

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

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**Testimony of
SUZANNE D. CASE
Chairperson**

**Before the House Committee on
WATER & LAND**

**Thursday, March 10, 2022
9:00 AM**

State Capitol, Conference Room 325, Via Videoconference

**In consideration of
HOUSE CONCURRENT RESOLUTION 5
AUTHORIZING THE ISSUANCE OF A TERM, NON-EXCLUSIVE EASEMENT
COVERING A PORTION OF STATE SUBMERGED LANDS AT KANEOHE,
KOOLAUPOKO, OAHU, FOR THE EXISTING PIER, HOUSE, ROCK WALL, AND
LANDSCAPE AREA, AND FOR USE, REPAIR, AND MAINTENANCE OF THE
EXISTING IMPROVEMENTS CONSTRUCTED THEREON**

House Concurrent Resolution 5, requests the authorization to issue a term, non-exclusive easement covering a 1,898 square-foot, more or less, portion of state submerged lands identified as tax map key: (1) 4-4-016:seaward of 016, at Kaneohe, Koolauapoko, Oahu for the use, repair, and maintenance of the existing pier, house, rock wall, and landscape area constructed thereon, pursuant to Section 171-53, Hawaii Revised Statutes (HRS). **The Department of Land and Natural Resources (Department) supports this Administration concurrent resolution.**

The existing pier, and portions of the existing house, rock wall, and landscape area were built makai of the private property on state lands (a portion of which is submerged). The entire pier was built on state submerged lands, while portions of the house, rock wall, and landscape are located on state "fast" lands. State "fast" lands are land area located between the shoreline and the private property and are not subject to legislative and governor's approval for disposition. Only state submerged lands (the pier area) are subject to legislative and Governor approval. However, since a single easement will cover both the submerged and fast land encroachments, all the encroachments are listed herein.

In February 2019, 20 Baldwin Partners LLC, a Hawaii limited liability company, and Phillip K. Binney, also known as Philip K. Binney, Trustee of the Phillip K. Binney 2018 Irrevocable Gift Trust Agreement dated September 18, 2018, previous owners, purchased the abutting property with the encroaching house and pier. Around April 2019, the Department's Office of Conservation and Coastal Lands (OCCL) worked with the property owners to resolve the encroachments. In July 2019, a subsequent shoreline survey showed that, in addition to the

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

house and pier, a portion of a rock wall was also encroaching on state lands; and the survey also identified a portion of state land area requested by the owners for landscape purposes. OCCL has jurisdiction over the pier encroachment because it is located on submerged lands within the Conservation District.

After reviewing submitted documentation, the OCCL supported resolving the encroachments through an easement, citing that the pier may have been reconstructed without authorization. In addition, OCCL noted that the grantees did not construct the house, based on the submission of a 1950 Building Permit No. 84510 from the City and County of Honolulu. The rock wall is also being used as a retaining wall, and removal of the encroaching portion could not only undermine the integrity of the entire rock wall but cause a catastrophic collapse and subsequent loss of backfilled soil which could eventually lead to the destabilization and collapse of the residence structure. At its meeting on November 8, 2019, under agenda item D-14, the Board of Land and Natural Resources (Board) unanimously approved the issuance of a term, non-exclusive easement for purpose stated above and there was no public opposition.

The current owner (grantee) of the abutting property, Phillip K. Binney (20 Baldwin Partners LLC quitclaimed their interest to Mr. Binney), is working with the Department to resolve the encroachments through an easement. As required by Section 171-53, HRS, the Board may lease submerged lands "with the prior approval of the Governor and the prior authorization of the Legislature by concurrent resolution".

The grantee has paid the State the fair market value of the easement, in the amount of \$77,000, as consideration for the use of public lands as determined by an independent appraisal.

Thank you for the opportunity to comment on this measure.

HCR-5

Submitted on: 3/8/2022 8:11:18 AM

Testimony for WAL on 3/10/2022 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Calen Miyahara	DLNR	Support	Remotely Via Zoom

Comments:

I am available for questions to DLNR. Please allow me Zoom access.

HCR-5

Submitted on: 3/8/2022 8:41:40 AM

Testimony for WAL on 3/10/2022 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Barry Cheung	DLNR	Support	Remotely Via Zoom

Comments:

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HCR-5

Submitted on: 3/8/2022 8:49:57 AM

Testimony for WAL on 3/10/2022 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Ian Hirokawa	DLNR	Support	Remotely Via Zoom

Comments:

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