

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

November 14, 2025

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

PSF No.: 25OD-084

Oahu

Grant of Perpetual Non-Exclusive Easement to the City and County of Honolulu on behalf of the Honolulu Authority for Rapid Transportation for Column, Elevated Guideway, and Sidewalk Purposes; Issuance of Immediate Construction and Management Right-of Entry Permit; Honolulu, Oahu, Tax Map Key: (1) 2-1-026: portion of 001, 2-1-030: portion of 003, and 2-1-031: portion of 010

APPLICANT:

The City and County of Honolulu ("City") on behalf of the Honolulu Authority for Rapid Transportation ("HART")

LEGAL REFERENCE:

Sections 171-55 and 171-95, Hawaii Revised Statutes ("HRS"), as amended.

LOCATION:

Portion of Government lands situated at Honolulu, Oahu, identified by Tax Map Key: (1) 2-1-026: portion of 001, 2-1-030: portion of 003, and 2-1-031: portion of 010 as shown on **Exhibits A1 and A2**.

AREA:

TMK	Easement Area			
	Guideway			Sidewalk
2-1-026:001	520 sf			
2-1-030:003	Esmt A-526 sf	Esmt B-597 sf	Esmt C-620 sf	
2-1-031:010	Esmt A-532 sf	Esmt B-606 sf	Esmt C-539 sf	50 sf

further subject to review and approval by the Department of Accounting and General Services, Survey Division. See **Exhibit B1 to B3**.

TRUST LAND STATUS:

(1) 2-1-026: portion of 001	5(b)
(1) 2-1-030: portion of 003	Acquired after 8/59
(1) 2-1-031: portion of 010	5(a)

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: B-2

CURRENT USE STATUS:

Encumbered by respective Governor's Executive Order f(EO) or various purposes setting aside to the Department of Accounting and General Services (DAGS):

(1) 2-1-026: portion of 001	EO No, 4394	Keelikolani Building
(1) 2-1-030: portion of 003	EO No. 3433	Judiciary Complex & Parking
(1) 2-1-031: portion of 010	EO No. 2343	Parking

CHARACTER OF USE:

Right, privilege and authority to construct, use, maintain and repair a right-of-way over, under and across State-owned land for column, elevated guideway, and sidewalk purposes.

COMMENCEMENT DATE:

To be determined by the Chairperson.

CONSIDERATION:

Gratis. Government agency.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Final Environmental Impact Statement acceptance notice for the Honolulu High Capacity Transit Corridor subject project was published in the OEQC's Environmental Notice on January 8, 2011.

On August 24, 2012, the Hawaii Supreme Court ruled that the City should have completed archaeological survey work along the entire proposed rail transit route prior to starting construction.

In February 2013 the field work for the Archaeological Inventory Survey (“AIS”) for the entire proposed transit route was completed and the AIS reports were then submitted to DLNR’s State Historic Preservation Division (“SHPD”) for review, which was accepted by SHPD pursuant to its letter dated August 27, 2013.

DCCA VERIFICATION:

Not applicable. Government agency.

APPLICANT REQUIREMENTS: Applicant shall be required to:

1. Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost;
2. Obtain Department of Accounting and General Services written concurrence to the issuance of the subject easement; and
3. Process and obtain subdivision approval from the City’s Department of Planning and Permitting at Applicant's own cost.

BACKGROUND:

In connection with the construction of the Honolulu Rail Transit Project, HART plans to construct multiple straddle bent columns and elevate guideway along Halekauwila Street as shown on maps attached as Exhibit B1 to B3. See the graphic illustration for the structure on **Exhibit C**.

During construction stages, HART request use of the area shown on **Exhibit D** for construction purposes pursuant to a right-of-entry permit to be authorized by the Board.

DAGS and HART agreed on the following arrangement stated in the Recommendation section during the construction period, which will be inserted in the requested right-of-entry permit upon approval.

