

STATE OF HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Boating and Ocean Recreation
Honolulu, Hawai'i 96819

June 26, 2026

Chairperson and Members
Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

Land Board Members:

SUBJECT: Amend General Lease No. LH-24-002 to Hawai'i Island Paddlesports Association to Increase Lease Area, situated at the Honokōhau Small Boat Harbor, Kealakehe, Kona, Island of Hawai'i, identified by Tax Map Key: (3) 7-4-008:003-0036;

And

Declare Project Exempt from Requirements of Preparation of an Environmental Assessment under Chapter 343, HRS and Title 11, Chapter 200.1, Hawaii Administrative Rules.

APPLICANT:

Hawai'i Island Paddlesports Association ("HIPA"), a Hawai'i non-profit corporation, whose mailing address is Post Office Box 3523, Kailua-Kona, Hawai'i, 96740.

LEGAL REFERENCE:

HRS Sections 171-16 & 171-43.1, Hawai'i Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Honokōhau Small Boat Harbor, Kona, Island of Hawai'i, Tax Map Key: (3) 7-4-008:003-0036, hereinafter referred to as the "Premises" as shown on the maps labeled **Exhibit A-1 and A-2**.

AREA:

Current Lease Area: 13,000 square feet, more or less
Proposed Lease Area: 20,500 square feet, more or less

ZONING:

State Land Use District: Urban
County of Hawai'i: Open

Item J-3

TRUST LAND STATUS:

Section 5(a) lands of the Hawai'i Admission Act: Yes
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: No

CURRENT USE STATUS:

Encumbered by General Lease LH-24-002 to Hawai'i Island Paddlesports Association.

CHARACTER OF USE:

For operation and to maintain a Hawaiian style halau for permittee's meetings, storage of solo or duo canoes, kayaks, general equipment and staging area for race events purposes.

TERM OF LEASE:

Ten years commencing on July 1, 2025, and expiring on June 30, 2035.

CURRENT ANNUAL RENT:

\$480.00

DCCA VERIFICATION:

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

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with Section 11-200.1-15, Hawai'i Administrative Rules (HAR) and the Exemption List for the Department of Land and Natural Resources (DLNR), reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to General 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," Part 1, Item No. 40, which states, "leases of state land involving negligible or no expansion or change of use beyond that previously existing".

APPLICANT'S REQUIREMENTS:

Provide survey maps and descriptions according to State DAGS standards and at Applicant's sole cost and expense.

Relocate The Kona Sailing Club's waterline by a licensed plumber. (The Kona Sailing Club's parcel is located north of HIPA, and its water line runs across the Applicant's proposed lease area.)

permittees into the following four (4) categories: Community Mission, Contributes to DLNR's Mission, Statutory, and Benefits a Specific Group. The Board asked for staff to return with recommendations regarding the reconsideration of rent for several permittees at the Honokōhau Small Boat Harbor.

At its meeting on January 26, 2024, as Item J-4, the Board approved, with amendments the reconsideration of rent under Revocable Permit No. 7 to HIPA, as Permittee. The result of this approval allowed HIPA's annual rent to be lowered to \$480.00 because the association promotes the cultural practice of canoe paddling.

At its meeting on May 10, 2024, as item J-1, the Board approved the issuance of a Direct Lease to HIPA for ten (10) years, beginning July 1, 2025, and ending on June 30, 2035.

REMARKS:

On December 26, 2025, HIPA requested to expand their lease area by 7,500 square feet, increasing the lease area from 13,000 square feet to 20,500 square feet, more or less. As this is a directly negotiated lease, staff request that the Board amend it by approving this expansion.

HIPA is planning to extend its lease area by 15 feet mauka and to the makai side by 50 feet west and 6 feet south. This project requires relocating The Kona Sailing Club's (KSC) above-ground water line and grubbing and clearing the new makai area, with a licensed plumber required for water line work, see **Exhibit A-2**.

