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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
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IN REPLY REFER TO:

June 28, 2024

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

Dear Ms. Chang:

HAWAII

Request for Authorization to issue three month-to-month Revocable Permits (RP) to Hawaii Stevedores, Inc., for a management office, container office, and breakroom container, situated at Pier 1, Hilo Harbor, island of Hawaii, Tax Map Key (TMK) No. (3) 2-1-009:007 (Portion), Governor's Executive Order No. 3962

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 mailing address is 1601 Sand Island Parkway, Honolulu, Hawaii 96819.

CHARACTER OF USE:

For a management office, container office and breakroom container.

LOCATION:

Portion of Government lands at Pier 1, Hilo Harbor, island of Hawaii, TMK No. (3) 2-1-009:007 (Portion), as shown on enclosed Exhibit A.

ITEM M-HAR-1

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ZONING:

State Land Use Commission: Urban
County of Hawaii: MG-1a

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Management Office.	Warehouse	460	\$ 0.93	\$ 427.80	\$ 855.60
2	Container Office.	Improved Land - Paved	144	\$ 0.23	\$ 33.12	\$ 66.24
3	Breakroom Container	Improved Land – Paved	160	\$ 0.23	\$ 36.80	\$ 73.60
					\$ 497.72	\$ 995.44
					Total Monthly Rental	Total Security Deposit

CONSIDERATION:

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

LAND TITLE STATUS:

Governor's Executive Order No. 3962 for commercial maritime, marine, and associated purposes, to be under the control and management of the State of Hawaii, Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5 (b).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Hilo Harbor, island of Hawaii, for a management office, container office and breakroom container. 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 the 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 a full-service provider of stevedoring and marine terminal services in Hawaii. The Applicant’s services provided include supplying ship and barge lines with personnel and equipment for the handling of marine cargo, and the processing of related documents. The Applicant’s personnel are fully qualified to handle domestic and foreign containers, container cargo, break bulk cargo, autos, roll-on/roll-off, lumber, heavy lifts, bulk commodities, and passenger lines.

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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 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 Management Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Management Office	Warehouse	20'	23'	460

Area 2 – Container Office



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
2	Container Office	Improved Land - Paved	8'	18'	144

Area 3 – Breakroom Container



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
3	Breakroom Container	Improved Land - Paved	8'	20'	160