

DAVID Y. IGE
GOVERNOR



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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

OAHU

This request is for Land Board approval to authorize the Department of Transportation, Harbors Division to subdivide, through both the City and the Land Court, the 28.026-acre land area located at Honolulu Harbor, immediately off Nimitz Highway, between Piers 24 and 29, under a Joint Development Agreement with the City. The TMK is 1-5-038: 011 (various).

LEGAL REFERENCE:

Sections 171-6 Powers, and 501-85 Substitution, one certificate for several, several for one; subdivisions, maps, Hawaii Revised Statutes ("HRS"), as amended.

APPLICANT:

The Department of Transportation ("DOT"), Harbors Division, 79 S. Nimitz Highway, Honolulu, Hawaii 96813.

CHARACTER OF USE:

The land area comprises 28.026 acres of both fast and submerged land at Piers 24 to 29 at Honolulu Harbor. The land is zoned I-3, Waterfront Industrial and is intended to support the maritime industry in Hawaii, particularly shipping, stevedore operations, dry-dock facilities, ship building, specialty trade operations, maritime vessels, cargo/containers and other maritime activities.

ITEM M-1

LOCATION:

Portion of Government lands situated at Honolulu Harbor, immediately adjacent to Nimitz Highway, between Piers 24 and 29. The TMK is 1-5-038: 011 (various), as shown on the attached map labeled Exhibit "A".

AREA:

28.026 acres of both fast and submerged land more or less.

ZONING:

| | |
|-------------------------------|----------------------------|
| State of Land Use Commission: | Urban |
| City and County of Honolulu: | I-3, Waterfront Industrial |

LAND TITLE STATUS:

Owned by State of Hawaii; management and control of the property was transferred to the Department of Transportation by Executive Order No. 2903.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Department of Transportation has completed the Kapalama Container Terminal and Tenant Relocations Final Environmental Impact Statement and the Construction of Pier 29 Container Yard Final Environmental Assessment, which covers tenant relocations and improvements at Pier 24 to 28, Honolulu Harbor. In addition, Atlantis Submarine completed their Atlantis Adventures Maintenance Facility at Pier 27 Final Environmental Assessment for their improvements. All three documents have been finalized and accepted.

REMARKS:

Under Act 200, Session Laws of Hawaii 2008, the Legislature established the Harbors Modernization Plan ("HMP"), which articulated the State's objective to redevelop Honolulu Harbor in order to achieve more productive and efficient use of both the fast and submerged lands to better support the maritime industry. As part of the HMP, the State applied with the City and County of Honolulu ("City") on October 10, 2014 to entered into a Joint Development Agreement ("JDA") with the City. The purpose of the JDA was to

facilitate the subdivision of certain harbor lands, which would allow the State to issue leases to various maritime tenants.

The DOT recently completed the subdivision maps for the Pier 24 to 29 area, which have been approved by the Department of Planning and Permitting of the City on July 24, 2015. The DOT was in the final process of filing a petition for the approval of the subdivision with the State Land Court; however, DOT was advised that the such action requires the Board's approval.

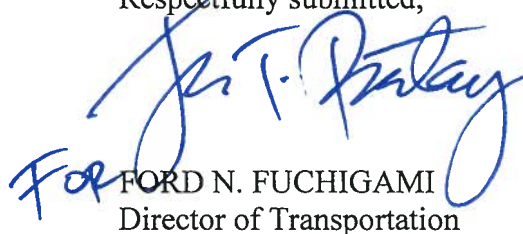
Accordingly, the DOT respectfully requests the Board's approval of this housekeeping measure to complete the filing of the subdivision petition with the State Land Court.

RECOMMENDATION:


That the Board authorize the Department of Transportation, Harbors Division, to subdivide, through both the City and the Land Court, the 28.026-acre land area located at Honolulu Harbor, immediately off Nimitz Highway, between Piers 24 and 29. The TMK is 1-5-038: 011 (various).

