

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

July 24, 2026

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

PSF No.: 26OD-021

Oahu

Issuance of Right-of-Entry Permit to Point One Vision on Unencumbered State Lands by Castles Beach, Kailua, Ko'olaupoko, Oahu, Tax Map Key: (1) 4-3-083: seaward of 069 and Unencumbered State Lands by Kokololio Beach, Hau'ula, Ko'olaupoko, Oahu, Tax Map Key: (1) 5-5-001: seaward of 002.

APPLICANT:

Point One Vision, an Oregon non-profit Organization and a 501(c)(3) entity

LEGAL REFERENCE:

Sections 171-55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of State lands of Castles Beach situated at Kailua, Ko'olaupoko, Oahu, identified by Tax Map Key: (1) 4-3-083: seaward of 069, and Portion of State lands of Kokololio Beach situated at Hau'ula, Ko'olaupoko, Oahu, identified by Tax Map Key: (1) 5-5-001: seaward of 002.

AREA:

1. Castles Beach Checkpoint 2
50' feet x 50' feet area containing:
Two 3' feet x 3' feet changing tents;
Two 12' foot Event Flag on beach for Athlete Visibility from water;
One 10' feet x 10' feet Popup Tent for Athlete Tracker pickup/check-in; and
One 15' foot Event Flag at Beach Access Entrance on Kalaheo Ave.
2,500 square feet

2. Kokololio Beach Park Checkpoint 4
20' feet x 20' feet area for paddled watercraft landing containing:
One 15' foot Event Flag placed within shoreline for athlete visibility from water;
One 10' feet x 10' feet Popup Tent for Athlete check-in; and
One 15' foot Event Flag at parking lot entrance
- 400 square feet
- Total Area:** **2,900 square feet, more or less.**

ZONING:

State Land Use District: Conservation
City and County of Honolulu LUO: P-1

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:

Requested areas are Unencumbered

CHARACTER OF USE

Oahu Pentathlon multi-sport endurance event to circumnavigate the island by swimming, paddle, carry, and bike purposes.

TERM OF RIGHT-OF-ENTRY

- Castle Beach Park
 - August 08, 2026 (1 day) 06:00 AM to 08:30 AM
- Kokololio Beach Park
 - August 08, 2026 (1 day) 09:30 AM to 05:00 PM

RENTAL:

\$290.00 (based on 10¢ per square foot 2,900 sq ft x 0.10= \$290)

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT

In accordance with Hawaii Administrative Rules (HAR) §11-200.1-16 (a)(1) the Exemption List for the Department of Land and Natural Resources concurred with by the Environmental Advisory Council on June 02, 2026, the subject request is exempt from the preparation of an environmental assessment pursuant to:

General Exemption Type 1: which applies to “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 44: that states “Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.”

The proposed annual event has resulted in no known significant impact, whether immediate or cumulative, on the natural, environmental and/or cultural resources in the area. Similar type and scope of event activities that have routinely occurred and continues to be held in proposed locations have resulted in no known significant impacts. As such, Staff believes that the proposed event would involve negligible or no expansion or change in use of the subject area beyond that previously existing. Therefore, Staff recommends that the Board find the Applicant request will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

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 Department and the Board are responsible for managing approximately 1.3 million acres of public land comprised of sensitive natural, cultural and recreational resources. Pursuant to Section 5(f) of Admission Act, ceded lands shall be held by said State as a public trust “...for the support of the public schools and other public educational institutions, for the betterment of the conditions of native Hawaiians, as defined in the Hawaiian Homes Commission Act, 1920, as amended for the development of farm and home ownership on as widespread a basis as possible for the making of public improvements and for the provision of lands for public use”.

The proposed use is temporary, and the events are open to the public. Additionally, no commercial activity will occur on the public beach area, and the public will have lateral beach access during the event. Except when the competitors are transitioning from ocean to land. During which lateral beach access will be paused for a moment for safety concerns for both the public and competitors. The number of support team members at a given location should be minimal with teams using one vehicle to support their competitor. Given the limited duration and scope of the events, Staff believes that the requested disposition would not obstruct or impede

the use of the public beach area and is consistent with the public trust. Staff have not received complaints from the public about these types of events impeding their beach access or enjoyment.

BACKGROUND:

The Applicant is requesting a Right-of-Entry permit to conduct beach activities on unencumbered State-owned shoreline lands in conjunction with the Oahu Pentathlon long-distance, multi-sport endurance event. This event was held in 2023, 2024 and 2025 without infraction and in accordance with permits approved by the Board of Land and Natural Resources (Board).

A. Race Details:

The Oahu Pentathlon is a 135-mile endurance event that will circumnavigate the island of Oahu. It will include:

1. Two-mile swimming course from Kailua Boat Ramp at Kailua Beach Park to Castles Beach in Kailua;
2. Sixteen-mile running course from Castles Beach to Kualoa Regional Park in Kaneohe;
3. Ten-mile Ocean paddle course from Kualoa Regional Park to Kokololio Beach in Hau'ula;
4. Thirty-one-mile bike course from Kokololio Beach Park to Kaena State Park;
5. Ten-mile carry course (hiking with a weighted pack) on Kaena Point Trail to Kea'au Beach Park in Waianae; and
6. Sixty-six-mile bike course from Kea'au Beach Park along the perimeter roadways to the South Shore around Diamond Head, Koko Head, and Makapu'u, past Waimanalo Beach, and returning to Kailua Beach Park.

