

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 597

AN ORDINANCE AMENDING SECTION 7.29 (THE CITY OF HILO ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE 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 2-4-37:13, 14, 15 AND 22.

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

SECTION 1. Section 7.29, Article 2, Chapter 8 (Zoning Code) of the Hawaii County Code, as amended, is further amended to add a new subsection, to read as follows:

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

Beginning at the southwest corner of this parcel of land, being also the southeast corner of Lot 33, Waiakea Camp 6 and on the northerly side of Ainaola Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 18,595.08 feet South and 2,019.74 feet West, thence running by azimuths measured clockwise from true South:

1. 175° 40' 1185.33 feet along Grant 10417 to Waiakea Mill Co. and Grant 11681 to Yasuo Matsumura;
2. 265° 40' 967.22 feet along Grant 11622 to Gilbert Takeo Yamaguchi;
3. 355° 40' 1051.20 feet along Grant 10714 to Mrs. Rose Mahi;
4. 85° 40' 233.41 feet along Grant 10417 to Waiakea Mill Co.;
5. 175° 40' 81.06 feet along the remainder of Grant 10543 to Shinkichi Higa;
6. 85° 40' 309.11 feet along the remainder of Grant 10543 to Shinkichi Higa;
7. 355° 40' 140.06 feet along the remainder of Grant 10543 to Shinkichi Higa;

8. 85° 40' 223.80 feet along Grant 10417 to Waiakea Mill Co.;
9. 355° 40' 146.00 feet along Grant 10417 to Waiakea Mill Co.;
10. 100° 36' 66.10 feet along the northerly side of Ainaola Drive;
11. 107° 07' 147.20 feet along the northerly side of Ainaola Drive to the point of beginning and containing an area of 23.864 Acres.

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

This subsection is conditioned upon the following:

(A) that the area be zoned in two (2) increments. The first increment shall consist of a maximum of fourteen (14) 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" means the obtaining of as building permits for and the construction of roofs on single family residential units. In lieu of the actual construction of the dwelling units in the first increment, the petitioner or its 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) that 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 the first increment within one (1) year thereafter. The petitioner/representative shall also be responsible for securing final subdivision approval for the second increment; (C) that a hydrologic/drainage study be prepared by the petitioner/representative and be submitted with the subdivision plans for the first increment to the Planning Director and Chief Engineer; (D) that curbs, gutters, and sidewalks be constructed within the proposed subdivision; and (E) that all other applicable rules and regulations be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original zoning or more appropriate 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.

