



HAWAII COMMUNITY DEVELOPMENT AUTHORITY



KAKAKO KALAELOA

Neil Abercrombie
Governor

Brian Lee
Chairperson

Anthony J. H. Ching
Executive Director

461 Cooke Street
Honolulu, Hawaii
96813

Telephone
(808) 594-0300

Facsimile
(808) 594-0299

E-Mail
contact@hcdaweb.org

Web site
www.hcdaweb.org

Ref. No.: PL MASP 13.1.3

March 7, 2013

Mr. Nicholas Vanderboom
Senior Vice President of Development
The Howard Hughes Corporation
1240 Ala Moana Boulevard, Suite 601
Honolulu, Hawaii 96814

Dear Mr. Vanderboom:

Re: Historic Building Inventory

The Hawaii Community Development Authority ("HCDA") has completed the review of the historic building inventory report submitted for the Ward Neighborhood Master Plan. Preparation and submittal of the historic building inventory report to the HCDA is a requirement under the Master Plan Permit No.: PL MASP 13.1.3, dated January 14, 2009 (see Decision & Order paragraph 5. **Historical, Cultural and Archaeological Resources** of the Master Plan Permit). We note that as submitted, the historic building inventory report meets the requirement of the Master Plan Permit.

A copy of a Cultural Impact Statement and an Archaeological Inventory Survey Plan approved by the State of Hawaii, State Historic Preservation Division, shall be submitted to the HCDA prior to submission of the first individual development permit application for development projects under the Master Plan.

Should you have any questions regarding this matter or the Master Plan Permit, Decision & Order, please contact Mr. Deepak Neupane, P.E., AIA, HCDA Director of Planning and Development, at 594-0300 or by email at: deepak@hcdaweb.org.

Sincerely,

Anthony J. H. Ching
Anthony J. H. Ching
Executive Director

AJHC/DN:ak



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Ref. No.: PL MASP 13.1.3

May 3, 2013

Mr. Nicholas Vanderboom
Senior Vice President of Development
The Howard Hughes Corporation
1240 Ala Moana Boulevard, Suite 601
Honolulu, Hawaii 96814

Dear Mr. Vanderboom:

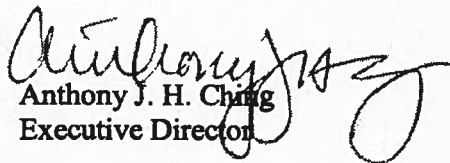
Re: Cultural Impact Assessment

The Hawaii Community Development Authority ("HCDA") received a copy of the letter from the State of Hawaii, State Historic Preservation Division ("SHPD") stating that they have accepted the cultural impact assessment submitted for the Ward Neighborhood Master Plan. Preparation and submittal of the historic cultural impact assessment to SHPD is a requirement under the Master Plan Permit No.: PL MASP 13.1.3, dated January 14, 2009 (see Decision & Order paragraph 5. **Historical, Cultural and Archaeological Resources** of the Master Plan Permit). We note that the letter from SHPD stating they have received the cultural impact assessment meets the requirement of the Master Plan Permit.

A copy of an Archaeological Inventory Survey Plan accepted by SHPD shall be submitted to the HCDA prior to submission of the first individual development permit application for development projects under the Master Plan.

Should you have any questions regarding this matter or the Master Plan Permit, Decision & Order, please contact Mr. Carson Schultz, HCDA Planner, at 594-0314 or by email at: carson.j.schultz@hcdaweb.org.

