



**HAWAII COMMUNITY  
DEVELOPMENT AUTHORITY**

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CRAIG K. NAKAMOTO  
EXECUTIVE DIRECTOR

Ref. No.: KAK 25-045 (KAK 23-027)

January 21, 2026

**Sent Via Postal Mail and E-Mail to: [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 25-045, Tax Map Key No. (1) 2-3-002:116 (portion)

Dear Mr. Johnstone:

The Hawai'i Community Development Authority ("HCDA") has reviewed the Amended 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 ("VWL") on December 16, 2025. This Planned Development Permit Application is being considered under the provisions of the 2005 Mauka Area Rules ("Vested Rules"), pursuant to the Amended and Restated Master Plan Development Agreement for the Ward Neighborhood Master Plan between HCDA and VWL, effective January 13, 2025.

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 Vested Rules.

Under the Vested Rules, § 15-22-23, Hawai'i Administrative Rules, 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 submission of a complete application. The automatic approval date will be Tuesday, June 30, 2026. The public hearing notice will be published on Thursday, January 22, 2026, and a copy of the notice is enclosed for your information. Please contact Ms. Laura Mo, of our Planning & Development section, at 808-594-0334 or by email at [laura.ly.mo@hawaii.gov](mailto:laura.ly.mo@hawaii.gov) should you have any questions.

Sincerely,

*Craig K. Nakamoto*

Craig K. Nakamoto  
Executive Director

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))