The current lease area has a pavilion for gatherings and meetings, and dry stack boat storage for solo and duo canoes, kayaks and general equipment to support both adult members and the Big Island Junior Va'a program (BIJV). BIJV was founded in 2019 and offers a year round program to support young paddlers in the OC-1, V-1, and 6-Man outrigger canoe community. At its busiest time of the year, HIPA supports and sponsors four races a month. They use the premises as training and staging areas for the races.

The number of participants in their Junior Girls Program at HIPA have increased greatly and they have outgrown their current space. HIPA is in the process of updating thier vessel storage area but requests a larger area for proper training, race staging and preparation of equipment.

The United States Department of the Interior, National Park Service, Koloko-Honokōhau National Historic Park were consulted regarding the expansion and they do not have any comments or concerns.

The 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.

RECOMMENDATIONS:

That the Board:

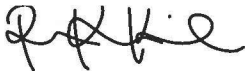
1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, Hawai'i Administrative Rules, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment; and
2. Subject to the Applicant fulfilling all of the Applicant's requirements listed above, approve to Amend General Lease No. LH-24-002 to Hawai'i Island Paddlesports Association, to add the additional area, at Honokōhau Small Boat Harbor, 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 lease amendment form, as may be amended from time-to-time; and
 - 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 interest of the State.

Respectfully Submitted,



MEGHAN L. STATTS, Administrator
Division of Boating & Ocean Recreation

APPROVED FOR SUBMITTAL:



Ryan K.P. Kanaka'ole, Acting Chairperson
Board of Land and Natural Resources

Attachments:

Exhibit A-1 & A-2 - Site Location

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

Project Title:	Amend General Lease No. H-24-002 to Hawai'i Island Paddlesports Association to Increase Lease Area, situated at the Honokōhau Small Boat Harbor, Kealakehe, Kona, Island of Hawai'i, identified by Tax Map Key: (3) 7-4-008:003-0036
Project / Reference No.:	N/A
Project Location:	Honokōhau Small Boat Harbor, Kealakehe, Kona, Island of Hawai'i, Hawai'i, Tax Map Key: (3) 7-4-008:003-0036.
Project Description:	Amend General Lease No. H-24-002 to Hawai'i Island Paddlesports Association to Increase Lease Area
Chap. 343 Trigger(s):	Use of State lands
Exemption Class No(s).:	In accordance with Section 11-200.1-15, Hawai'i Administrative Rules (HAR) and the Exemption List for the Department of Land and Natural Resources, reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to General 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," Part 1, Item No. 40, which states, "leases of state land involving negligible or no expansion or change of use beyond that previously existing".
Cumulative Impact of Planned Successive Actions in Same Place Significant?	Activities in the subject area have resulted in no known significant impact on the natural and environmental resources in the area.
Action May have Significant Impact on Particularly Sensitive Environment?	Staff believe there would be no significant impact on sensitive environmental or ecological receptors.
Analysis:	Based on the above-mentioned, staff believe there would be no significant impact on the environment.
Consulted Parties:	Kaloko-Honokōhau National Historical Park – No comments or concerns.
Declaration:	That the Board finds that this project will probably have minimal or no significant effect on the environment and declares that this project is exempt from the preparation of an environmental assessment.

