



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI
DIRECTOR

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JADE T. BUTAY
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IN REPLY REFER TO:

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

AMENDMENT NO. 23 TO AIRPORT-AIRLINE LEASE NO. DOT-A-62-0017
FOR THE PURPOSE OF DELETING SPACE AND ADDING SPACE FOR THE
OPERATION OF AN AIRLINE LOUNGE
QANTAS AIRWAYS, LTD.
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 050 (PORTION)

O'AHU

REQUEST:

Qantas Airways, Ltd. (Qantas) currently operates an existing Airline Lounge under Airport-Airline Lease No. DOT-A-62-0017 (Lease). The existing Airline Lounge sustained major water damage due to roof leaks.

The DOT proposes to amend the Lease to remove the existing Airline Lounge space and replace it with a new space, to allow Qantas to continue to operate an Airline Lounge at Honolulu International Airport.

APPLICANT:

Qantas, whose business address is 300 Rodgers Boulevard, #53, Honolulu, Hawai'i 96819.

LEGAL REFERENCE:

Section 261-7 and 171-59, Hawai'i Revised Statutes, as amended.

LOCATION:

Portion of Honolulu International Airport, Island of Oahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 1-1-003: 050 (Portion)

PREMISES:

Deleted Premises:

Building/Space No. 360-302, containing an area of approximately 3,122 square feet.

Additional Premises:

Building/Space No. 350-147A, containing an area of approximately 2,910 square feet, as shown and delineated on the attached map labeled Exhibit "A".

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: Industrial (I-2)

LAND TITLE STATUS:

Non-Ceded - Section 5(a) lands of the Hawai'i Admission Act
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as Honolulu International Airport under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

Airline Lounge

COMMENCEMENT DATE:

Upon execution of Amendment No. 23 to Airport-Airline Lease No. DOT-A-62-0017

ANNUAL RENTAL RATE:

\$70.31 per square foot, per annum (based upon the Signatory Carrier Rates and Charges for the Hawai'i Airport System, effective 07/01/2016).

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai‘i Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawai‘i, Department of Transportation, dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers 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.

REMARKS:

The DOT proposes to amend the Lease by deleting an existing Airline Lounge space that sustained major water damage due to roof leaks, and replacing it with a new space, to allow Qantas to continue to operate an Airline Lounge at Honolulu International Airport.


RECOMMENDATION:

