



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

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

OAHU

ISSUANCE OF A MONTH-TO-MONTH REVOCABLE PERMIT TO THE WEBE CORPORATION, LTD., FOR FAST AND SUBMERGED LANDS TO MOOR THE ALI'I KAI, SITUATED AT PIER 5, HONOLULU HARBOR, OAHU, TAX MAP KEY NOS. (1) 2-1-001:060 (P) AND (1) 2-1-001:057 (P), GOVERNOR'S EXECUTIVE ORDER NO. 3542

LEGAL REFERENCE:

Sections 171-6, 171-13, 171-17, 171-55 and 171-59, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

The Webe Corporation, Ltd., is a domestic profit corporation. Its mailing address is 444 Niu Street, Ste. 300, Honolulu, Hawaii 96815.

CHARACTER OF USE:

Use of the Pier 5 area to moor the Ali'i Kai.

LOCATION:

Portion of governmental lands at Pier 5, Honolulu Harbor, Oahu, Tax Map Key Nos. (1) 2-1-001:060 (P) and (1) 2-1-001:057 (P), Governor's Executive Order No. 3542, as shown on the attached map labeled Exhibit A.

AREA: See attached Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Parcel 6, Submerged lands	Submerged land	17,130	\$ 0.41	\$ 7,023.30	\$ 14,046.60
2	Parcels 1-4 (4, 6.25 sq. ft. areas with bollards)	Improved Land-paved	25	\$ 0.81	\$ 20.25	\$ 40.50
3	Parcel 5, non-exclusive easement for access	Submerged land	384	\$ 0.41	\$ 157.44	\$ 314.88
					<u>\$ 7,200.99</u>	<u>\$ 14,401.98</u>
					Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Revocable Permit monthly rate determined by appraisal as of January 1, 2021, for Revocable Permits in Honolulu Harbor, Oahu.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: Aloha Tower Project

COMMENCEMENT DATE:

To be determined by the Director of Transportation.

TRUST LAND STATUS:

Subsection 5(b) of the Hawaii Admission Act (ceded lands).

CURRENT USE STATUS:

Currently, the Applicant uses the area to moor the vessel the Ali'i Kai.

LAND TITLE STATUS:

Acquired by the Department of Transportation, Harbors Division (DOTH), through eminent domain proceedings; issuance of Governor's Executive Order No. 3542.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Environmental Quality Control requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

“Exemption Class 1: Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR.

The exemption declaration for the action described above is based on the Exemption List for the DOTH, reviewed and concurred to by the Environmental Council on February 1, 2022.

REMARKS:

The Applicant has been a tenant in Honolulu Harbor for over 35 years. Previously, the Ali'i Kai was used for nightly dinner cruises. Currently, the Applicant uses the area to moor the Ali'i Kai and is working on renovations to the vessel to possibly be operational by the end of the year.

The DOTH has been reviewing all Month-to-Month Revocable Permits to ensure compliance with and applicability to Section 171-55, HRS. The DOTH is in the process of renewing all current Revocable Permits to accurately describe land usage, designated permit locations, as well as updating monthly rental charges to appraised market value.

RECOMMENDATION:

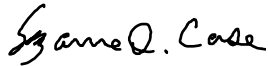
That the Board authorize the DOTH to issue the Applicant a month-to-month revocable permit for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



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

Note:
Coords. ref. to "Punchbowl" A

President's
Executive Order 1712
R. P. 4483, L. C. Aw. 1712
Executive Order 2381 dated May 11, 1916

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION
MAP SHOWING
PIER 5 CRUISE BOAT LANDING DOCK
At Waikahalulu and Kakaikukui,
Honolulu, Oahu, Hawaii
July 30, 1964
Scale: 1 in. = 30 ft.

