



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

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

AMENDMENT NO. 1 TO REVOCABLE PERMIT NO. RP-9280 TO ADD A  
PREFERENTIAL HOLDROOM LOCATED AT GATE 7 IN THE MAIN TERMINAL  
SOUTHWEST AIRLINES CO.

LIHUE AIRPORT

KAUAI

TAX MAP KEY: (4) 3-5-01: PORTION OF 135

REQUEST:

Southwest Airlines Co. (SWA), was issued Revocable Permit No. RP-9280 for a Preferential Holdroom at Gate 8 at Lihue Airport. SWA requests an additional holdroom at Gate 7. The State of Hawaii Department of Transportation, Airports (DOTA) approved the issuance of an additional holdroom to SWA for Gate 7.

LEGAL REFERENCE:

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

APPLICANT:

SWA, whose business address is 2702 Love Field Drive, Dallas, Texas 75235.

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport (LIH), Lihue, Island of Kauai, identified by Tax Map Key: 4th Division, 3-5-01: Portion of 135.

AREA:

Additional Premises:

Preferential Holdroom located at Gate 7 in the Main Terminal, containing an area of approximately 2,012 square feet, as described on the attached DOTA letter dated June 2, 2023 (DEP-A 23.0014), labeled Exhibit A.

**ITEM M-22**

BLNR – AMENDMENT NO. 1 TO REVOCABLE PERMIT NO. RP-9280 TO ADD A PREFERENTIAL HOLDROOM LOCATED AT GATE 7 IN THE MAIN TERMINAL SOUTHWEST AIRLINES CO.

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ZONING:

State Land Use District: Urban  
County of Kauai: Industrial General/Special Treatment-Public Use (IG/ST-P)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Non-Ceded  
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES \_\_\_ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 4614, dated October 28, 2019, setting aside 883.583 acres designated as LIH to be under the control and management of the State of Hawaii, Department of Transportation (DOT) for Airport Purposes.

CHARACTER OF USE:

Preferential Holdroom located at Gate 7.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

Current Monthly Rental:  
\$15,777.43 per month

Amended Monthly Rental:  
\$33,422.68 per month (based on a rate of \$99.67 per square foot, per annum, as determined from the Airports Signatory Rates and Charges, Hawaii Airports System, effective July 1, 2023).

DCCA VERIFICATION:

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

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The DOTA, has determined that the environmental impacts of the proposed tenant use for the subject land use is covered by the LIH Master Plan Environmental Impact Statement, published by the Environmental Quality Commission (EQC) in the August 8, 1976 and August 23, 1976, issues of EQC Bulletin and accepted by the Governor on April 26, 1977. Accordingly, all relevant mitigation from the EIS and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

The DOTA and SWA entered into RP-9280, effective July 1, 2022, for a Preferential Holdroom at Gate 8 at LIH. The DOTA is requesting to amend RP-9280 to include an additional Preferential Holdroom at Gate 7 at LIH.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the DOT recommends the Board finds that approving Amendment No. 1 to RP-9280 to include an additional Preferential Holdroom to SWA, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG  
Chairperson  
Board of Land and Natural Resources

JOSH GREEN, M.D.  
GOVERNOR



EDWIN H. SNIFFEN  
DIRECTOR

Deputy Directors  
FORD N. FUCHIGAMI  
DREANALEE K. KALILI  
TAMMY L. LEE  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
AIRPORTS  
400 RODGERS BOULEVARD, SUITE 700  
HONOLULU, HAWAII 96819-1880

DEP-A 23.0014

June 2, 2023

Mr. David Sellers  
Southwest Airlines  
P. O. Box 36611  
Dallas, Texas 75235-1611

Dear Mr. Sellers:

Subject: Preferential Holdrooms/Gates for July to December 2023

The First Amended Lease Extension Agreement provides airlines the opportunity to qualify for the preferential lease of holdrooms/gates if they are able to complete a minimum of six daily turns per holdroom/gate. Qualification criteria is as follows.

1. Minimum of six daily turns on a single gate at HNL, OGG, KOA, LIH and ITO, or;
2. Minimum of five daily turns on a single gate but less than six (applicable only to HNL), and the total number of seats is greater than six times the average seats per turn for all scheduled commercial flights at HNL, based upon the projected flight schedules for the first month of the qualifying period.

For July 2023, the average number of seats per turn for all scheduled commercial flights at HNL equals 380. Accordingly, to qualify under this criterion, an airline must be able to accommodate five or five and one-half daily turns with greater than 2,280 seats on a single gate.