- HART will provide DAGS with one month's notice of the initial entry date to properties managed by DAGS.
- HART will perform construction activities outside of business hours, and over weekends and Holidays for columns and other rail-related work on the DAGS properties.
- HART will be allowed to perform low-noise work, with prior notice to DAGS, that can be done during daytime hours without additional disruption.
- It is acknowledged that HART has the ability to work within the public right of way (Halekauwila Street) during daytime hours. Access to DAGS’ Makai Garage Lot A (TMK: (1) 2-1-31:010) from Halekawila Street shall

not be restricted during operating hours (7am – 5pm).

Applicant has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions. There are no other pertinent issues or concerns, and staff recommends the Board authorize the issuance of the requested easement and right-of-entry.

RECOMMENDATION: That the Board, subject to the Applicant fulfilling all of the Applicant requirements listed above:

1. Authorize the issuance of a perpetual non-exclusive easement to the City and County of Honolulu on behalf of the Honolulu Authority for Rapid Transportation covering the subject areas for elevated guideway purposes under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current perpetual easement document form for elevated guideway purposes, as may be amended from time to time;
 - B. Review and approval by the Department of the Attorney General; and
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Authorize the issuance of immediate construction and management right-of-entry permit to the City and County of Honolulu, Honolulu Authority for Rapid Transit covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current right-of-entry permit form for the City and County of Honolulu, Honolulu Authority for Rapid Transit regarding the rail project, as may be amended from time to time; and
 - B. HART will provide DAGS with one month's notice of the initial entry date to properties managed by DAGS.
 - C. HART will perform construction activities outside of business hours, and over weekends and Holidays for columns and other rail-related work on the DAGS properties.
 - D. HART will be allowed to perform low-noise work, with prior notice to DAGS, that can be done during daytime hours without additional disruption.

- E. It is acknowledged that HART has the ability to work within the public right of way (Halekauwila Street) during daytime hours. Access to DAGS' Makai Garage Lot A (TMK: (1) 2-1-031:010) from Halekauwila Street shall not be restricted during operating hours (7am – 5pm).
- F. Delegate to the Chairperson authority to approve any continuation or renewal of the right of entry for additional one-year periods for good cause shown; and
- G. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:



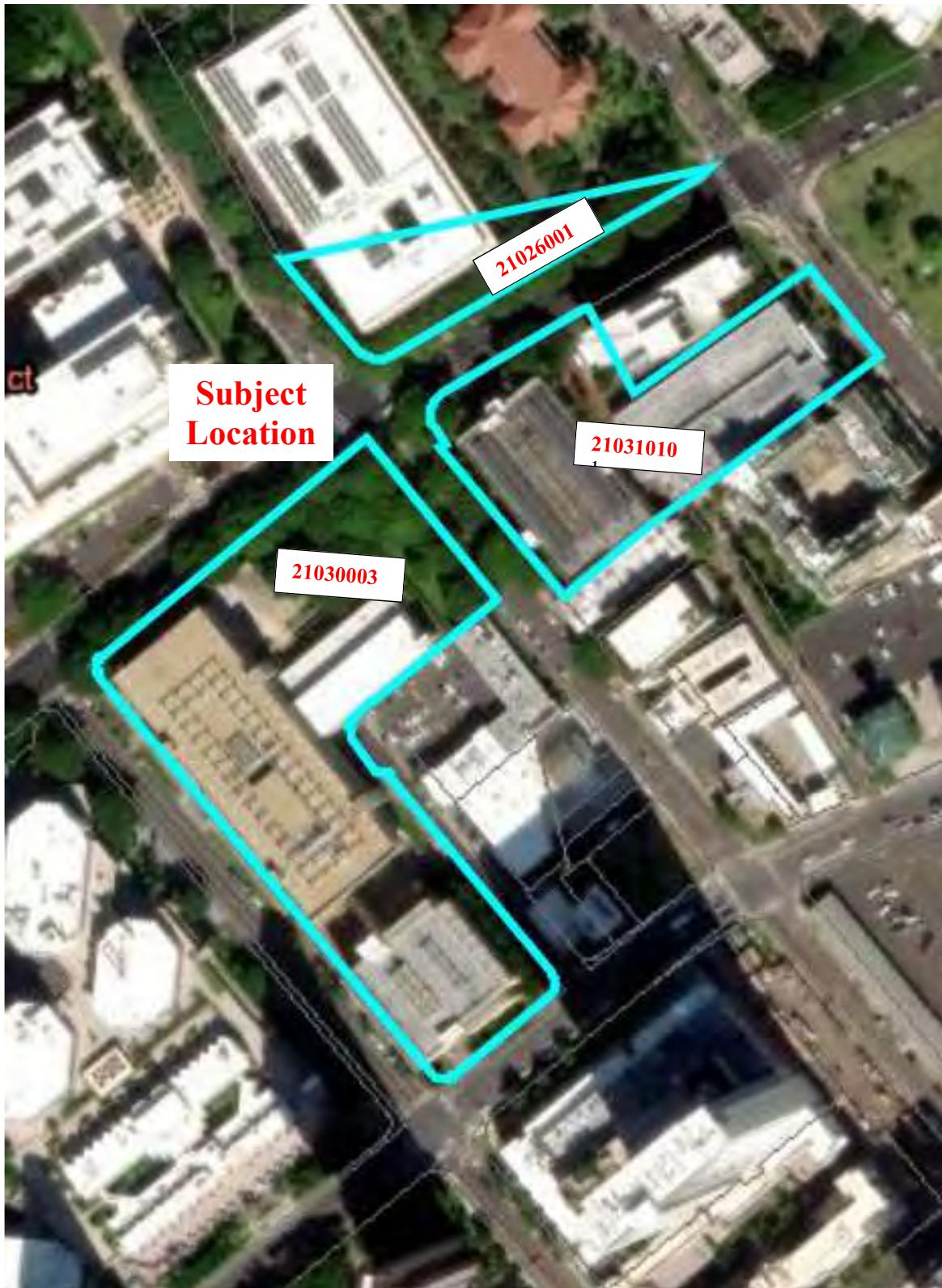
Dawn N. S. Chang, Chairperson

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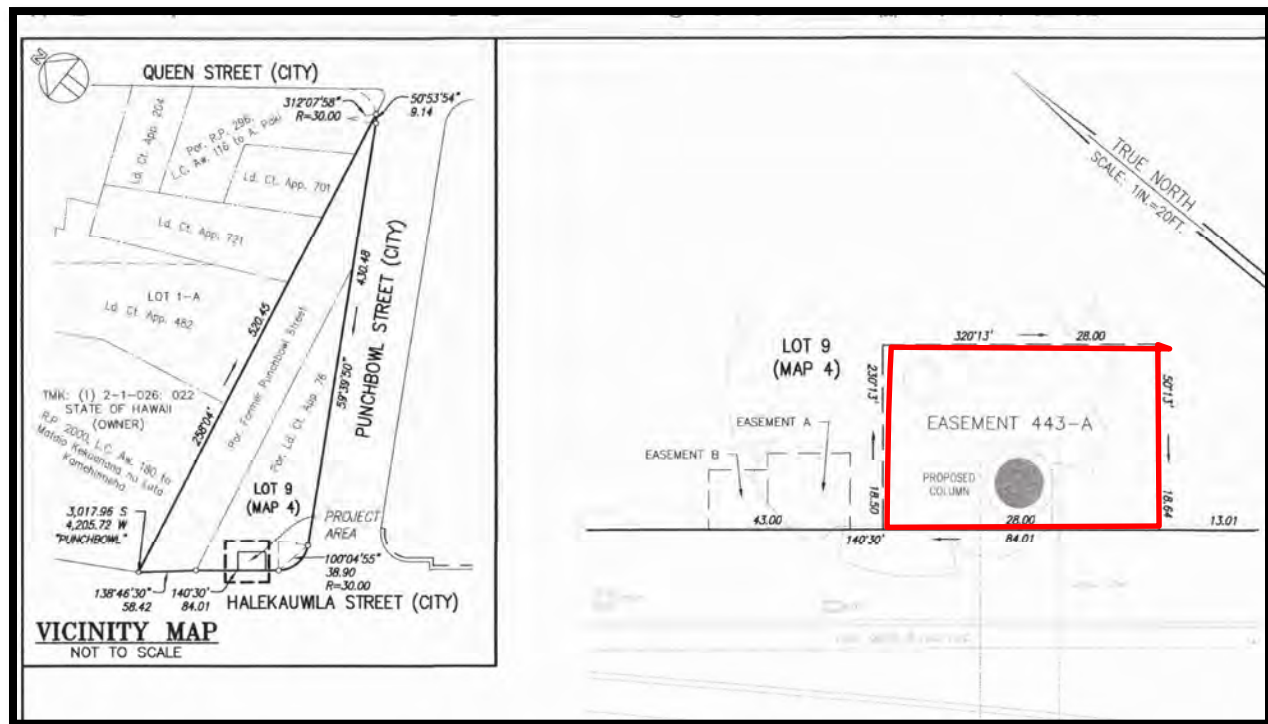
TMK (1) 2-1-026:027

