Board of Land and
Natural Resources
State of Hawai‘i
Honolulu, Hawai‘i

ISSUANCE OF A REVOCABLE PERMIT FOR TICKET COUNTER
AND OFFICE SPACE
K & S HELICOPTERS, INC. DBA PARADISE HELICOPTERS
WAIMEA-KOHALA AIRPORT
TAX MAP KEY: (3) 6-7-001: PORTION OF 08

LEGAL REFERENCE:
Section 171-55, Hawai‘i Revised Statutes (HRS).

APPLICANT:

K & S Helicopters, Inc. dba Paradise Helicopters (KSH), whose business address
P.O. Box 5371, Kailua-Kona, Hawai‘i 96745.

LOCATION AND TAX MAP KEY:

Portion of Waimea-Kohala Airport, Kamuela, Island of Hawai‘i, identified by
Tax Map Key: (3) 6-7-001: Portion of 08.

AREA:

Area/Space No. 103-102, containing an area of approximately 84 square feet, as shown and
delineated on the attached Exhibit A; and,
Area/Space No. 300-111B, containing an area of approximately 105 square feet, as shown
and delineated on the attached Exhibit B.

ZONING:

State Land Use District:  Agricultural District
County of Hawai‘i:  A-40A Agriculture
BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR THE PURPOSE OF A TICKET COUNTER AND OFFICE SPACE, K & S HELICOPTERS, INC. 
WAIMEA-KOHALA AIRPORT 
Page 2

LAND TITLE STATUS:

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

CURRENT USE STATUS:

Airport and aeronautical purposes.

CHARACTER OF USE:

KSH will use the spaces for a ticket counter and an office as part of its commercial helicopter operations.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

$138.55 (25% of comparable space at Ellison Onizuka Kona International Airport at Keahole per 2016 Airport appraisal plus $73.71 for electricity).

SECURITY DEPOSIT:

$415.65 or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO ___
Registered business name confirmed: YES X NO ___
Good standing confirmed: YES X NO ___

CHAPTER 343. HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawaii, Department of Transportation, Airports Division (DOTA), has determined that the subject land use is covered by the Waimea-Kohala Airport Final Environmental Assessment (EA), published by the Office of Environmental Quality Control (OEQC) in the November 8, 1999, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.
BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR THE PURPOSE OF A TICKET COUNTER AND OFFICE SPACE, K & S HELICOPTERS, INC. WAIMEA-KOHALA AIRPORT
Page 3

REMARKS:

In accordance with Section 171-55 HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to KSH for a ticket counter and office space to support their commercial helicopter operations.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to KSH, 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.

Respectfully submitted,

JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

SUZANNE D. CASE
Chairperson and Member
LOCATION PLAN

SCALE: 1" = 20'

RP-9021         DATE: OCTOBER 2019         EXHIBIT: A

K & S HELICOPTERS, INC.
BUILDING 103
CRASH FIRE & MAINTENANCE
GROUND LEVEL

WAIMEA-KOHALA AIRPORT

BLDG/ROOM   SQ. FT.  
103          102          84