Although demand for Hawaii air travel has rebounded considerably, many international flights have not resumed at HNL and KOA. In addition, the holdroom improvements project at OGG continues to affect the availability of gates. Accordingly, the preferential lease of holdrooms/gates for all airports will continue to be assessed semi-annually.

In accordance with the above, and the Preferential Holdroom Lease Policies agreed to in 2013 between the State of Hawaii, Department of Transportation, Airports Division (DOT-A) and the Airlines Committee of Hawaii, three airlines requested preferential holdrooms/gates for July to December 2023 as follows.

EXHIBIT A



**Daniel K. Inouye International Airport**

- Alaska Airlines – Two preferential holdrooms/gates
- Hawaiian Airlines – Thirteen preferential holdrooms/gates
- Southwest Airlines – Six preferential holdrooms/gates

**Kahului Airport**

- Alaska Airlines – One preferential holdroom/gate
- Hawaiian Airlines – Seven preferential holdrooms/gates
- Southwest Airlines – Four preferential holdrooms/gates

**Ellison Onizuka Kona International Airport at Keahole**

- Alaska Airlines – One preferential holdroom/gate
- Hawaiian Airlines – Three preferential holdrooms/gates
- Southwest Airlines – One preferential holdroom/gate

**Lihue Airport**

- Hawaiian Airlines – Three preferential holdrooms/gates
- Southwest Airlines – Two preferential holdroom/gates

**Hilo International Airport**

- Hawaiian Airlines – Two preferential holdrooms/gates

Based upon a review of the aggregate flight schedules at the respective airports and the most efficient utilization of gates, the following preferential holdroom/gate requests are approved effective July 1, 2023 to December 31, 2023, based upon the conditions outlined below.

**Daniel K. Inouye International Airport**

- Alaska Airlines – Preferential lease of two holdrooms/gates (E2 and E4)
- Hawaiian Airlines – Preferential lease of thirteen holdrooms/gates (A13, A14, A15, A16, A17, A18, A19, A20, B1, B2, B3, B4 and B5)
- Southwest Airlines – Preferential lease of six holdrooms/gates (E1, E3, E5, E6, E7 and E9)

**Kahului Airport**

- Alaska Airlines – Preferential lease of one holdroom/gate (15)
- Hawaiian Airlines – Preferential lease of six holdrooms/gates (17, 19, 21, 23, 27 and 29)
- Southwest Airlines – Preferential lease of three holdrooms/gates (1, 3 and 5, subject to change due to construction)

**Ellison Onizuka Kona International Airport at Keahole**

- Alaska Airlines – Preferential lease of one holdroom/gate (7)
- Hawaiian Airlines – Preferential lease of two holdrooms/gates (9 and 10, which includes gates 10A, 10B and 10C)
- Southwest Airlines – Preferential lease of one holdroom/gate (5, which includes gates 4 and 6)

**Lihue Airport**

- Hawaiian Airlines – Preferential lease of three holdrooms/gates (3, 4 and 5)
- Southwest Airlines – Preferential lease of two holdroom/gates (7 and 8)

**Hilo International Airport**

- Hawaiian Airlines – Preferential lease of two holdrooms/gates (6 and 7)

The airlines that are granted preferential holdrooms/gates must understand that the DOT-A has the discretion to gate other airline flights on preferential holdrooms/gates if doing so results in the most efficient utilization of all gates. Failure to accommodate other airline flights on preferential holdrooms/gates as directed by the DOT-A will result in the immediate loss of one or more preferential holdrooms/gates. Further, the DOT-A has the authority to reduce the number of, or eliminate, preferential leasing of holdrooms/gates at any time.

All flights by airlines without preferential holdrooms/gates that are directed by the DOT-A to utilize another airlines' preferential gate will be assessed the applicable joint use holdroom charge by the DOT-A, similar to their other flights that operated on a common use gate.

Mr. David Sellers  
June 2, 2023  
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The DOT-A appreciates your continued support and cooperation. If you have any questions, please contact me at (808) 838-8602.

Sincerely,

*Ford Fuchigami*

FORD N. FUCHIGAMI  
Deputy Director – Airports

c: Ed Sniffen, Director of Transportation  
Malcom Smith, Oahu District Manager  
Marvin Moniz, Maui District Manager  
Chauncey Wong Yuen, Hawaii District Manager  
Craig Davis, Kauai District Manager  
Tiffinie Smith, Hilo Assistant District Manager  
Kurt Yamasaki, Acting Fiscal Management Officer  
Abby Lareau, Property and Business Development Supervisor  
Hawaii Airline Liaison Office

EXHIBIT A