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November 19, 2025

Craig K. Nakamoto, Executive Director  
Hawai'i Community Development Authority  
547 Queen Street  
Honolulu, Hawai'i 96817  
[craig.k.nakamoto@hawaii.gov](mailto:craig.k.nakamoto@hawaii.gov)

IN REPLY REFER TO:  
Project No. 2019PR30462  
Doc. No. 2511SCH04  
Archaeology

Ms. Dawn Takeuchi-Apuna, Director  
Department of Planning and Permitting  
City and County of Honolulu  
Frank F. Fasi Municipal Building  
650 S. King Street, 7th Floor  
Honolulu, Hawai'i 96813  
c/o Clint Young  
[clint.young@honolulu.gov](mailto:clint.young@honolulu.gov)

Dear Mr. Nakamoto and Ms. Dawn Takeuchi-Apuna:

**SUBJECT: Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review  
Request to Support HCDA Proceeding with Permitting Process  
Victoria Ward Limited (VWL) Block N West Makai Project  
Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu  
TMK: (1) 2-3-002:116 por.**

This letter provides the State Historic Preservation Division's (SHPD's) review regarding the Hawaii Community Development Authority's (HCDA's) planned development permitting process for the Victoria Ward, Ltd. (VWL) and The Howard Hughes Corporation (HHC) project titled Victoria Ward Limited (VWL) Block N West Makai Project. This private project is subject to permitting under HCDA's 2005 Mauka Area Rules and with permitting by the City and County of Honolulu, Department of Planning and Permitting (DPP).

Howard Hughes Corporation's (HHC) Block N West Makai/Mahana Project (HICRIS Project No. 2019PR30462) is a residential tower development on Ward Avenue, near its intersection with Halekauwila Street [TMK: (1) 2-3-002:116 por.]. On May 9, 2023, the SHPD issued a letter to the HCDA and DPP [Project No. 2019PR30462, Doc. No. 2305SCH05]. The letter lays out the stipulations that HHC has committed to for HCDA to proceed with the Planned Development Permit (PDP) project review process. After its project review, HCDA approved the project's PDP application with these stipulations.

SHPD is aware that subsequently, HHC entered into a transaction with HCDA, enabling project modifications, including increased platform height and unit counts. With these changes to the project design, HHC is now going through HCDA's review of a PDP Amendment of the project changes. The changes in the platform height and number of units of the project have not changed the commitments in SHPD's letter dated May 9, 2023 (Doc. No. 2305SCH05).

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With HHC's renewed commitment to the stipulations specified in SHPD's May 9, 2023 letter, the SHPD has no objection with HCDA/DPP proceeding with the review and acceptance of the project's PDP Amendment based on the recent project changes.

**SHPD hereby notifies** DPP and HCDA that the permitting process may continue.

Please contact Samantha Hemenway, O'ahu Lead Archaeologist, at [Samantha.Hemenway@hawaii.gov](mailto:Samantha.Hemenway@hawaii.gov), for any matters regarding archaeological resources or this letter.

Aloha,



Jessica L. Puff, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Ka'iulani Sodaro (HHC), [kaiulani.sodaro@howardhughes.com](mailto:kaiulani.sodaro@howardhughes.com)  
Matt McDermott (CSH), [mmcdermott@culturalsurveys.com](mailto:mmcdermott@culturalsurveys.com)