



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

ISSUANCE OF A RIGHT OF ENTRY TO THE HAWAII OPERA THEATRE AT  
HONOLULU HARBOR, OAHU, TAX MAP KEY NO. (1) 2-1-001: PORTION OF 1

**LEGAL REFERENCE:**

Chapters 171-13 and 171-55, Hawaii Revised Statutes, as amended.

**APPLICANT (COLLECTIVELY):**

State of Hawaii, Department of Land and Natural Resources

**CHARACTER OF USE:**

Special event; artistic performance

**LOCATION:**

Interior space within the Pier 10 Cruise Passenger Terminal on Government lands,  
situated at Piers 10/11, Honolulu Harbor, Honolulu, Oahu,

**AREA:**

15,000 square feet, more or less

**CONSIDERATION:**

\$100 per day

**ZONING:**

State of Land Use Commission: Urban

ITEM M-11

City and County of Honolulu: B-2  
Aloha Tower Development Corporation: Maritime/Office/Commercial

**TERM OF RIGHT OF ENTRY:**

30 days

**COMMENCEMENT DATE:**

To be determined by the Director of Transportation

**CURRENT USE STATUS:**

Warehouse, cruise passenger operations

**LAND TITLE STATUS:**

Owned by State of Hawaii

**APPLICANT REQUIREMENTS:**

Applicant shall be required to comply with all lease terms, including all exhibits, addendums, and other lease documents, and specifically shall be required to:

1. At its sole cost and expense, remove all property, tools, equipment, temporary improvements, machinery and unused or surplus materials, if any, and other property stored or placed upon the premises, and the ingress and egress thereto, and restore the premises to the condition it was in immediately prior to the effective date of the Right of Entry; and
2. Use due care for public safety and shall be responsible for any damage or injury caused by its officers and employees in the course and scope of their employment to the extent that its liability for such damage or injury has been determined by a court or otherwise agreed to. Permittee shall pay for such damage and injury to the extent permitted by law provided that an appropriation is enacted for that purpose.

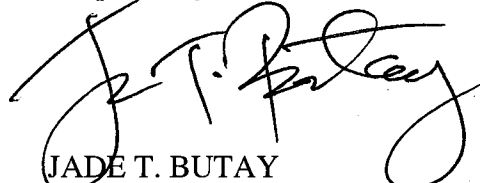
**REMARKS:**

The Harbors Division has launched a Revenue Enhancement Program to maximize the value of its assets and facilities. A component of the program is the rental of certain maritime facilities, when not required for such uses, for non-maritime use for a fee. The Hawaii Opera Theatre proposes to hold a production in the Pier 10 cruise passenger terminal in January 2018. This proposed Right of Entry will allow Hawaii Theatre Opera and its employees, guests, and invitees access to the facility for a period of up to 30 days, if required.

**RECOMMENDATION:**

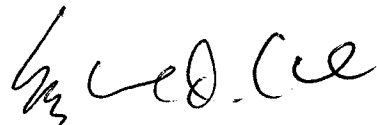
That the Board authorizes the issuance of a Right of Entry to the Applicant, its contractors and sub-contractors covering the subject area for the purposes cited above, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,



JADE T. BUTAY  
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE CASE  
Chairperson and Member  
Board of Land and Natural Resources