



**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

Request for Land Board Authorization and Approval to Consolidate, Resubdivide, Designate Easements, and Designate Restriction of Vehicular Access Rights As to that Certain 28.026 Acres, more or less, of Lands at Honolulu Harbor, Currently under Management of the Department of Transportation between Piers 24 and 29 of Honolulu Harbor (Land Court, State of Hawaii, Land Court Consolidation 82, Section "B"). Tax Map Key No(s): (1) 1-5-038:Por 1, (1) 1-5-038:011, (1) 1-5-38:017, (1) 1-5-038:023, (1) 1-5-038:068, (1) 1-5-38:072, (1) 1-5-038:073, (1) 1-5-038:074, (1) 1-5-038:077, and (1) 1-5-038:078.

LEGAL REFERENCE:

Sections 171-6 (Powers), Hawaii Revised Statutes ("HRS"), as amended, and Section 501-85, HRS, as amended.

APPLICANT:

The Department of Transportation ("DOT"), Harbors Division, Hale Awa Ku Moku Building, 79 S. Nimitz Highway, Honolulu, Hawaii 96813.

CHARACTER OF USE:

The land area comprises 28.026 acres, more or less, of both fast and submerged land at Piers 24 to 29 at Honolulu Harbor. The land is zoned I-3, Waterfront Industrial District, IMX-1 Industrial Mixed Use District, 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.

LOCATION

Portion of Government lands situated at Honolulu Harbor, immediately adjacent to Nimitz Highway, between Piers 24 and 29 at Honolulu Harbor (Land Court, State of Hawaii, Land Court Consolidation 82, Section “B”) as shown on the attached map labeled Exhibit “A”, also sometimes referred to as Tax Map Key No(s): (1) 1-5-038:Por 1, (1) 1-5-038:011, (1) 1-5-38:017, (1) 1-5-038:023, (1) 1-5-038:068, (1) 1-5-38:072, (1) 1-5-038:73, (1) 1-5-038:74, (1) 1-5-038:77, and (1) 1-5-038:078.

AREA:

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

ZONING:

State of Land Use Commission: Urban
City and County of Honolulu: I-3, Waterfront Industrial District, IMX-1 Industrial Mixed Use District

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. The subject property is registered property under the State of Hawaii Land Court.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Department of Transportation has submitted to the Office of Environmental Quality Control (“OEQC”) a Final Environmental Assessment-Finding of No Significant Impact (“FEA-FONSI”) for the subject matter. The link to the FEA-FONSI filing is: http://oecq.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Oahu/2010s/2017-04-23-OA-FEA-Honolulu-Harbor-Piers-24-29-Subdivision.pdf. The 30-day judicial review period for the FEA-FONSI has ended on May 23, 2017.

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 entered into a Joint Development Agreement (“JDA”) with the City and County of Honolulu (“City”) on November 1, 2013. The purpose of the JDA was to facilitate the subdivision of certain harbor lands to allow the State’s leasing of subdivided lots to various maritime tenants.

The DOT recently completed the subdivision maps for the Pier 24 to 29 area, which maps have been approved by the Department of Planning and Permitting (DPP) of the City and County of Honolulu.

As noted above, the DOT manages the subject lands under an executive order approved by the Board and, therefore, the DOT is preparing the Land Court petition which specifically involves consolidation, resubdivision, designation of easements, and designation of restriction of vehicular rights relating to the subject lands for submission to the Land Court. However, as the registered owner in the Land Court of the subject lands, the Department of Land and Natural Resources is the appropriate petitioner under said petition.

Accordingly, the DOT respectfully requests the Board's authorization and approval to consolidate, resubdivide, designate easements, and designate restriction of vehicular rights relating to the lands described herein by petition for consolidation, resubdivision, designation of easements, and designation of restriction of vehicular rights to the Land Court and by any related documents necessary to complete such consolidation, resubdivision, and designations (which may include, but is not limited to, the DPP-approved subdivision map) .

RECOMMENDATION:

That the Board authorize and approve the consolidation, resubdivision, and designations of easements, and designation of restriction of vehicular access rights, relating to the 28.026-acres, more or less, of land area located at Honolulu Harbor, immediately off Nimitz Highway, between Piers 24 and 29, (Land Court, State of Hawaii, Land Court Consolidation 82, Section "B"), by petition to the Land Court and by any related documents necessary to complete such subdivision (which may include, but is not limited to, the DPP-approved subdivision map), subject to revisions to the petition by the Department of the Attorney General.

Respectfully submitted,



FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