EXHIBIT A-1



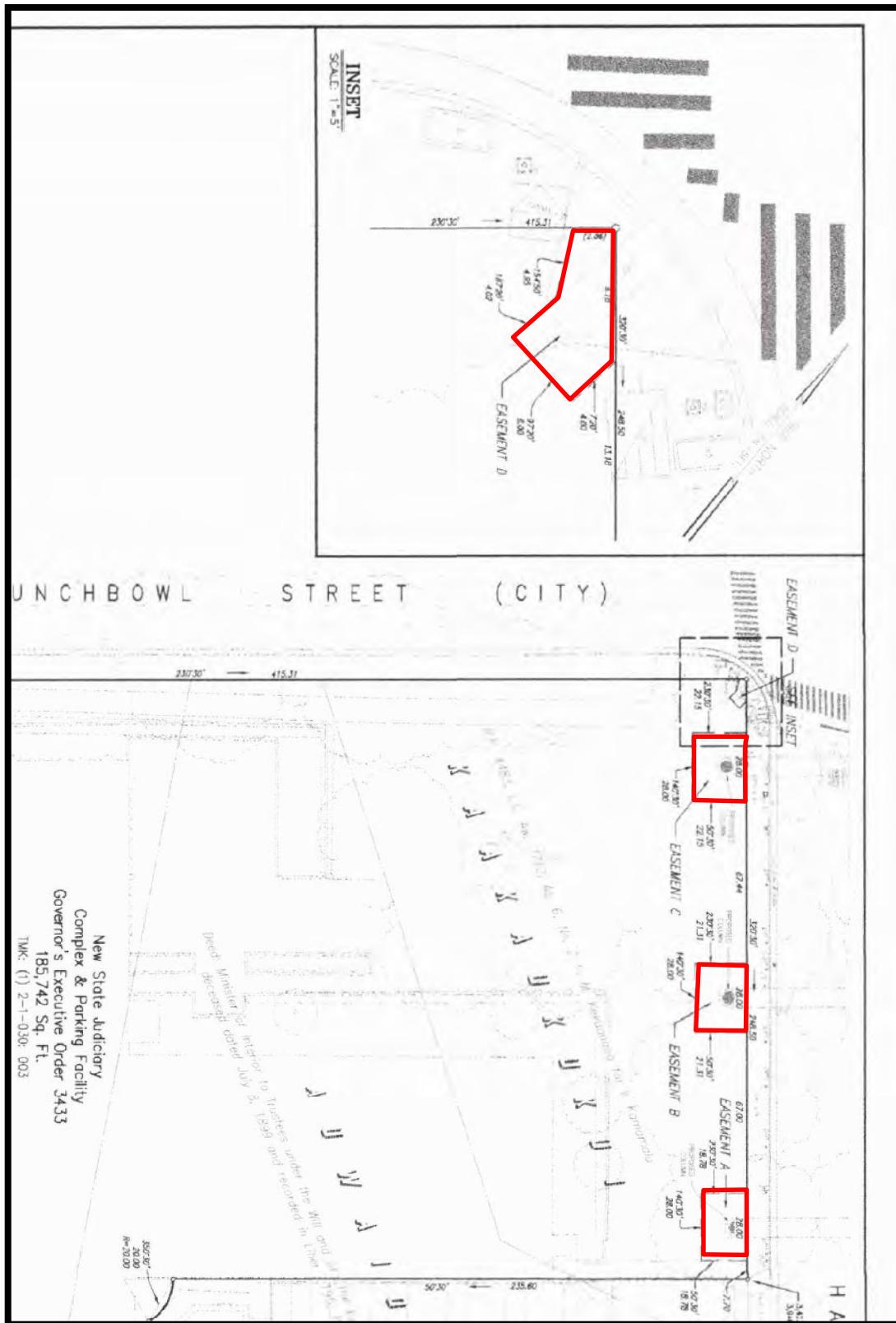
**TMK (1) 2-1-026: portion of 001, 2-1-030: portion of 003,
and 2-1-031: portion of 010**

