



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

IN REPLY REFER TO:

June 14, 2024

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 three month-to-month Revocable Permits (RP) to Hawaii Stevedores, Inc., for Stevedoring service operations, situated at Pier 2, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) No. (1) 2-1-015:009 (P), Governor's Executive Order No. 4238

LEGAL REFERENCE:

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

APPLICANT:

Hawaii Stevedores, Inc. (Applicant), is a domestic profit corporation, whose business registration address is 1003 Bishop Street, Suite 1600, Pauahi Tower, Honolulu, Hawaii 96813; and mailing address is 1601 Sand Island Parkway, Honolulu, Hawaii 96819.

CHARACTER OF USE:

Stevedoring service operations to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo at Piers 1 and 2, Honolulu Harbor, island of Oahu.

ITEM M-HAR-1

Ms. Dawn N. S. Chang, Chairperson
June 14, 2024
Page 2

LOCATION:

Portion of Governmental land situated at Pier 2, Honolulu Harbor, Oahu, TMK No. (1) 2-1-015:009 (P), Governor's Executive Order No. 4238, as shown on Exhibit A.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: Waterfront Industrial Precinct

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE PER SQ. FT.	MONTHLY RENTAL CHARGE	SECURITY DEPOSIT
1	Security Check-In Tent	Paved-Improved Land	200	\$0.99	\$ 198.00	\$ 396.00
2	Clerk Processing Tent	Paved-Improved Land	460	\$0.99	\$ 455.40	\$ 910.80
3	40-foot Storage Container (next to Cargo area Tent)	Paved-Improved Land	320	\$0.99	\$ 316.80	\$ 633.60

\$ 970.20	\$ 1,940.40
Total Monthly Rental	Total Security Deposit

CONSIDERATION:

Month-to-month rent determined by appraisal as of January 1, 2024, for RPs in Honolulu Harbor.

LAND TITLE STATUS:

Governor's Executive Order No. 4238 for continued manifested cargo and passenger operation purposes, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Hawaii Admission Act (ceded), Subsection 5 (b) lands.

CURRENT USE STATUS:

Applicant occupies Piers 1 and 2 of Honolulu Harbor to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. 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 will issue to Applicant new RPs 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. B1. “Repair or maintain vehicles, trucks, vessels, machinery, maintenance and construction equipment, and other similar equipment necessary to support operations.
- 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.”

Ms. Dawn N. S. Chang, Chairperson
June 14, 2024
Page 4

REMARKS:

Currently, the Applicant has 16 existing month-to-month RPs to operate a stevedoring service company, to provide ships and barge lines with personnel and equipment for handling of domestic and foreign marine cargo. Applicant requests 3 new RPs be issued in addition to the existing 16 permits. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55. This submittal updates the number of month-to-month RPs, which complies with HRS, Section 171-55.

RECOMMENDATION:

Based on this submittal, testimony, and facts presented, the HDOT recommends that the Board finds that approving the issuance of the three 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

