

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 366

AN ORDINANCE AMENDING SECTION 7.29 THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-4-03:36.

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

SECTION 1. Section 7.29 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (fff). The district classification of the following area situated at Waiakea, South Hilo, Hawaii, shall be Single Family Residential (RS-10):

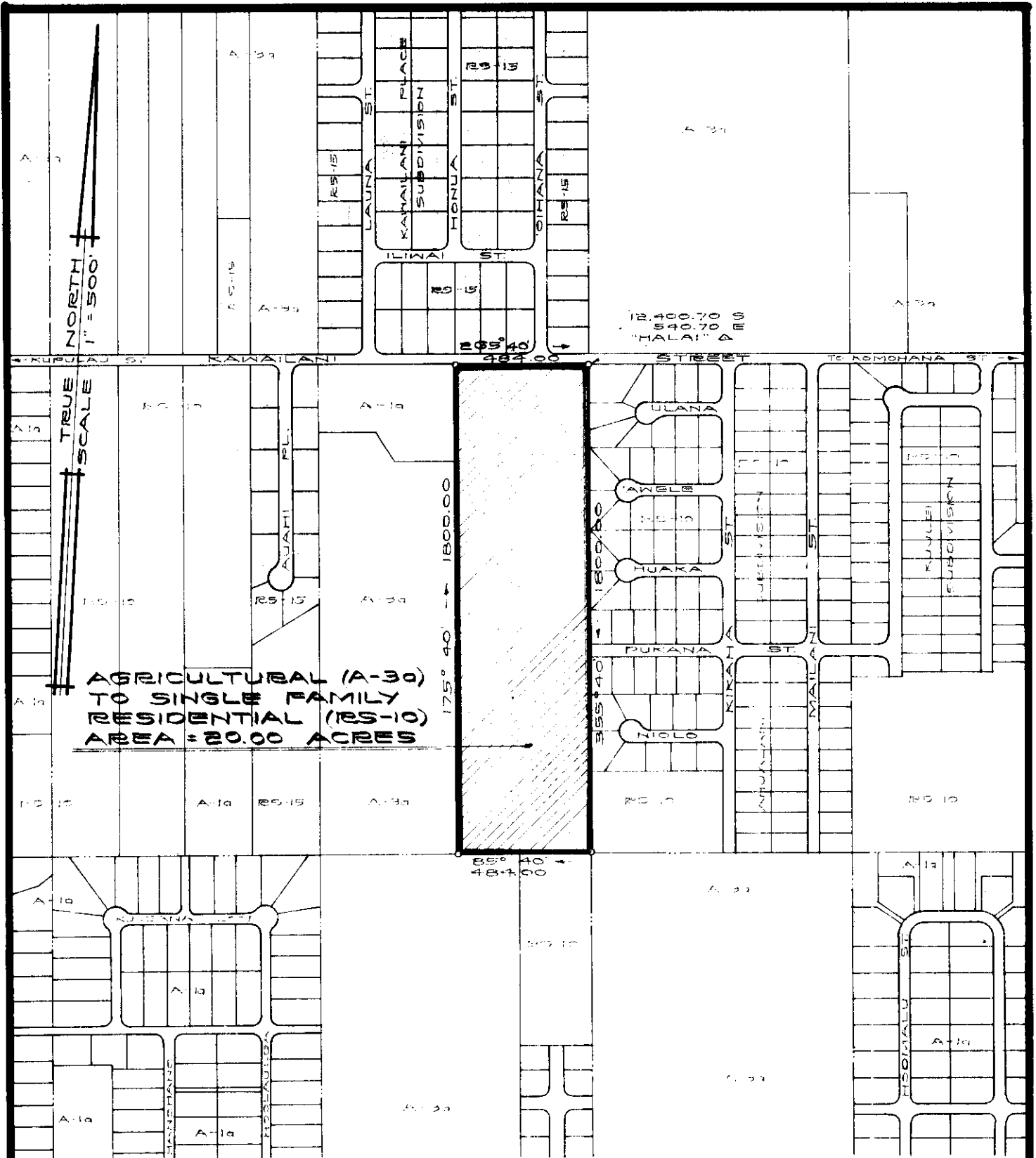
Beginning at the Northeast corner of this parcel of land, being also the Northeast corner of Lot 40, Ahualani Subdivision, Unit 2 (File Plan 1500) and on the southerly side of Kawailani Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI", being 12,400.70 feet South and 540.70 feet East, thence running by azimuths measured clockwise from True South:

1. 355° 40' 1800.00 feet along Grant S-14189 to Helen K. Kaina and Land Patent Grant S-15040 to Bishop Trust Company, Limited, Executor of the Estate of Helen K. Kaina, deceased, being also along Ahualani Subdivision, Unit 2, (File Plan 1500) and Ahualani Subdivision, Unit I, (File Plan 1453);
2. 85° 40' 484.00 feet along Grant 11,680 to Katsumi Nii, being also along Alokele Subdivision, Unit I (File Plan 1515) and Lot A-3;
3. 175° 40' 1800.00 feet along the remainder of Grant 12,194 to Munemitsu Gakiya (Lots 721-A and 721-D);

4. 265° 40' 484.00 feet along the southerly side of Kawaiiani Street to the point of beginning and containing an area of 20.000 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 be zoned in two (2) increments. The first increment shall consist of a maximum of twelve (12) contiguous acres, and the second, the remaining area. The effective date of zone 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 19.5 acres. In lieu of the actual construction of the dwelling units in the first increment, the petitioner or his 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 dwellings in the first increment. Such agreement shall meet with the approval of the Corporation Counsel and the Planning Director; (B) the petitioner/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 petitioner/representative shall also be responsible for securing final subdivision approval for both increments; (C) a hydrologic/drainage study be prepared by the petitioner and be submitted with the subdivision plans for the first increment to the Planning Director and Chief Engineer;



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 58 TO SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-30) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAKEA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: APRIL 27, 1978  
 EFFECTIVE DATE: JUNE 30, 1978  
 ORDINANCE NUMBER: 366  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK: 2-4-03:36

MAY 4, 1978

EXHIBIT "A"

Hilo, Hawaii

Date: June 3, 1978

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	0

JUN 11 1978

Publication Date: \_\_\_\_\_

Hilo, Hawaii

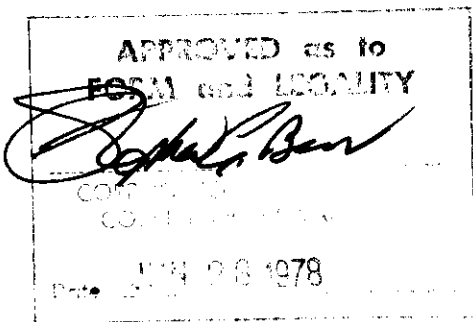
Date: June 17, 1978

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	0

JUL 7 1978

Publication Date: \_\_\_\_\_

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



*Chr. Yamashiro*  
 Council Chairman

*R. B. Legepe*  
 County Clerk

Approved/Disapproved this 30<sup>th</sup> day of June, 1978.

*Hubert H. Malan*  
 Mayor, County of Hawaii

Bill No. 403  
 Reference: C-812/PC-32  
 M.B. No. \_\_\_\_\_  
 Ord. No. 366