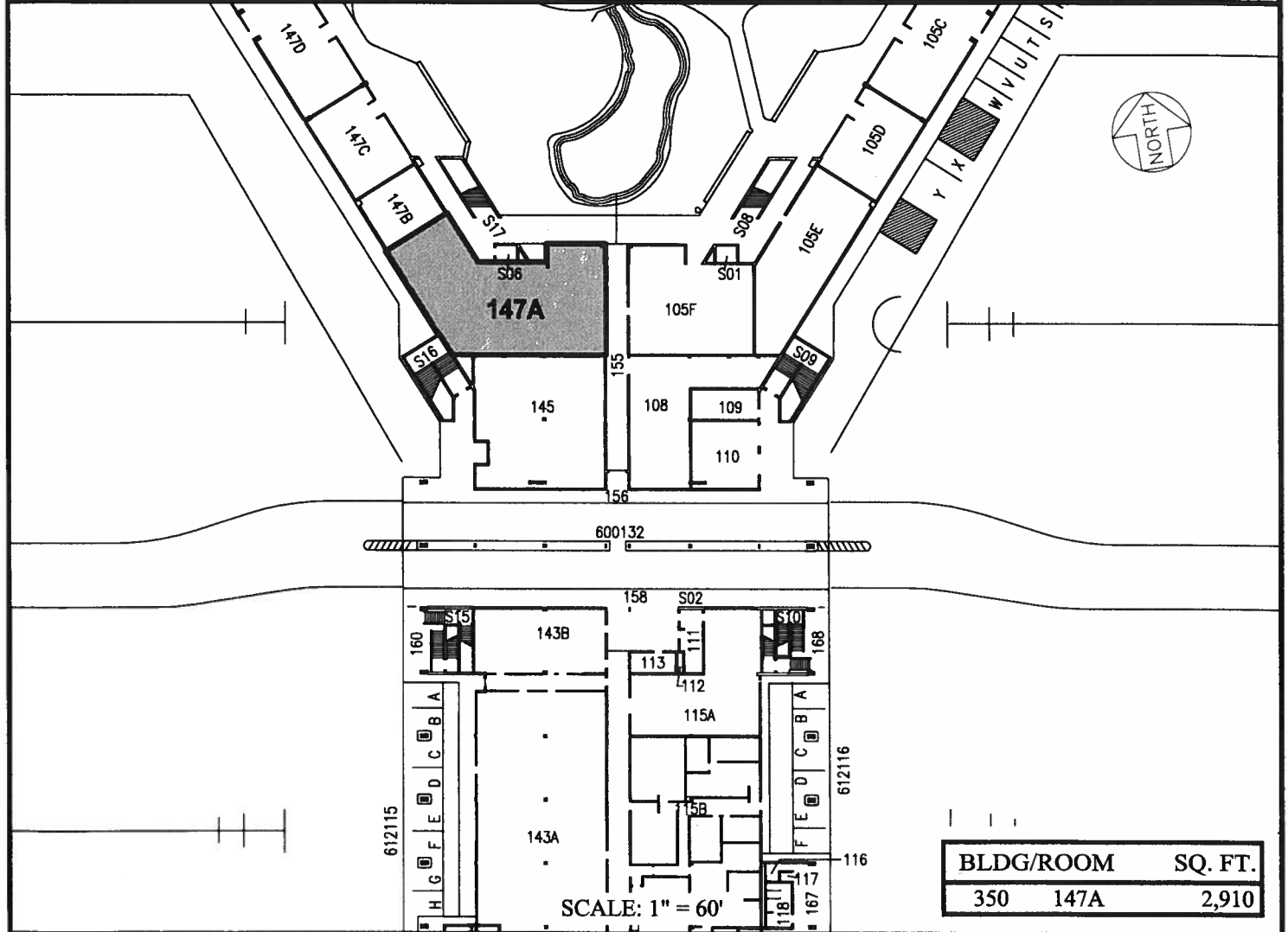
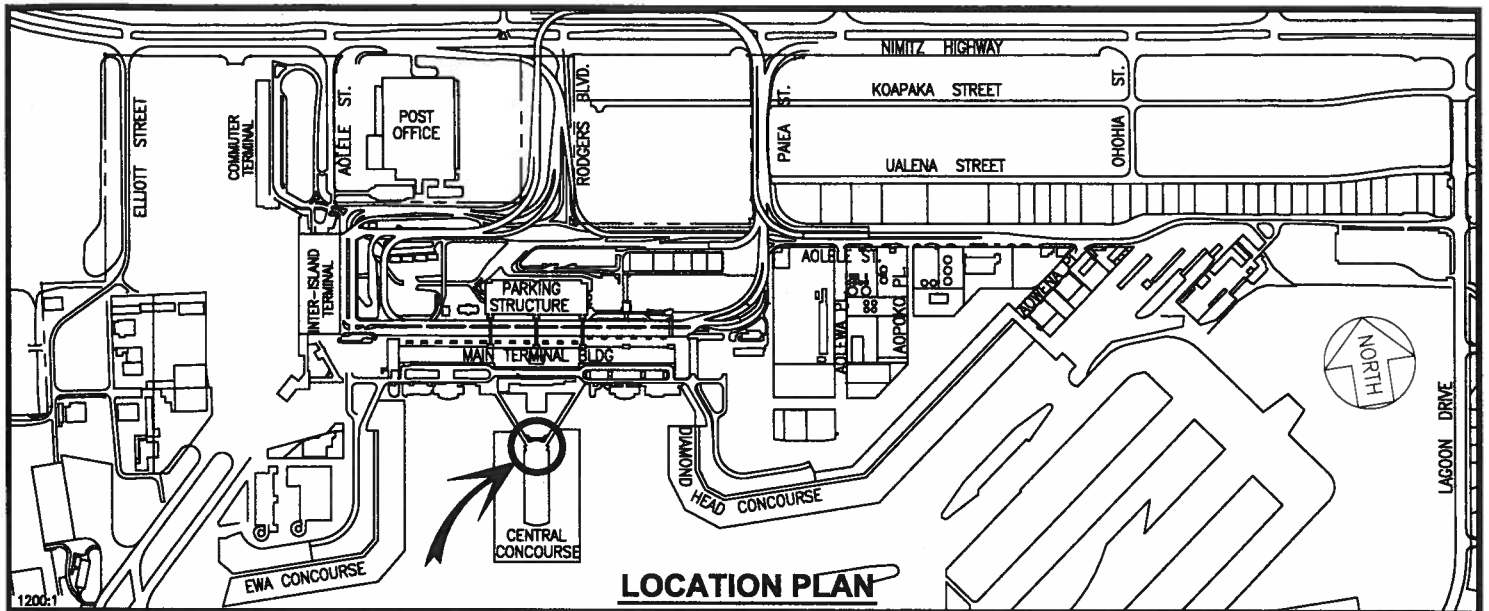
That the Board approve Amendment No. 23 to the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:


SUZANNE D. CASE
Chairperson and Member



DOT-A-62-0017

DATE : MAY 2016

EXHIBIT: **A**



Airports Division

QANTAS AIRWAYS, LTD.

**BUILDING 350
CENTRAL CONCOURSE
GROUND LEVEL**

**350147A
PLAT B1**

HONOLULU INTERNATIONAL AIRPORT

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