Exhibit A-1
Site Location
Honokohau Small Boat Harbor

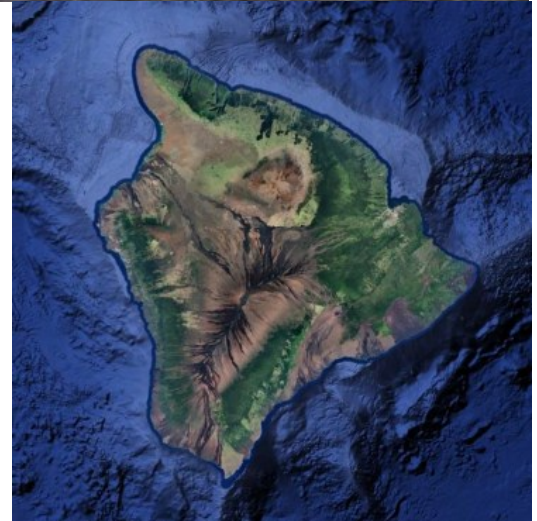
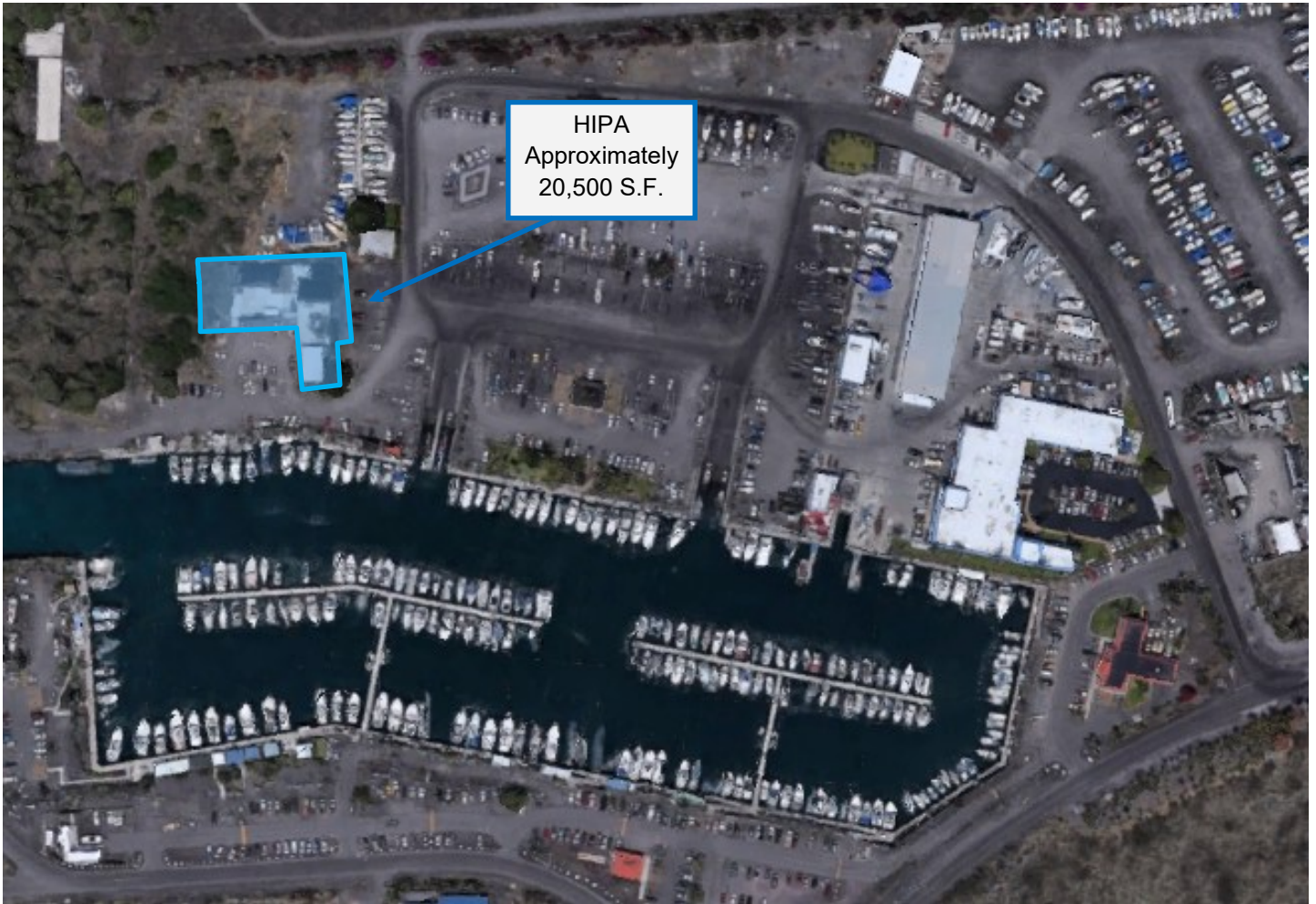



Exhibit A-2
Site Location
Honokohau Small Boat Harbor



Hawaii Island Paddlesports Association

 Current Lease Area - 13,000 S.F.

 Additional Area - 7,500 S.F.

Total Area = 20,500 S.F.