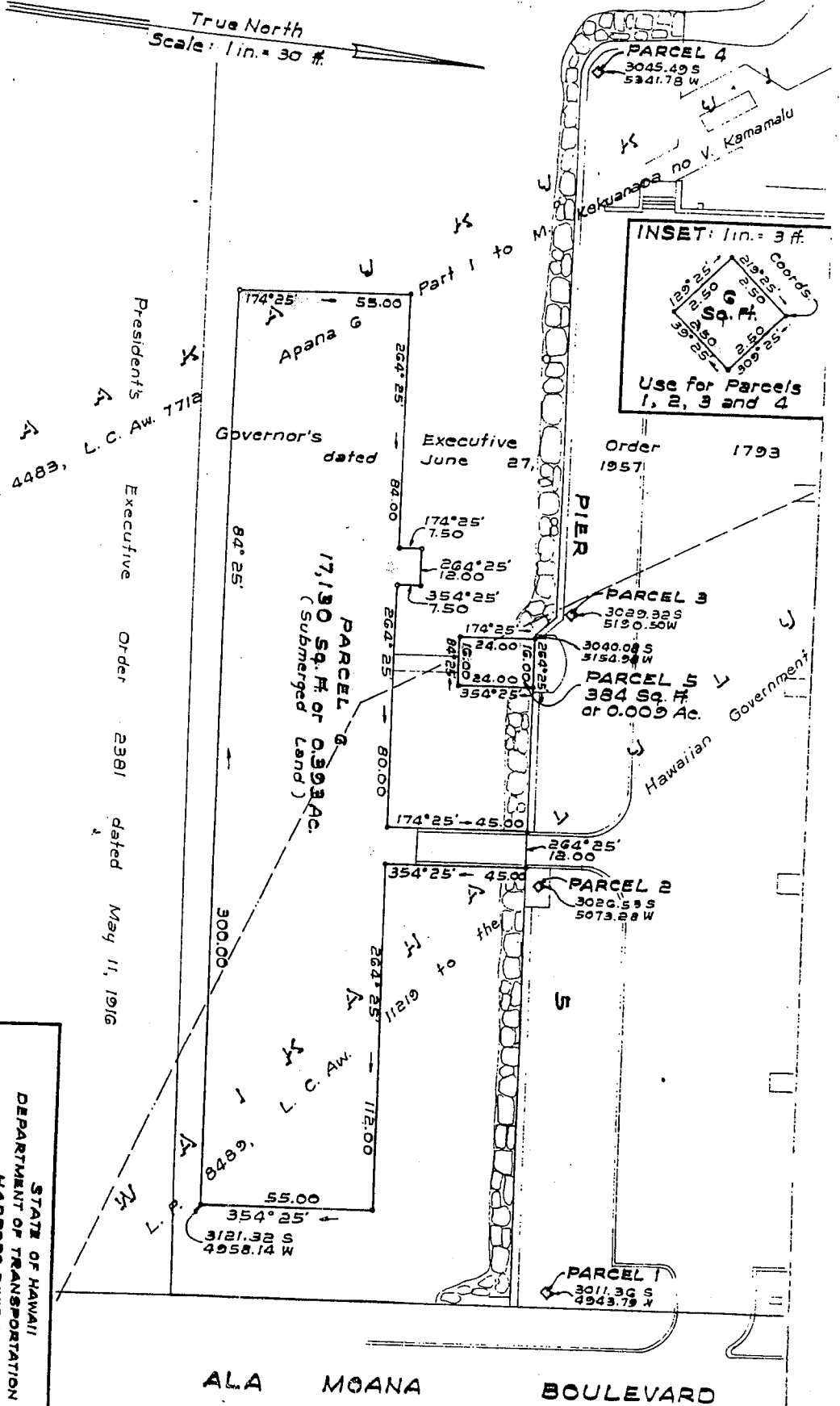


EXHIBIT A

Area 1 – Submerged Land



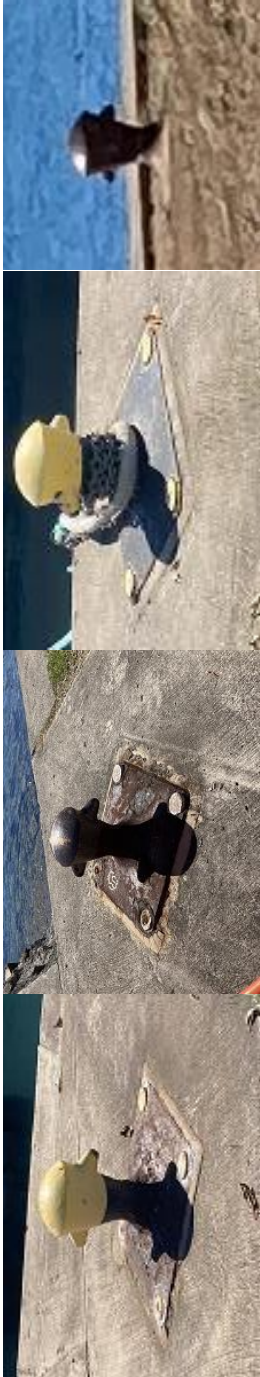
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
1	Parcel 6, Submerged lands	submerged land		17,130



Area 2 – Parcels 1-4



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ FT
2	Parcels 1-4 (4, 6.25 sq. ft. areas with bollards)	Improved Land-paved		25



Area 3 – Parcel 5



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ FT
3	Parcel 5, non-exclusive easement for access	submerged land	16	24	384

