

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  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

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

January 8, 2026

Mr. Edwin H. Sniffen, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

OAHU

Request for authorization to issue Construction Right-of-Entry (CROE) and Lease by direct negotiation to P & R Water Taxi LLC situated at Pier 12, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 2-1-001:056 (Portion), (1) 2-1-001:055 (Portion), and (1) 2-1-001:048 (Portion), Governor's Executive Order (GEO) No. 3542.

LEGAL REFERENCE:

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

APPLICANT:

P & R Water Taxi LLC (Applicant) is a Domestic Limited Liability Company, whose mailing address is P.O. Box 2851, Honolulu, Hawaii 96803.

CHARACTER OF USE:

The Applicant proposes to use the space to construct and install a new floating dock, activate utilities, install an office container, storage containers, and an above-ground diesel fuel tank, and continue its existing water taxi operations. The operation will be relocated from Pier 36 and will include the berthing of six vessels alongside the new floating dock.

LOCATION:

Portion of Government lands at Pier 12, Honolulu Harbor, island of Oahu, TMK Nos. (1) 2-1-001:056 (Portion), (1) 2-1-001:055 (Portion), and (1) 2-1-001:048 (Portion) as shown on enclosed Exhibit A.

Mr. Edwin H. Sniffen, Director  
January 8, 2026  
Page 2

ZONING:

State Land Use Commission: Urban  
City and County of Honolulu: B-2, Community Business District

AREAS: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.
1	Land Operational Area	Paved-Improved Land	8,385
2	Existing Pile Supported Dock	Submerged Land	1,560
3	Floating Dock and Fendering	Submerged Land	1,400
4	Vessels and Line Play	Submerged Land	1,944

CONSIDERATION AND TERM, CROE:

Month-to-month consideration at two thousand five hundred dollars (\$2,500.00) as determined by the Hawaii Department of Transportation (HDOT), CROE Policy, for the duration of construction not to exceed one year.

CONSIDERATION AND TERM, LEASE:

Twenty-five-year Lease issued by direct negotiation, with a one-year rent waiver during the first year of the Lease based on the improvement investment. Rent for the 25-year Lease will be determined by appraisal in accordance with HRS, Section 171-17.

The Lease term will be structured with five-year rent adjustment intervals. The initial appraisal conducted prior to Lease execution will establish the base rent and determine the percentage step-ups to be applied at the commencement of each subsequent five-year period.

LAND TITLE STATUS:

GEO No. 3542 for harbor and wharfage operations to be under the control and management of the HDOT Harbors.

TRUST LAND STATUS:

Public Land Trust Information System lists the status as 5(a).

**CURRENT USE STATUS:**

The area is currently used for transient vessel operations.

**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. A6. “Repair or maintain existing structures or facilities located in or above the water necessary for the continued function and use, and to meet current local, state, and federal standards and regulations, and as permitted by the United States (U.S.) Army Corps of Engineers and the U.S. Coast Guard. Structures include, but are not limited to:
  - a. Perimeter seawalls, revetments, groins, and other similar protective structures.
  - b. Pier decks, aprons, piles, sheet piles, bulkheads, dolphins, launch ramps, loading docks, substructure elements and other similar structures.
  - c. Bull rails, fender systems, bollards, cleats, and other similar mooring features.
  - d. Fuel and other pipelines, hatch frames, manifolds, utilities, manholes, covers and other similar structures.
  - e. Stormwater systems (e.g., culverts, drainage systems, inlets, and outfalls), pipes, swales, manholes as other similar structures.

Mr. Edwin H. Sniffen, Director  
January 8, 2026  
Page 4

f. Navigational aids, range lights and other similar navigational assets."

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 was established in 1978 in Honolulu, Hawaii, with a launch boat named *Keoki*. Initially providing shuttle services for personnel and stores between Honolulu Harbor and vessels moored offshore, the Applicant has evolved alongside the needs of the maritime industry, servicing the State of Hawaii and beyond. Today, the Applicant's fleet consists of four classifications of vessels designed to meet the specific needs of mariners in and around Hawaii's waters.

The subject premises, as shown on Exhibit A, will be surveyed prior to Lease execution. The current measurements are approximate and are subject to change based on the placement of the floating dock and vessels.