That the Board approve a Land Court petition for consolidation, resubdivision, designation of easements, and designation of restriction of vehicular rights, for the land area of 28.026 acres located at Honolulu Harbor, immediately off Nimitz Highway, between Piers 24 and 29 (more particularly described as TMK No. 1-5-038: 011 (various), subject to revisions by the Department of the Attorney General.

Respectfully submitted,


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:


SUZANNE CASE
Chairperson and Member
Board of Land and Natural Resources

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8000 * Fax: (808) 768-4950

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR
ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

| SUBDIVISION | |
|--------------------|---|
| File Number | : 2014/SUB-154 |
| Project | : SUB / Iwilei – Nimitz Hwy. (Honolulu Harbor Piers 24 to 29 Subd.) / TMK: 1- |
| Location | : |
| Tax Map Key | : 1-5-038:011 (various) |
| Owner | : STATE OF HAWAII, DEPT. OF TRANSPORTATION (DOT) |
| Surveyor | : R. M. Towill Corporation |
| Agent | : R. M. Towill Corporation |

Description of the Proposal: Consolidation and resubdivision of Lots 13-A and 13-B as shown on Map 8 of Land Court Consolidation 82 into Lots 1 to 17 with areas from 7,500 square feet to 290,573 square feet; and designation of Easements A to D.

This subdivision will be developed under an approved Joint Development Agreement (DPP File No. 2013/CUP-95). No cancellation of the joint development shall be allowed, unless the applicant first consolidate or reconfigures the lots to comply with the requirements of the Subdivision Rules and Regulations and the requirements of the Land Use Ordinance (LUO).

Action on the proposal was **DEFERRED** pending:

1. Clarification of compliance with environmental assessment requirements pursuant to Chapter 343 of the Hawaii Revised Statutes.
2. Clarification of the uses of the various lots under the provisions of Section 2-201(c)(10) of the Subdivision Rules and Regulations.
3. Submission of a request for a waiver of requirements for Lots 9, 10 and 13 which do not meet the minimum lot area under the Land Use Ordinance (LUO) when the area for access easements affecting the lots is deducted. The waiver is only available to public or public/private uses, and the public agency requesting the waiver shall sign the request.

4. Submission of five copies of the revised preliminary map showing: a.) Existing buildings and setbacks under the provisions of Section 2-201(c)(9) of the Subdivision Rules and Regulations; b.) Notations for all the proposed easements indicating the party or entity they are in favor of; c.) Complete listing of Tax Map Key parcels including 057; and d) Revise notation indicating that Easement A affects Lot 13 and not Lot 4.

Section 2-203 (c) of the Subdivision Rules and Regulations states that the deferral shall be for a period of 90 days from the date of this action, unless a written request for an extension of the deferral is submitted to the Director of Planning and Permitting prior to the expiration of the 90-day period. The subdivision application will automatically expire and become null and void if the 90-day period passes without a request for an extension of the deferral. Any further action will require the submission of a new application including 20 prints of the map, a new filing fee and necessary documents.

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.