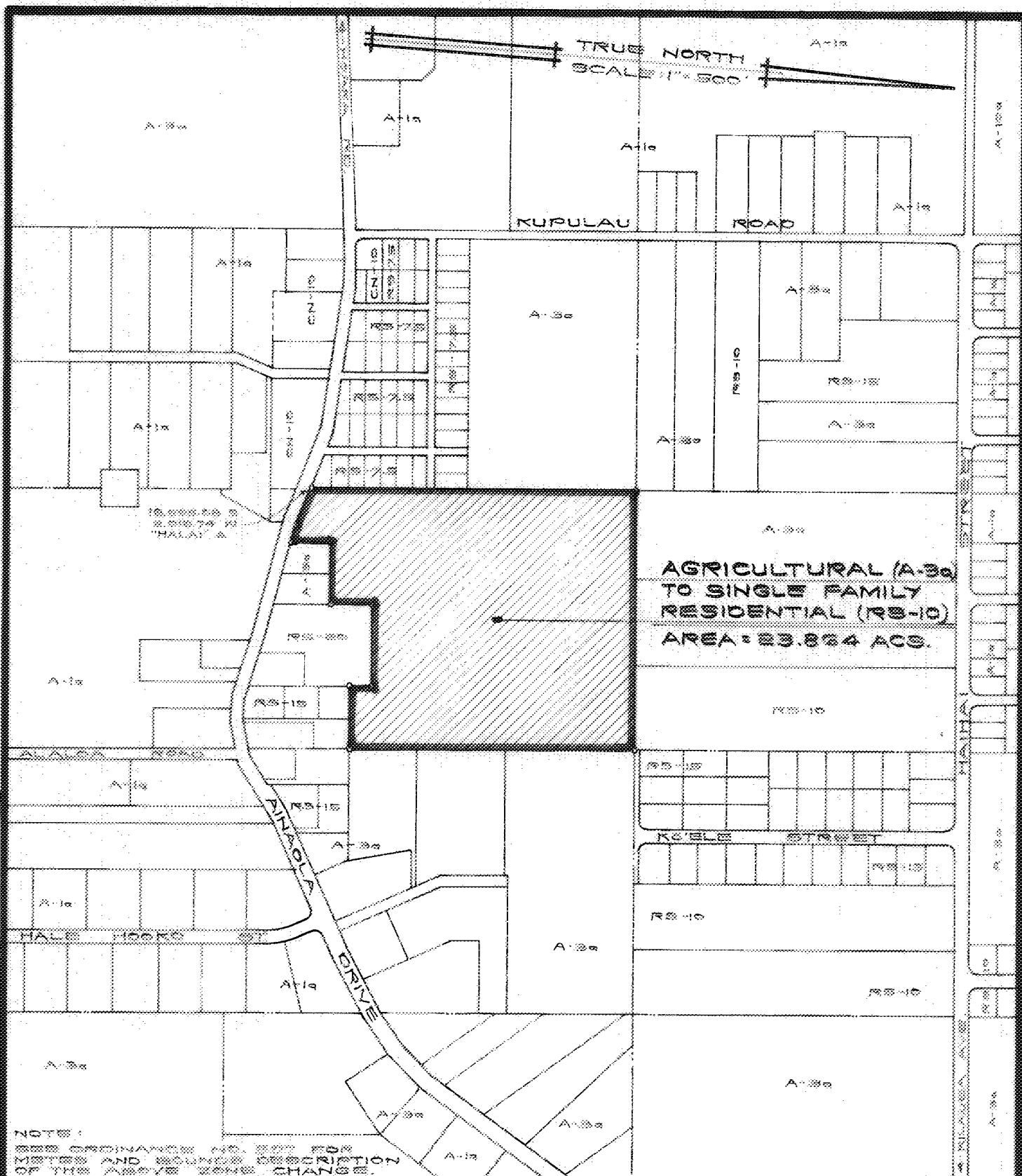
INTRODUCED BY:

*Jayashi Penning*

COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

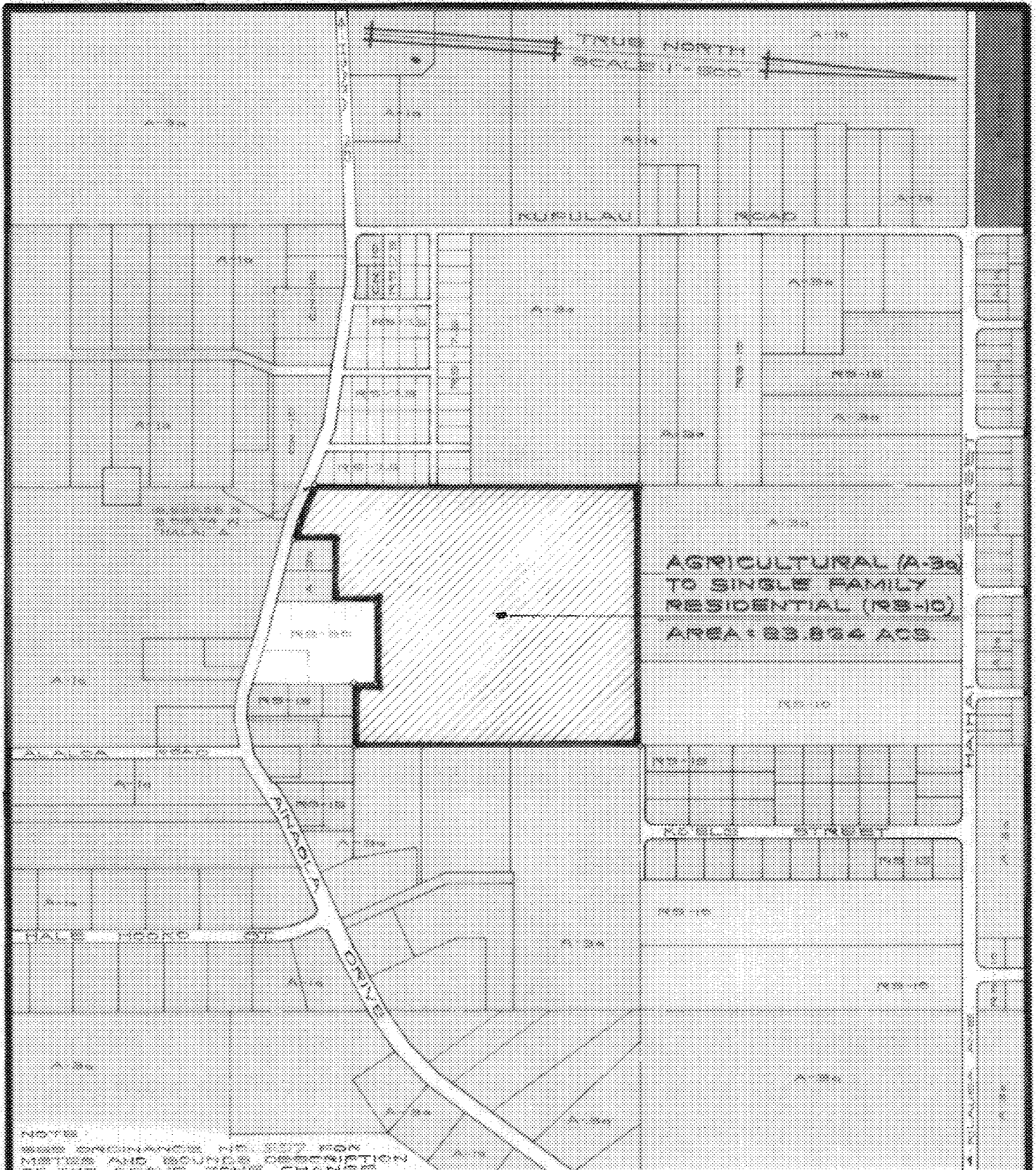
Date of Introduction: June 3, 1980  
Date of Adoption: June 18, 1980  
Effective Date: June 26, 1980



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 23 TO SECTION 7.20, (THE CITY OF HILO ZONE MAP) ARTICLE 8, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIKAEHA, SOUTH HILO, HAWAII.