This event will commence at sunrise, approximately 06:00 AM August 08, 2026, at Kailua Beach Park. Participants must finish the full racecourse within twenty-four hours, returning to Kailua Beach Park no later than 06:00 AM on August 09, 2026. Athletes may participate in the race as solo participants or part of a two-to-seven-member team where athletes divide the various segments among themselves and complete the course relay-style.

B. Site Usage:

The Castles beach site shown in Exhibit 1 is a checkpoint and exchange site for the transition from the initial swimming section of the race to the running portion. This site will be located on the sandy beach near a public access route that connects the beach to Kalaheo Avenue. The Applicant is requesting a permit for a 2,500 sq ft area. This site will include a Ten-foot by Ten-foot pop-up tent with a table for athlete support (food, drinks, first aid); two (2) changing tents that are

Three-foot by Three-foot; and two (2) Twelve-foot tall event flags that will be positioned so they are visible to the participating athletes from the water near the final swim buoy in Kailua Bay. There will be no equipment changes at this location and no equipment storage. A Five-foot swim buoy will be in the water pursuant to a permit from Department of Land and Natural Resources (Department) Division of Boating and Ocean Recreation (DOBOR) and an additional Fifteen-foot event flag will be present at the beach access entrance located on Kalaheo Avenue pursuant to the County permit. The Applicant expects approximately 150 to 200 people at this location over the two-hour period for which the site permit is requested.

Additionally, the Kokololio Beach Park site shown in Exhibit 2 is another checkpoint and exchange site for the transition from the paddling section of the race to the first biking portion. This site will be located on the sandy beach makai of Kokololio Beach Park, which is a City & County of Honolulu Park and campground recreational area. The Applicant is requesting a permit for a total area of 400 sq ft for landing of non-motorized, paddled watercraft and a placement of one Fifteen-foot-tall event flag positioned to be visible to the athletes from the water. The watercraft landing at this checkpoint will include ocean and recreational kayaks, outrigger canoes, and other canoes rated for ocean use. No competitor equipment (watercraft or bicycles) and none of the Applicants property other than the flag will be stored on State shoreline land at this location. After landing, watercraft will be immediately transported to a staging area within Kokololio Beach Park. Competitors' bicycles for the subsequent biking portion and the Applicant's athlete support tent and other race equipment will also be located within the County beach park pursuant to the County permit. In races held in prior years the Applicant expects that no more than two watercraft will be in the area at one time, expects that there will be up to forty people present on the State and County land at this location at one time, and up to 200 people in total present over the six-and-a-half-hour period for which the site is permitted.

REMARKS:

The Applicant notified the Kailua Neighborhood Board and the community at the Board's meeting on April 2, 2026, regarding the proposed event in Kailua. The Applicant will provide public notice through posted announcements at both the Kailua Boat Ramp starting location and the Castles Beach transition location. No comments or new concerns were raised by the Kailua community or the Neighborhood Board regarding the event.

The Applicant informed the Ko'olauloa Neighborhood Board at its meeting on May 14, 2026, regarding the planned event. Community members expressed concerns about the presence of support teams at Kokololio Beach Park, as well as greater concerns about competitive bike racers utilizing the roadway along the Ko'olauloa stretch of the highway known as Kamehameha Hwy. At the meeting, the Applicant

stated that support team members will use only one vehicle to assist their competitor to minimize impacts on parking areas within public beach parks. The Applicant also noted that in previous years, events at this location have generally had no more than one, and at most two, competitors present at any given time.

The present submittal constitutes the Applicant's request for Board approval of right-of-entry permits for the temporary use of public lands at Castles Beach in Kailua, Oahu and Kokololio Beach Park in Hau'ula, Oahu at the times specified above.

Various government agencies were solicited for comments:

- The Department's Division of Boating and Ocean Recreation has no comments on the subject matter.
- The Department's Division of State Parks has no objections to the subject matter.
- The Department's Division of Forestry and Wildlife, Aquatic Resources, Office of Conservation and Coastal Lands, the City & County of Honolulu Department of Parks & Recreation and Office of Hawaiian Affairs have not responded to the request for comments before the response date.

The Applicant will not conduct any sales or other commercial activity under this right-of-entry permit.

The Applicant has not had a lease, permit, easement, or other disposition of State lands terminated within the past five years due to non-compliance with such terms and conditions.

There are no other pertinent issues or concerns regarding the subject request.

RECOMMENDATION: That Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS and §11-200.15, subchapter 8, 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.
2. For the reasons stated herein, find that the requested disposition is consistent with the public trust. If the Board determines that this disposition is consistent with the public trust, then the Board is recommended to approve the following;
3. Authorize the Issuance of a Right-of-Entry permit to Point One Vision on unencumbered State Lands by Castles Beach, Kailua, Ko'olaupoko, Oahu,

TMK: (1) 4-3-083: seaward of 069 and Kokololio Beach, Hau'ula, Ko'olaupia, Oahu, TMK: (1) 5-5-001: seaward of 002 for the Oahu Pentathlon covering the subject area 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. No commercial activity shall be conducted on State Land pursuant to this permit;
- C. The Applicant shall maintain public lateral access across shoreline permitted areas for the entire duration of the right-of-entry permit; and
- D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Daven K. Manubag-Kuloloia

so

Daven K. Manubag-Kuloloia
Land Agent

BC

APPROVED FOR SUBMITTAL:

R.K.P.

Ryan K. P. Kanaka'ole, Chairperson



