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DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

March 12, 2026

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

OAHU

Request for Authorization to issue two month-to-month Revocable Permits (RPs) to Pioneer Machinery, Inc., for equipment storage and warehouse storage situated at Pier 60, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) Nos. (1) 1-2-023:033 (Portion), (1) 1-2-023:086 (Portion) and (1) 1-2-023:098 (Portion), Governor's Executive Order (GEO) Nos. 1458, 2636 and 3708.

LEGAL REFERENCE:

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

APPLICANT:

Pioneer Machinery, Inc. (Applicant), is a domestic profit corporation whose mailing address is 3476 Ala Hinalo Street, Honolulu, Hawaii 96818.

CHARACTER OF USE:

For equipment storage and warehouse storage.

LOCATION:

Portion of Government lands at Pier 60, Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-2-023:033 (Portion), (1) 1-2-023:086 (Portion) and (1) 1-2-023:098 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:
City and County of Honolulu:

Urban
I-2, Intensive Industrial District
IMX-1, Industrial Mixed-Use District

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Equipment Storage	Unimproved Land - Unpaved	8,925	\$ 0.29	\$ 2,588.25	\$ 5,176.50
2	Warehouse Storage	Warehouse	5,400	\$ 0.56	\$ 3,024.00	\$ 6,048.00
Total:					\$ 5,612.25	\$ 11,224.50

CONSIDERATION, RP:

Month-to-month rent determined by appraisal as of January 1, 2026, for RPs at Honolulu Harbor, island of Oahu.

LAND TITLE STATUS:

GEO Nos. 1458, 2636 and 3708 for harbor purposes, harbor development and boat facilities, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

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

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 60 at Honolulu Harbor, for equipment storage. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

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. 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 had been working with the Department of Land and Natural Resources, Division of Aquatic Resources, on the casting and manufacture of concrete Artificial Reef Habitats for the Artificial Reef Project. The goal of the project is to increase fishing opportunities for recreational fishers. The Artificial Reef Habitats, commonly referred to as "z-modules," measure approximately four feet wide by eight feet long by six to eight inches thick and include two "feet" on opposing ends that point in opposite directions. Each unit weighs approximately 2,400 pounds. At this time, the Applicant is not casting, fabricating, or manufacturing the Artificial Reef Habitats. The RP premises are being used solely for the storage of equipment and materials for the z-modules.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of two month-to-month RPs 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

Enclosures

Area 1 – Equipment Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Equipment Storage	Unimproved Land - Unpaved	85'	105'	8,925

Area 2 – Warehouse Storage



AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
+2	Warehouse Storage	Warehouse	60'	90'	5,400