

ABSC DEVELOPMENT COMPANY, LLC

650 Kohou Street, 2nd floor, Suite A
Honolulu, Hawaii 96817
Phone: (808) 847-5378 Fax: (808) 851-7399
Email: kenkabe@aol.com

March 26, 2005

Mr. Chris Yuen, Planning Director
County of Hawaii
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720-3043

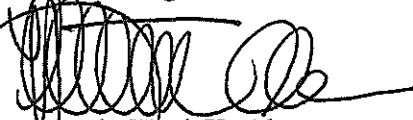
Re: Puainako Heights Subdivision

Dear Mr. Yuen,

We wish to nullify Planned Unit Development Permit No. 10 issued by the Planning Commission on May 25, 1974 which allowed for the development of 60 multiple-family residential units on the subject property to be located on part of Lots 48 and 49. We have decided to go with all single family residential units with a minimum 10,000 s.f. lots.

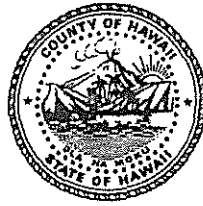
Please call should you have any questions.

With best regards,



Kenneth (Ken) K. Abe
Managing Member

Harry Kim
Mayor



Christopher J. Yuen
Director
Brad Kurokawa, ASLA, LEED™ AP
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

September 25, 2006

Mr. Kenneth K. Abe
ABSC Development Company, LLC
650 Kohou Street, 2nd Floor, Suite A
Honolulu, HI 96817

Dear Mr. Abe:

Request to Withdraw SUB-98-000099 (Applicant: Takagi Biru Co., Ltd.)
"Kaumana Iki Subdivision"
Request to Nullify PUD No. 10 (Applicant: Gentry Hawaiiana Associates)
"Park Hokulani-Phase 1-B-1"
TMK: 2-5-046: 001; Kukuau 2nd, South Hilo, Hawaii

This letter is to confirm the withdrawal of SUB-98-000099 as requested by your letter dated February 23, 2005 and the nullification of PUD No. 10 as requested by your letter dated March 26, 2005. We apologize for our delayed acknowledgement of your requests.

As an authorized representative of the landowner, ABSC Development Company, LLC, your letters respond to our previous letter to you dated February 17, 2005 which acknowledged receipt of a subdivision application (SUB-05-000090) affecting the same property and proposing the "Puainako Heights Subdivision". As this most current proposed subdivision does not implement any of the concepts being considered or approved under the previous subdivision application by Takagi Biru and the Planned Unit Development Permit issued to Gentry Hawaiiana Associates, we required that these previous application and permit be withdrawn or nullified, as appropriate.

Thank you for your prompt attention to this matter.

Mr. Kenneth K. Abe
ABSC Development Company, LLC
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Please contact Daryn Arai of this office should you have any questions.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

DSA

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xc: Manager, DWS
 Director, DPW
 District Environmental Health Program Chief, DOH
 District Engineer, DOT
 FSA-SUB-04-000090

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for PLANNED UNIT)
DEVELOPMENT)
by)
GENTRY-HAWAIIANA ASSOCIATES)
PARK HOKULANI PHASE 1-B-1)
in)
Kukuau 2nd, Kaumana, South)
Hilo, Hawaii)

P.U.D. No. 10

PLANNED UNIT DEVELOPMENT PERMIT

The County Planning Commission at a duly held public hearing on May 2, 1974, considered the application of GENTRY-HAWAIIANA ASSOCIATES/PARK HOKULANI PHASE 1-B-1 for a planned unit development from Chapter 8, (Zoning Code), Article 23, ~~Section 2~~, Hawaii County Code, as amended, more specifically to allow for a planned unit development to permit the development of 60 multiple residential units (townhouses and cluster) at Kukuau 2nd, Kaumana, South Hilo, Hawaii, Tax Map Key 2-5-46: Portion of 1.

The Commission has found that:

1. The development of the project will begin and be completed within a reasonable period of time. The applicant will construct the model unit complex, consisting of five (5) cluster units and seven (7) townhouse units, within one month of approval of the Planned Unit Development Permit and the change of zone request. Subsequent units will be constructed within reasonable time thereof;
2. The proposed development conforms substantially to the County General Plan. The General Plan land use pattern allocation guide map designates the area for alternate urban expansion, and in November 1972, the State Land Use Commission reclassified the area from an Agricultural to an Urban district. The proposed development results in a more appropriate land use pattern and would tend to promote the orderly development and growth of the area. The proposed development is intended to reflect a mixture of uses and housing types, as well as reflect the concept of "Zone of Mix." Such actions would comply with the goals and policies of the housing element of the General Plan document;

3. The development constitutes an environment of substantial desirability and stability; is in harmony with the character of the area; and results in an intensity of land utilization no higher than, and standards of open space as high as required for the district in which the development is located. The development of the subject property would be in character with the general area which has been determined and proposed to be developed as a "planned residential community." The development of the sixty (60) units represents approximately fifty (50) percent of the total maximum density permitted for that area, and thus, allows for more open space;
4. The development would not create a traffic congestion, does not interfere with any projected improvements, provides for proper provisions for internal traffic, parking, bike paths, pedestrian walkways, and is an attractive development with no adverse effects upon adjacent and surrounding existing or proposed developments. Incident to the proposed development, Wilder Road, which provides access to the subject development, is being improved from two to four lanes through Improvement District and is expected for completion by December 1974; and
5. Essential utilities, such as water and sewerage systems, are or will be made available to the proposed development. The area is also in reasonable proximity to center of employment and trading. All other governmental facilities, such as the public school, is located within reasonable proximity.

Therefore, the Commission hereby grants to the applicant a planned unit development permit to allow the development of 60 multiple residential units (townhouses and cluster) at Kukuau 2nd, Kaumana, South Hilo, Hawaii pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. Approval of the Planned Unit Development not be effective until the ordinance adopting the accompanying change of zone has become effective;
2. The applicant, Gentry-Hawaiiana Associates, submit a subdivision plan for Increment 1-B-1 and secure tentative approval within one (1) year of the official date of approval of the accompanying change of zone request;
3. All proposed structures conform to the minimum setback and distance between structures requirements as stipulated in the zoning code;
4. The temporary sales office be confined within the Community Recreation Center building, and its operation shall terminate within five (5) years of the opening of the sales office;

5. A Landscaping plan be submitted and approved by the Planning Department prior to landscaping or planting in the area;
6. All other applicable regulations, including the "Plan Approval" process be complied with; and
7. All conditions setforth the accompanying change of zone remain in effect.

Should these conditions not be met, the ^{permit} variance shall be deemed null and void.

The effective date of this permit shall be from May 2, 1974.

Dated at Hilo, Hawaii, this 25th day of May 1974.


Arthur W. Martin, Chairman