Sincerely,


Anthony J. H. Ching
Executive Director

AJHC/DN/CS:ak



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Ref. No.: PL MASP 13.1.3

May 20, 2013

Mr. Nicholas Vanderboom
Senior Vice President of Development
The Howard Hughes Corporation
1240 Ala Moana Boulevard, Suite 200
Honolulu, Hawaii 96814

Dear Mr. Vanderboom:

Re: Archaeological Inventory Survey Plan for Ward
Neighborhood Master Plan

Preparation and submittal of an Archaeological Inventory Survey Plan ("AISP") accepted by the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division ("SHPD") to the Hawaii Community Development Authority ("HCDA"), prior to submission of the first development permit application for development projects under the Master Plan, is a requirement under the Master Plan Permit No. PL MASP 13.1.3, dated January 14, 2009 (see Decision and Order section paragraph (5) of the Master Plan Permit). This is to notify you that the HCDA has received a letter from SHPD, dated May 14, 2013, stating that it has reviewed the report titled *Plan to Prepare Archaeological Inventory Survey Plans* ("Plan") submitted for the Ward Neighborhood Master Plan. The letter from SHPD indicates that it concurs with the Plan's statement that separate AISPs will be prepared for each planned development, rather than one AISP for the entire 60-acre Master Plan area. We note that the letter from SHPD stating it has received the Plan and concurs with the intent to prepare individual project AISPs meets the requirement of the Master Plan Permit. However, we note that for each individual development project an AISP accepted by the SHPD must be submitted before HCDA's review of the development permit application.

Should you have any questions regarding this matter or the Master Plan Permit, Decision and Order, please contact Mr. Carson Schultz, HCDA Planner, at 594-0314 or by email at: carson.j.schultz@hcdaweb.org.

Sincerely,

Anthony J. H. Ching
Executive Director

AJHC/DN:ak

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAHUHIHEWA BUILDING
601 KAMOKILA BLVD, KAPOLEI HI 96707

13.1.
WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

PAUL J. CONRY
INTERIM FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: August 22, 2012

LOG: 2012.2486

DOC: 1208MG03

TO: Mayu Omaha
Fung Associates
1833 Kalakaua Avenue
Honolulu, HI 96815

SUBJECT: **Section 6E-42 Historic Preservation Review**
Project: Architectural Survey of Victoria Ward Properties in Kakaako
Owner: Victoria Ward LTD (Howard Hughes)
Location: Kakaako, Oahu
Tax Map Key: (1) 2-1 (various) (1) 2-3 (various)

Date Received by SHPD: June 28, 2012

Description of Project/Undertaking: Comprehensive architectural inventory of potentially historic properties owned by Victoria Ward LTD (now Howard Hughes).

Description of Resource: Various commercial resources.

Documentation Received: Amended and corrected architectural resource survey.

SHPD Determination: SHPD is content with corrections to this report and will accept it in our library. Thank you for your work.

Any questions should be addressed to Mike Gushard at (808) 692-8026 or michael.j.gushard@hawaii.gov.

Mahalo for the opportunity to comment,

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



**HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES**

601 Kamokila Boulevard, Suite 555
Kapolei, HI 96806

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ESTHER KIA'AINA
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

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ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

May 14, 2013

Mr. Matt McDermott
Cultural Surveys Hawaii
P.O. Box 1114
Kailua, HI 96734
mmcdermott@culturalsurveys.com

LOG NO: 2012.3656
DOC NO: 1305SL16
Archaeology

Dear Mr. McDermott:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Plan to Prepare AISPs for the Ward Neighborhood Master Plan
Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu Island, Hawai'i
TMK: (1) 2-1-049:063, 080; 2-1-050:001, 061, 062; 2-1-052:011, 012, 016, 017, 020, 022,
024, 027, 028, 031 to 036, 038, 039, 040, 042, 043, 045, 046, 051, 052, 053, 2-1-053:001, 030;
2-1-056:001; 2-3-001:001, 004, 005; 2-3-002:001, 002, 059, 067, 086, 087, 104; 2-3-003:022,
065, 093, 094; 2-3-005:004, 005, 006, 012 to 017, 019, 022**

Thank you for the opportunity to comment on the report titled *Plan to Prepare Archaeological Inventory Survey Plans for the Ward Neighborhood Master Plan Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu Island, Hawai'i* TMK: [1] 2-1-049:063, 080; 2-1-050:001, 061, 062; 2-1-052:011, 012, 016, 017, 020, 022, 024, 027, 028, 031 to 036, 038, 039, 040, 042, 043, 045, 046, 051, 052, 053, 2-1-053:001, 030; 2-1-056:001; 2-3-001:001, 004, 005; 2-3-002:001, 002, 059, 067, 086, 087, 104; 2-3-003:022, 065, 093, 094; 2-3-005:004, 005, 006, 012 to 017, 019, 022 (Monahan and McDermott, December 2012). We received this plan document on December 14, 2012; we apologize for the delay and thank you for your continued patience.

