard to a spike at the northeast corner of Land Court Application 1232;

7. 102° 26' 78.51 feet along the northerly boundary of Land Court Application 1232 to the point of beginning and containing an area of 1.491 Acres.

"7.13(b-2). The district classification of the following area situated at Haina, Hamakua, Hawaii shall be Village Commercial (CV-10):

Beginning at a pipe at the northwest corner of this parcel of land and on the east side of Lehua Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAAO" being 1987.44 feet North and 2171.83 feet West, and running by azimuths measured clockwise from true South:

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2. 13° 15' 7.00 feet along the remainder of Grant 3156:1 to W. H. Rickard to a pipe;
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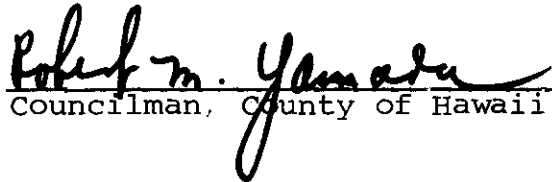
"All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) the owner or lessee of the subject property submit a subdivision plan and secure tentative approval for three (3) lots, each approximately 21,700 square feet in size; and (B) the owner or lessee of the subject property be responsible for securing a building permit and assuring construction started on a minimum of two (2) of the subdivided lots within one (1) year from the date of approval of the change of zone.

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: July 12, 1972

Date of Adoption