RECOMMENDATION:

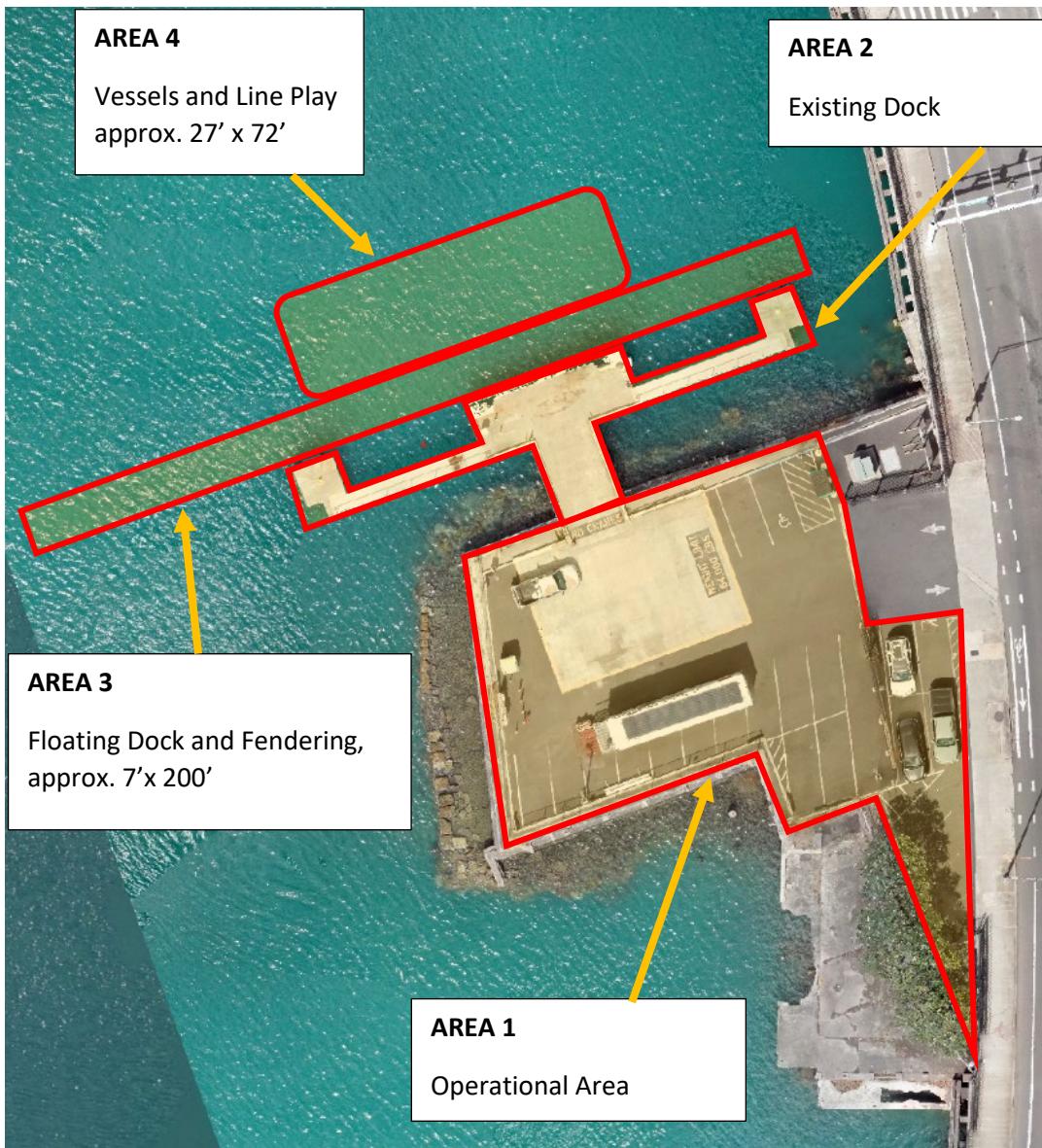
Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a CROE and Lease by direct negotiation to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure



AREA	DESCRIPTION	TYPE	SQ. FT.
1	Land Operational Area	Paved-Improved Land	Approx. 8,385
2	Existing Pile Supported Dock	Submerged Land	Approx. 1,560
3	Floating Dock and Fendering	Submerged Land	Approx. 1,400
4	Vessels and Line Play	Submerged Land	Approx. 1,944