

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO

**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

HAR-PM.0002290.23

November 22, 2023

Ms. Dawn N. S. Chang, Chairperson  
Board of Land and Natural Resources  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Ms. Chang:

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RP) to McCabe, Hamilton & Renny Company, Limited, for warehouse space and storage area for tank and hand wash station, situated at Pier 23, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-5-039:024 (P) and (1) 1-5-039:025 (P), Governor's Executive Order No. 2903

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

McCabe, Hamilton & Renny Company, Limited (Applicant) is a domestic profit corporation whose mailing address is P.O. Box 210, Honolulu, Hawaii 96810.

CHARACTER OF USE:

For warehouse space and storage area for tank and hand wash station.

LOCATION:

Portion of Government lands at Pier 23, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:024 (P) and (1) 1-5-039:025 (P), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban  
City and County of Honolulu: I-3 (Waterfront Industrial District)

AREA: See enclosed Exhibit A

AREA	TAX MAP KEY NO.	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	(1) 1-5-039:025 (P)	Pier 23 Warehouse	Warehouse	21,996	\$ 0.94	\$ 20,676.24	\$ 41,352.48
2	(1) 1-5-039:024 (P)	Covered fenced in storage area for tank and hand wash station	Improved Land - Paved	1,794	\$ 0.82	\$ 1,471.08	\$ 2,942.16
						<b>\$ 22,147.32</b>	<b>\$ 44,294.64</b>
						<b>Total Monthly Rental</b>	<b>Total Security Deposit</b>

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2021, for RPs in Honolulu Harbor, Oahu.

LAND TITLE STATUS:

Governor's Executive Order No. 2903 for maritime and maritime related use, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Lands acquired after 8/59.

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 23 of Honolulu Harbor, island of Oahu, for warehouse space and storage area for tank and hand wash station. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. The HDOT is updating the Applicant's permit with current appraised rates and updated permit terms as applicable.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 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 HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. A1. “Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels and other similar structures or facilities necessary for the continued function and use, and to meet current local, state and federal standards and regulations.”
- No. B2. “Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair or maintenance activities.”

Exemption Type 8, Part 1:

- No. 8g. “Creation or extension of leases, revocable permits or easements involving negligible or minor expansion or change of use beyond that previously existing.”

REMARKS:

The Applicant is one of Hawaii’s oldest and only independently owned stevedore company providing stevedoring and terminal services since 1900. The Applicant provides support for the maritime shipping community by handling shipping containers, heavy lifts, project cargo, delicate perishables, bulk, steel, or bulk scrap metal. The Applicant also provides services to the cruise industry with its expertise handling ships passengers, containers and cargo.

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RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of two month-to-month RPs to the Applicant, including its conditions and rent, will serve the best interest of the State.

Sincerely,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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DAWN N. S. CHANG, Chairperson

Enclosures

**Area 1 – Pier 23 Warehouse**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Pier 23 Warehouse	Industrial Warehouse			21,996



**Area 2 – Covered Fenced in Area for Storage Tank and Wash Station**



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Covered fenced in area for storage tank and wash station	Improved Land - Paved	69'	26'	1,794