The plan was prepared by Cultural Surveys Hawaii, Inc. (CSH) at the request of Victoria Ward, Ltd. (VWL) and The Howard Hughes Corporation (HHC). In addition, it was prepared as a stipulated condition of a Settlement Agreement between Mr. Edward Halealoha Ayau and VWL regarding the proposed Master Plan (Appendix A). The plan's stated purpose "is to memorialize the process that was followed to create the first three archaeological inventory survey plans (AISPs) for the Ward Neighborhood Master Plan" and "to serve as a guide that will describe how the additional AISPs" will be prepared "for the remaining individual construction projects of the overall Master Plan." The Plan contains the following sections: (1) Introduction: Purpose and Relevant Documents, (2) Project Background, (3) Historic Preservation Regulatory Context, (4) Specific Components of AISPs for the Project, and (5) Consultation.

Although this document does not fulfill the requirements of an archaeological inventory survey plan pursuant to Hawaii Administrative Rule (HAR) §13-284-5, it serves to facilitate project planning and supports the historic preservation review process. **We concur with the Plan's statement that individual AISPs will be prepared for each project**, rather than for the entire 60-acre Master Plan area which is expected to be developed over a 10-20 year period. We have some concerns with strict use of the Settlement Agreement "Specific Components of AISPs for the Project" as some components (e.g., predictive model) may become dated and/or be affected by future revisions to existing administrative rules. SHPD reserves the right to make comments and/or request revisions to these plans pursuant to the administrative rules in use at the time an individual AISP is submitted for SHPD review and acceptance. Each AISP will be reviewed in accordance with HAR §13-284 and HAR §13-276-5(a-g).

Mr. McDermott

May 14, 2013

Page 2

This plan is accepted by SHPD. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Please contact me at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
O'ahu Lead Archaeologist

cc: Anthony Ching, Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813
Tony@hcdaweb.org

Carson J. Schultz, LEED AP
Associate AIA
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813
Carson.J.Schultz@hcdaweb.org

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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

March 11, 2013

Matt McDermott, MA
Cultural Surveys Hawai'i, Inc.
P.O. Box 1114
Kailua, Hawaii 96734
mmcdermott@culturalsurveys.com

LOG NO: 2012.1580
DOC NO: 1303SL19
Archaeology

Dear Mr. McDermott:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Inventory Survey Plan for the Ward Neighborhood
Master Plan Phase I: Block O Project Area
Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu Island
TMK (1) 2-1-050:001, 061 and 062**

Thank you for the opportunity to review this revised report titled *Draft Archaeological Inventory Survey Plan for the Ward Neighborhood Master Plan Phase I: Block O Project Area Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu Island TMK (1) 2-1-050:001, 061 and 062* (Sroat and McDermott, January 2013). Our office received this submittal on January 30, 2013. The 1.2-acre Block O project area is owned by Victoria Ward, Limited (VWL) and is part of the VWL's 60.5-acre Ward Neighborhood Master Plan.

The archaeological inventory survey plan (AISP) contains an adequate discussion of the environmental setting and an extensive discussion of the traditional and historical background. The previous investigations and specific research questions concerning temporal and spatial land use changes provide a framework for the AIS of Block O.

The revisions made to this document adequately address the major concerns raised in our prior correspondence (January 23, 2013; Log No. 2012.2733, Doc. No. 1301SL26). This archaeological inventory survey plan meets the requirements of Hawaii Administrative Rule (HAR) §13-284-5. It is accepted by SHPD. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Please contact me at (808) 692-8019 or Susan.A.Lebo@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

A handwritten signature in cursive that reads "Susan A. Lebo".

Susan A. Lebo, PhD
Oahu Lead Archaeologist