



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.  
GOVERNOR

CHASON ISHII  
CHAIRPERSON

CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Ref. No.: PL MASP 13.1.3/KAK 23-027

May 30, 2023

**Sent Via Electronic and Postal Mail**  
**(Email: [doug.johnstone@howardhughes.com](mailto:doug.johnstone@howardhughes.com))**

Mr. Doug Johnstone  
President, Hawai'i Region  
The Howard Hughes Corporation  
1240 Ala Moana Boulevard, Suite 200  
Honolulu, Hawai'i 96814

Re: Victoria Ward, Limited, Land Block 1, Project 6 (Mahana Ward Village),  
Completeness Review and Automatic Approval for Development Permit  
Application No.: KAK 23-027, Tax Map Key No. (1) 2-3-002: 116 (portion)

Dear Mr. Johnstone:

The Hawai'i Community Development Authority ("HCDA") has reviewed the Planned Development Permit Application for Mahana Ward Village (Land Block 1, Project 6) within the Ward Neighborhood Master Plan Area at 423 Ward Avenue, Honolulu, Hawaii 96814, TMK (1) 2-3-002: 116 (portion), submitted by Victoria Ward, Limited, on May 19, 2023. This Planned Development Permit Application is being considered under Master Plan Permit No.: PL MASP 13.1.3, approved by the HCDA on January 14, 2009.

This letter is to inform you that the Planned Development Permit is deemed to be *Complete*, and all required information has been provided in the Planned Development Permit Application. The completeness review does not constitute a decision as to whether the application complies with the provisions of the Mauka Area Rules ("Vested Rules"). Under the Vested Rules, Hawai'i Administrative Rules, § 15-22-23, the Planned Development Permit Application will be deemed automatically approved if no decisions are made by the HCDA granting or denying approval within 160 calendar days from the date of the hearing notice. The public hearing notice will be published on Thursday, June 1, 2023, and the automatic approval date is November 6, 2023. A copy of the public hearing notice is enclosed for your information.

Please contact Ms. Janice Biletnikoff, AICP, HCDA Planner at 808-594-0351 or by email at [janice.i.biletnikoff@hawaii.gov](mailto:janice.i.biletnikoff@hawaii.gov) should you have any questions.

Sincerely,

Craig K. Nakamoto  
Executive Director

CN/RT/JB:rlr

Enclosure (1): Public Hearing Notice

c: Ka'iulani Sodaro, HHC (*via electronic mail only: [kaiulani.sodaro@howardhughes.com](mailto:kaiulani.sodaro@howardhughes.com)*)  
Tom Schnell, PBR (*via electronic mail only: [tschnell@pbrhawaii.com](mailto:tschnell@pbrhawaii.com)*)