

DAVID Y. IGE
GOVERNOR



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A
T-HANGAR FOR STORAGE AND MAINTENANCE OF AIRCRAFT
K & S HELICOPTERS, INC. DBA PARADISE HELICOPTERS
KALAELOA AIRPORT
TAX MAP KEY: (1) 9-1-013: 121

O'AHU

REQUEST:

Issuance of a Revocable Permit for Commercial use of a T-Hangar for storage and maintenance of aircraft to K & S Helicopters, Inc. dba Paradise Helicopters, situated at Kalaeloa Airport.

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS).

APPLICANT:

K & S Helicopters, Inc. dba Paradise Helicopters, whose mailing address is P. O. Box 5371, Kailua-Kona, Hawai'i 96745.

LOCATION AND TAX MAP KEY:

A portion of Kalaeloa Airport, Kapolei, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 9-1-013: 121.

AREA:

Building/Room No. 410-102, containing an area of approximately 1,742 square feet, as shown and delineated on the attached map labeled Exhibit "A".

ITEM M-11

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A
T-HANGAR FOR STORAGE AND MAINTENANCE OF AIRCRAFT, K & S HELICOPTERS,
INC. DBA PARADISE HELICOPTERS
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ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: P-2 (To be rezoned in the future)

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. 3861, setting aside
Kalaeloa Airport under the control and management of the Department of Transportation,
Airports Division (DOTA), State of Hawai'i, for Airport Purposes.

CHARACTER OF USE:

Commercial use of a T-hangar for storage and maintenance of aircraft, (2005 Bell
Helicopter 407, Tail No. N-807PH) for helicopter tour operations.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$1,916.20, as determined from the DOTA schedule of rates and charges for T-Hangar
(Commercial Rate), established by appraisal of Airports property statewide.

SECURITY DEPOSIT:

\$5,748.60 or three (3) times the monthly rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Assessment for the Kalaeloa
Airfield Development Plan Improvements, State Project No. AO5011-02 dated June 2010.
This Environmental Assessment was prepared by Wilson Okamoto Corp. for the State of
Hawai'i, Department of Transportation, Airports Division, in part to evaluate the
environmental effects of the recommended Kalaeloa Airfield Master Plan to meet existing
and forecast general aviation demands.

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REMARKS:

The issuance of a revocable permit to K & S Helicopters, Inc. dba Paradise Helicopters, for commercial use of a T-hangar for storage and maintenance of aircraft at Kalaeloa Airport complies with Chapter 343, Exemption Class 1.D.10 as a continuing aeronautical use, and is in accordance with Section 171-55 HRS, relating to Permits.

RECOMMENDATION:

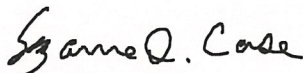
That the Board authorize the Department of Transportation to issue a month-to-month revocable permit to K & S Helicopters, Inc. dba Paradise Helicopters, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

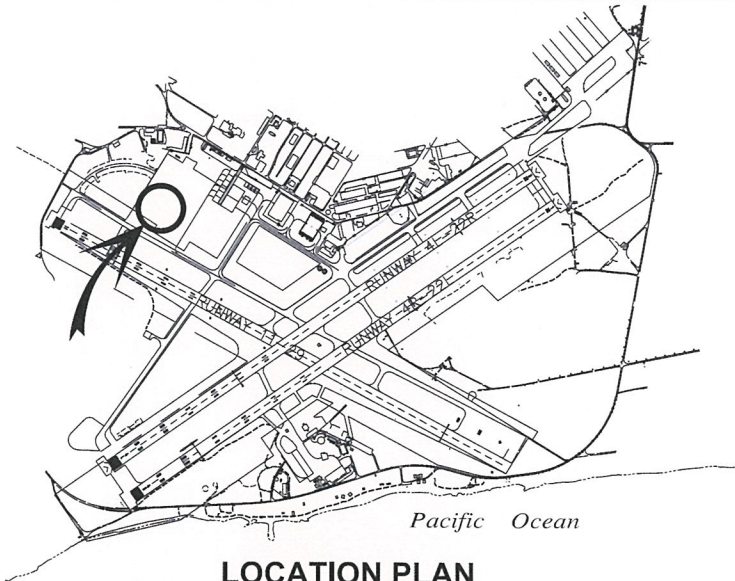


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

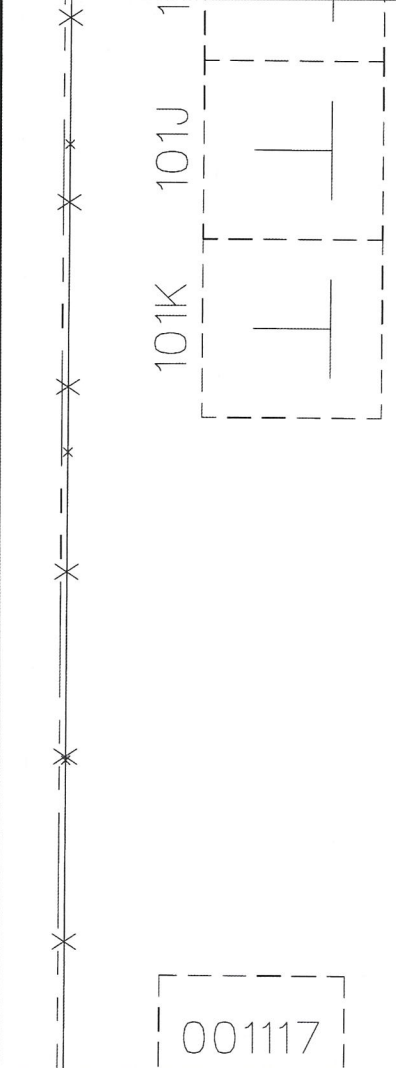


SUZANNE D. CASE
Chairperson and Member

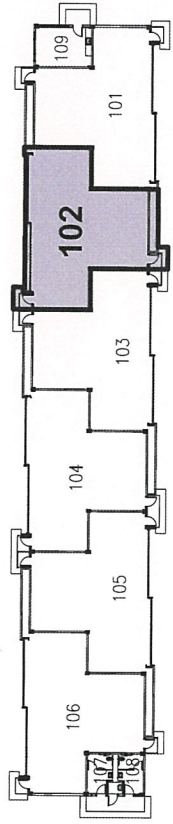


LOCATION PLAN

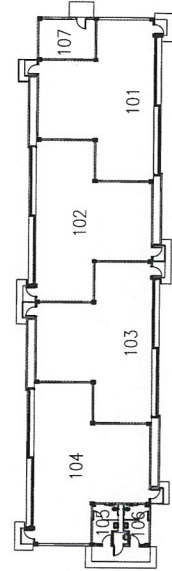
3000:1



BLDG 410




BLDG 409



SCALE: 1" = 60'

BLDG/ROOM	SQ. FT.
410 102	1,742

RP-9072	DATE : MARCH 2021	EXHIBIT: A
 Airports Division	K & S HELICOPTERS, INC. DBA PARADISE HELICOPTERS	T-HANGAR GENERAL AVIATION
		410102