 **Fof DIRECTOR** **October 10, 2014**

SIGNATURE TITLE DATE

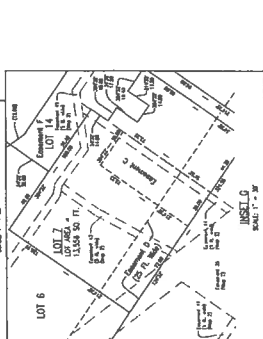
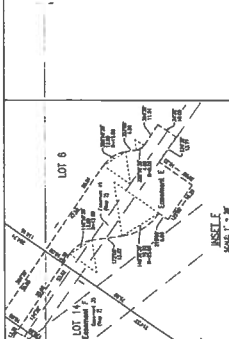
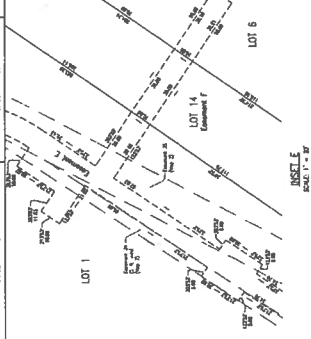
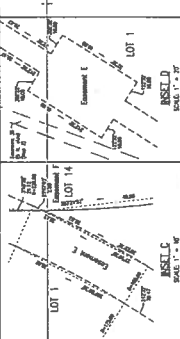
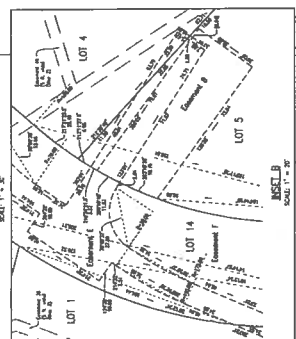
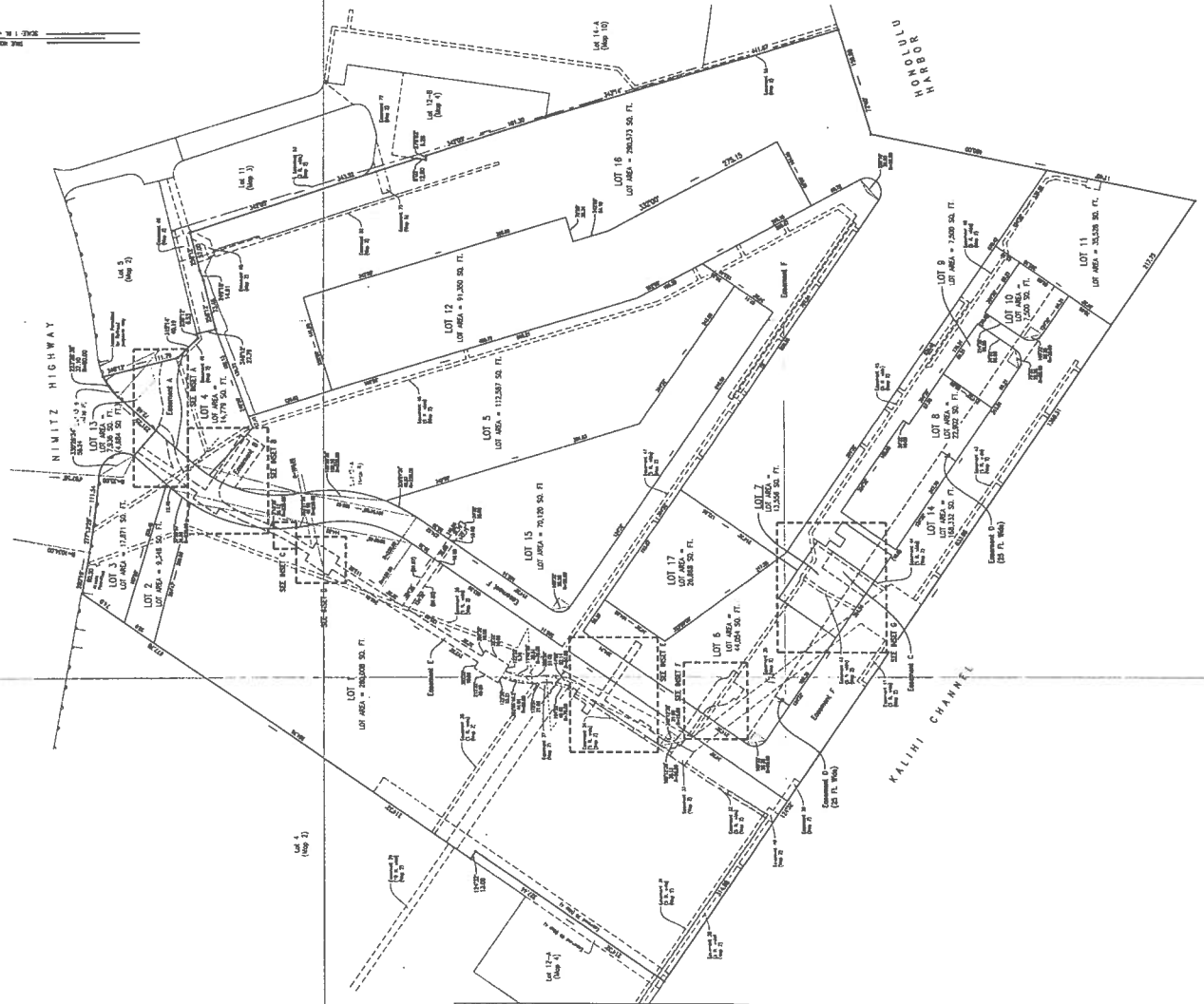
This action does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8099.

