

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

March 27, 2026

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

OAHU

Issuance of Right-of-Entry Permit to Mossbridge Productions, LLC on April 13 and 14, 2026 for Filming at the Lawn fronting Kahala Hotel; Waialae, Honolulu, Oahu, Tax Map Key: (1) 3-5-023: portions of 041.

APPLICANT:

Mossbridge Productions, LLC, a Delaware limited liability company.

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes (“HRS”), as amended.

LOCATION/AREA:

Requested filming area is about 50 feet from the end of the Kahala Hotel guest rooms on the Koko Head side located at 5000 Kahala Avenue and about 25 feet makai of the guest rooms. Applicant will also use another portion of the grassy area toward the golf course for staging the equipment during the filming. Total area is about 2,000 square feet, more or less.

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: Resort (for abutting hotel property)

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Encumbered by Revocable Permit No. S-7977, Resorttrust Hawaii, LLC, Permittee, for landscaping and maintenance, including but not limited to irrigation, sand raking and lighting.

CHARACTER OF USE:

Filming and associated staging area purposes.

COMMENCEMENT DATE/TERM:

April 13, 2026, Monday, from 7:00 am to 7:00 pm; and April 14, 2026, Tuesday, from 5:00 am to 8:00 pm.

RENTAL FOR ROE:

At its meeting of March 24, 2022, under agenda item D-4, the Board approved a 1-day request from a production company at the same spot being requested for filming purposes. The requested area was about 2,000 square feet at a one-time payment of \$2,000.00.

Staff recommends the Board authorize the collection of \$2,000 per day (\$4,000.00 total) for the subject request.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules ("HAR") § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, staff believes the subject request is exempt from the preparation of an environmental assessment pursuant to the following:

General Exemption Type No. 1: Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing,"

Part 1, item 44: Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.

The request pertains to the issuance of a right-of-entry permit (ROE) to utilize the subject area for filming and associated staging area purposes. The requested temporary use of the land will not result in any significant cumulative impacts and there are no sensitive environmental issues involved with the proposed use of the

property as no land disturbance activities or construction is involved with the proposed request. Therefore, staff believes that it is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of §11-200.1-17, HAR.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u> x </u>	NO <u> </u>
Registered business name confirmed:	YES <u> x </u>	NO <u> </u>
Applicant in good standing confirmed:	YES <u> x </u>	NO <u> </u>

PUBLIC TRUST ANALYSIS:

The proposed use is temporary and the applicant is required to ensure public access to the shoreline other than actual filming activities. Due to the relatively short duration of the request and requested area being at the corner of the subject parcel, staff believes that the subject request would not impair the use by general public to the beach resources.

REMARKS:

The Hawaii Film Office received a film permit application from the applicant to film a scene for a movie. The application involves two (2) locations over the revocable permit area. The production will stage a simulated interview one-on-one scene on the lawn fronting the hotel. The requested area is within the premises of Revocable Permit No. S-7977 to Resorttrust Hawaii, LLC. The permittee has no objection to the subject request as the same production crew is also filming in the hotel.

The applicant is reminded of the need to maintain public access through the requested area. Public access can only be temporarily restricted during the actual filming. Applicant will work with the hotel for access and mobilizing equipment during the effective period of the requested right-of-entry. Applicant will also provide 48 hours' notification to the adjacent condominium before the utilization of the requested right-of-entry. Applicant will post public notice boards about the filming at the location with 24-hour security. In addition, applicant will arrange for the presence of the Department's enforcement personnel, at the applicant's expense, during the right-of-entry period to assist with the management of the location, if necessary.

Staff did not solicit comments from other governmental agencies on the subject request given the short turnaround time of this request by the Hawaii Film Office. Staff also recommends the Board authorize the Chairperson to extend the requested right-of-entry for good cause, e.g., weather.

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. Staff recommends the Board authorize the issuance of the requested right-of-entry.

RECOMMENDATION: That the Board:

1. Determine whether the proposed right-of-entry is consistent with the public trust. If the Board determines that this action is consistent with the public trust, then the Board is recommended to approve the following:
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1-15, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.
3. Authorize the issuance of a right-of-entry permit to Mossbridge Productions, LLC covering the subject area for filming 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 right-of-entry permit form, as may be amended from time to time;
 - B. Public access to the beach can only be temporarily restricted during the actual filming;
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State; and
 - D. Chairperson may extend the request right-of-entry for good cause.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:

R.K.P.

Ryan K.P. Kanaka'ole, Acting Chairperson

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