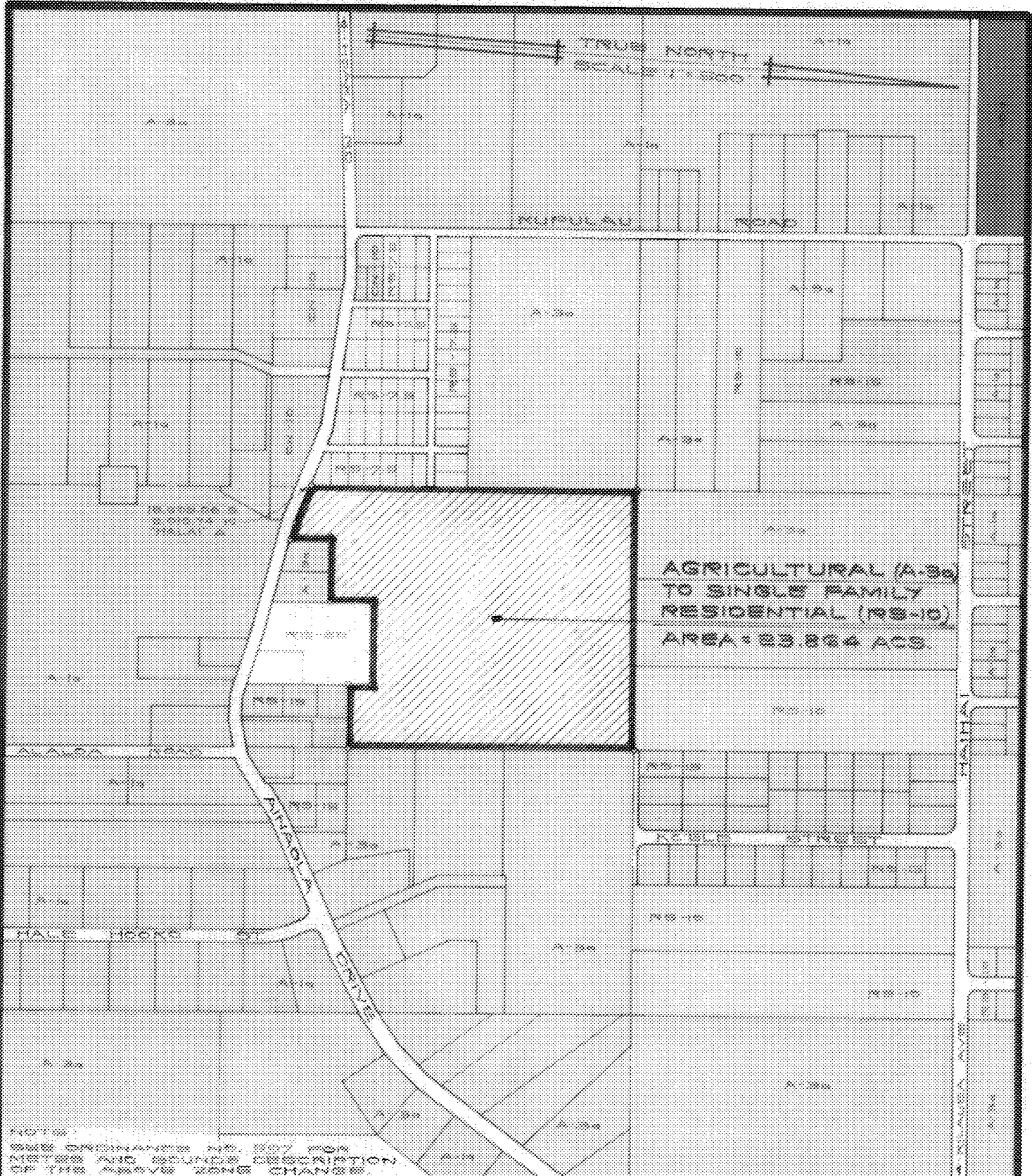
DATE OF PUBLIC HEARING: MARCH 27, 1980  
EFFECTIVE DATE: JUNE 23, 1980  
ORDINANCE NUMBER: 507  
PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 33 TO SECTION 7.25, (THE CITY OF HILO ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-3a) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT WAIAXSA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: MARCH 27, 1980  
EFFECTIVE DATE: JUNE 25, 1980  
ORDINANCE NUMBER: 507  
PREPARED BY: PLANNING DEPARTMENT  
COUNTY OF HAWAII



**AMENDMENT TO THE ZONING CODE**

AMENDMENT NO. 83 TO SECTION 726, (THE CITY OF HILO ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE 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.

DATE OF PUBLIC HEARING: MARCH 27, 1980  
 EFFECTIVE DATE: JUNE 30, 1980  
 ORDINANCE NUMBER: 507  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK: 2-4-37: 13, 14, 15 # 22

APRIL 18, 1980

Hilo, Hawaii  
Date: June 3, 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	0

JUN 10 1980

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

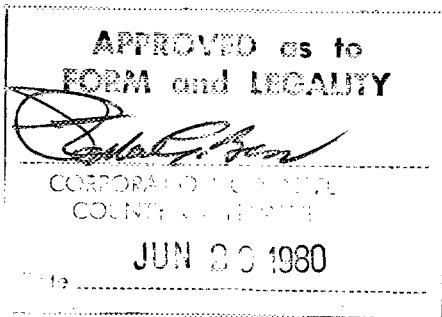
Hilo, Hawaii  
Date: June 18, 1980

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	0

JUL 2 1980

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

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



*Alvin G. Gorman*  
Council Chairman

*Q. M. Leppas*  
County Clerk

Approved/Disapproved this 26<sup>th</sup> day of  
June, 1980

*Alvin G. Gorman*  
Mayor, County of Hawaii

Bill No. 634  
Reference: C-1554/PC-168  
M.B. No. \_\_\_\_\_  
Ord. No. 597