LAND COURT
STATE OF HAWAII
LAND COURT CONSOLIDATION 82

SECTION "B"

CONSOLIDATION OF LOTS 13-A AND 13-B
RESUBDIVISION OF SAID CONSOLIDATION 82;
INTO LOTS 1 TO 17, INCLUSIVE;
DESIGNATION OF EASEMENT A AFFECTING LOT 13;
DESIGNATION OF EASEMENT B AFFECTING LOT 5;
DESIGNATION OF EASEMENT C AFFECTING LOT 7;
DESIGNATION OF EASEMENT D
AFFECTING LOTS 6 TO 10, AND 14;
DESIGNATION OF EASEMENT E
AFFECTING LOTS 1, 4 TO 6, AND 13 TO 15;
AND DESIGNATION OF EASEMENT F
BEING ALL OF LOT 14;

AT-KAHOOLA-OA-KAHLUREJA-ANG-KAHEI-HONOLULU-CAMBI-HAWAII



U.S. REAL COMMISSION
Surveyor General of the State of Hawaii
Honolulu, Hawaii
February 22, 1982

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED _____
BY ORDER OF THE COURT.

REGISTRAR OF THE LAND COURT

Comments: 1. For "Molokai Access" reference affecting Lot 13 in Map of Lot 2 (Map 27) of Land Court Consolidation 82 - 1,325 sq. ft.
Comments: 2. For "Local Property" affecting Lot 5 - 2,225 sq. ft.
Comments: 3. For "Local Property" affecting Lot 13 - 1,325 sq. ft.
Comments: 4. For "Local Property" affecting Lot 14 - 1,325 sq. ft.
Comments: 5. For "Local Property" affecting Lot 15 - 1,325 sq. ft.
Comments: 6. For "Local Property" affecting Lot 16 - 1,325 sq. ft.
Comments: 7. For "Local Property" affecting Lot 17 - 1,325 sq. ft.
Comments: 8. For "Local Property" affecting Lot 18 - 1,325 sq. ft.
Comments: 9. For "Local Property" affecting Lot 19 - 1,325 sq. ft.
Comments: 10. For "Local Property" affecting Lot 20 - 1,325 sq. ft.
Comments: 11. For "Local Property" affecting Lot 21 - 1,325 sq. ft.
Comments: 12. For "Local Property" affecting Lot 22 - 1,325 sq. ft.
Comments: 13. For "Local Property" affecting Lot 23 - 1,325 sq. ft.
Comments: 14. For "Local Property" affecting Lot 24 - 1,325 sq. ft.
Comments: 15. For "Local Property" affecting Lot 25 - 1,325 sq. ft.
Comments: 16. For "Local Property" affecting Lot 26 - 1,325 sq. ft.
Comments: 17. For "Local Property" affecting Lot 27 - 1,325 sq. ft.
Comments: 18. For "Local Property" affecting Lot 28 - 1,325 sq. ft.
Comments: 19. For "Local Property" affecting Lot 29 - 1,325 sq. ft.
Comments: 20. For "Local Property" affecting Lot 30 - 1,325 sq. ft.