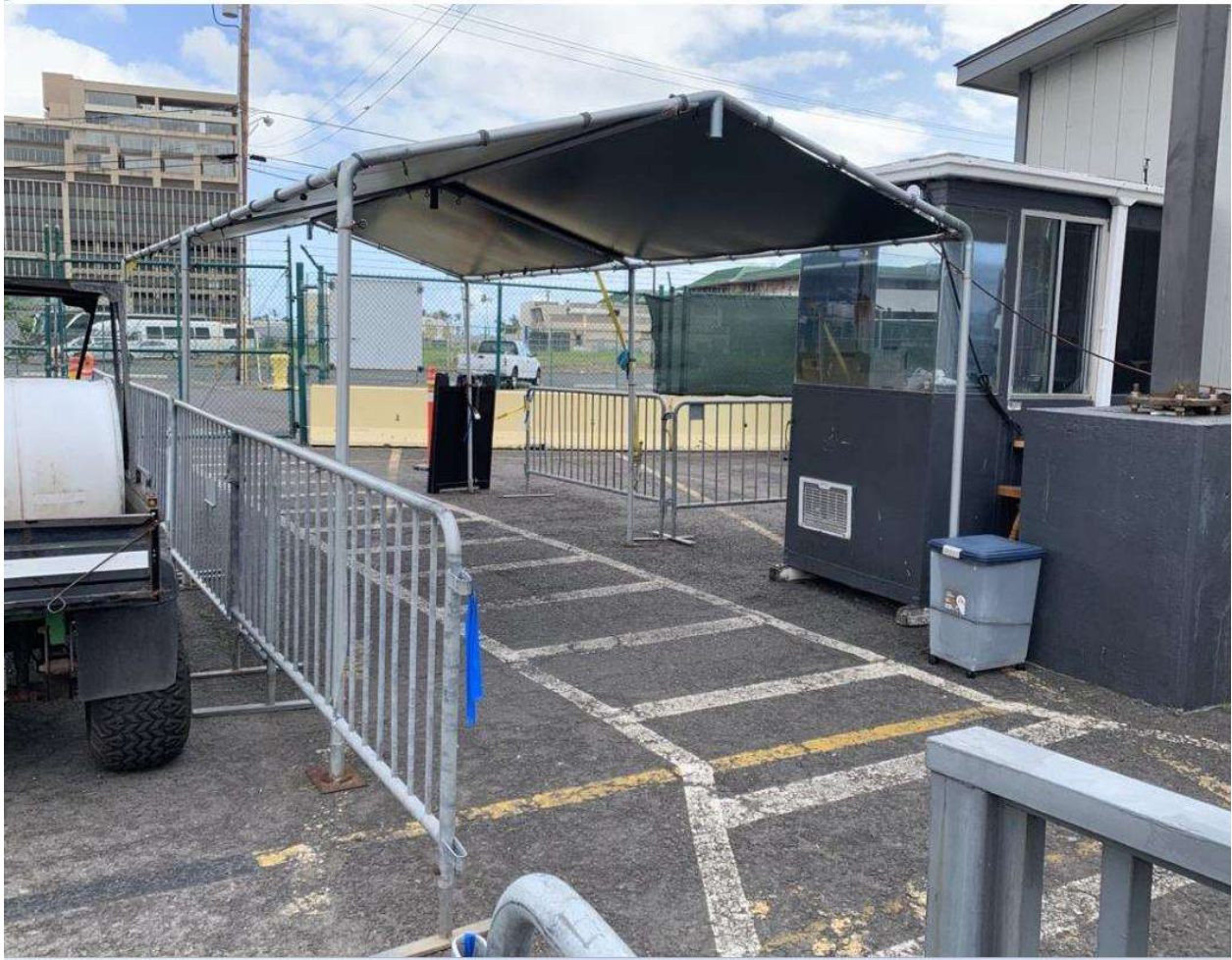
APPROVED FOR SUBMITTAL:



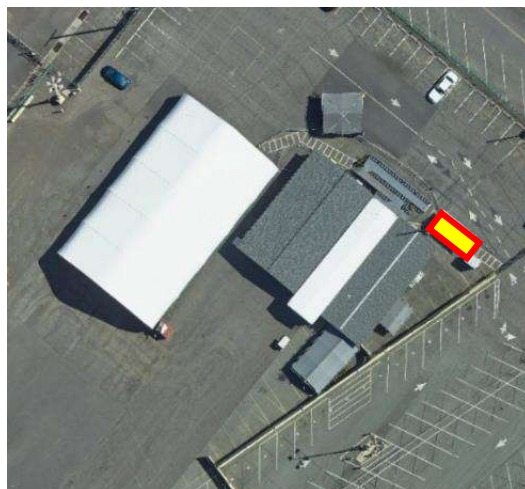
DAWN N. S. CHANG, Chairperson

Enclosures

Area 1 - Security Check-In Tent



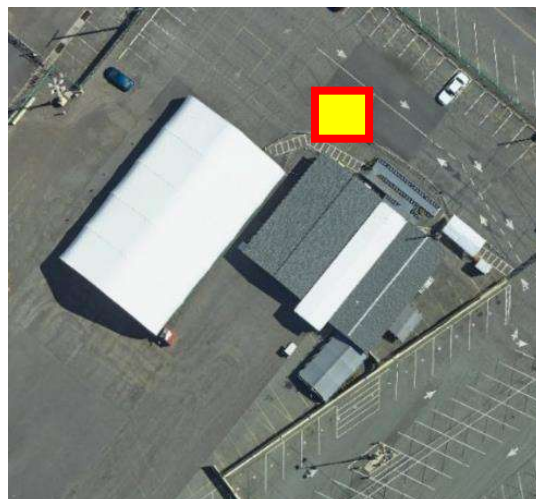
AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
1	Security Check-In Tent	Paved-Improved Land	20' x 10'	200



Area 2 - Clerk Processing Tent



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
2	Clerk Processing Tent	Paved-Improved Land	20' x 23'	460



Area 3 - 40-foot Storage Container (next to Cargo Area Tent)



AREA	DESCRIPTION	TYPE	DIMENSIONS	SQ. FT.
3	40' Storage Container	Paved-Improved Land	40' x 8'	320