EXHIBIT A-2



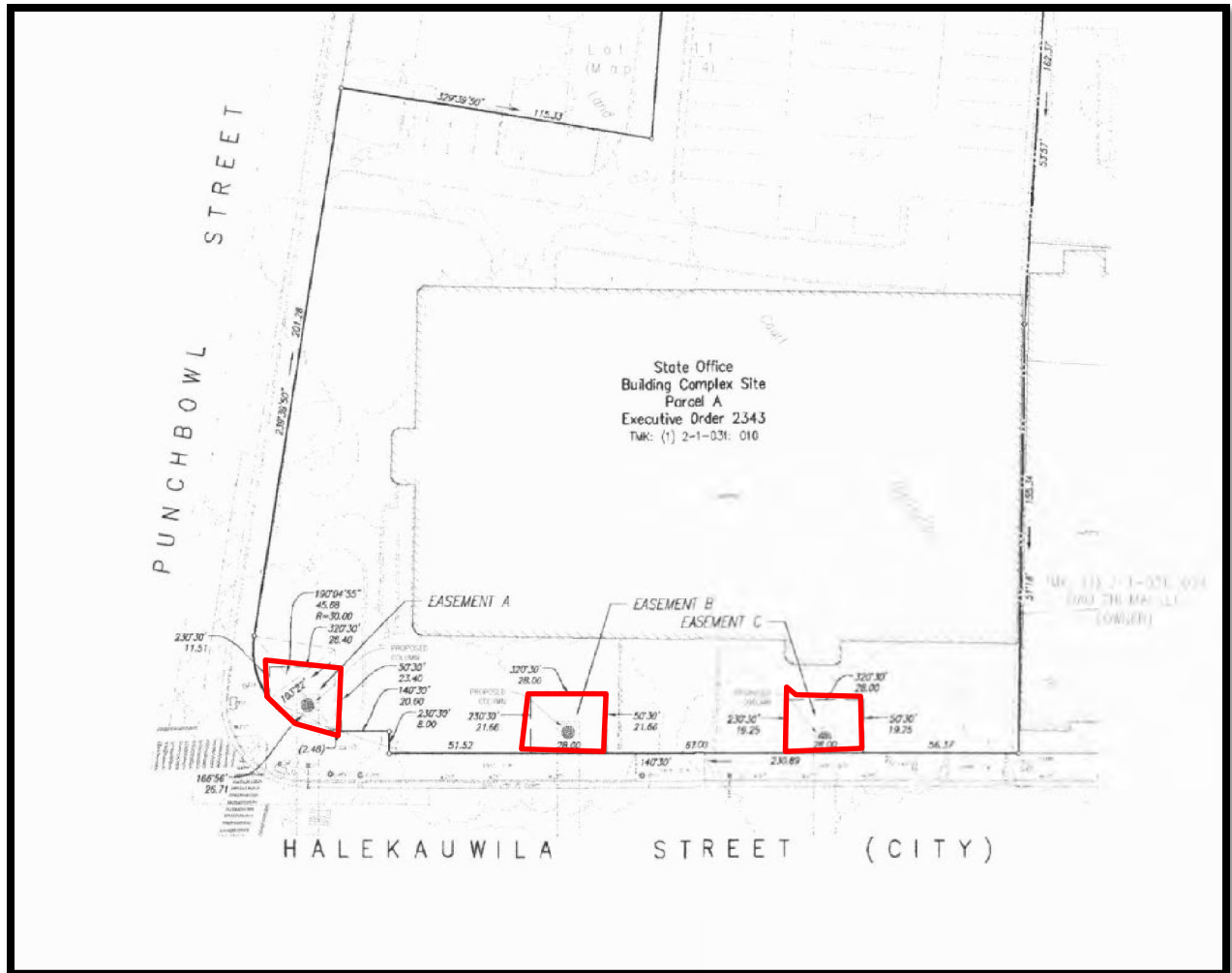
TMK (1) 2-1-026: portion of 001

EXHIBIT B-1



TMK (1) 2-1-030: portion of 003

EXHIBIT B-2



TMK (1) 2-1-031: portion of 010

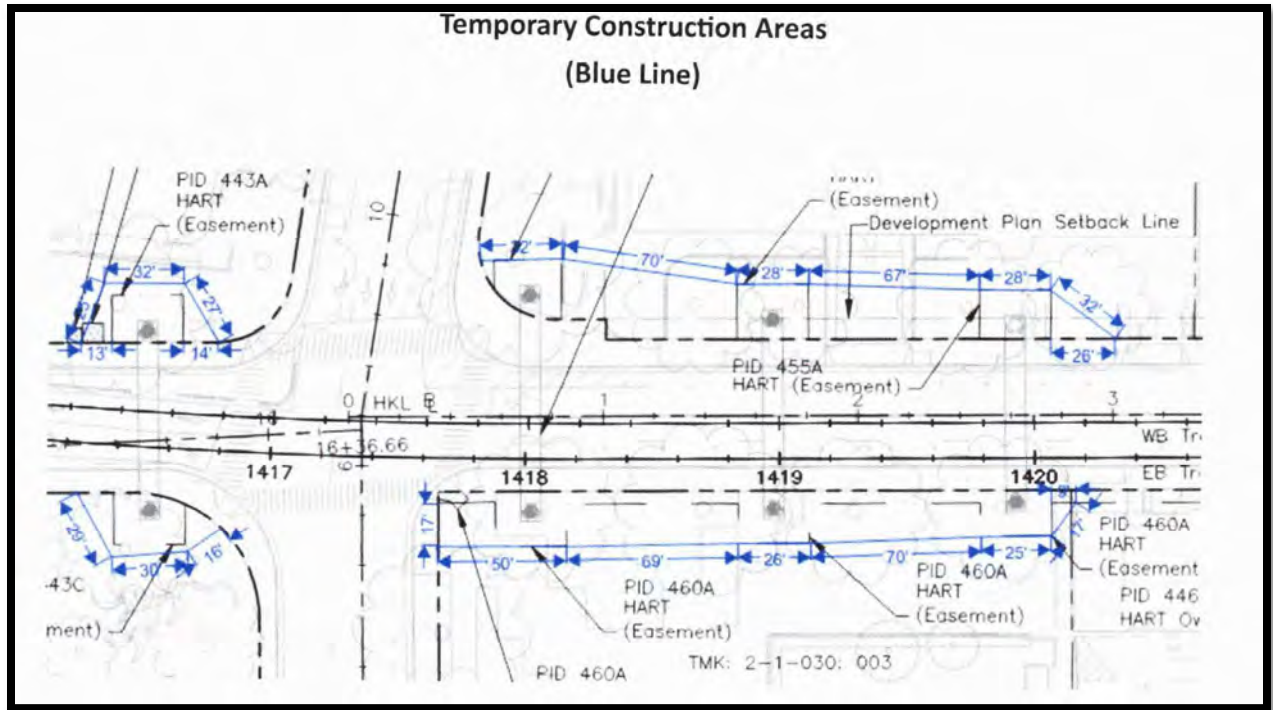
EXHIBIT B-3

See attached sample of a straddle bent design.



A straddle bent is a structure that has two columns and a cross beam between them that the guideway sits on top of. One of the columns of the straddle bent is on Mililani Street.

EXHIBIT C

**EXHIBIT D**