



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

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

ISSUANCE OF A REVOCABLE PERMIT FOR A HELICOPTER OPERATIONAL  
AREA AND PARKING FOR HELICOPTER TOUR OPERATION  
K & S HELICOPTERS, INC.  
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE  
TAX MAP KEY: (3) 7-3-43: PORTION OF 003 HAWAII

LEGAL REFERENCE:

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

APPLICANT:

K & S Helicopters, Inc. dba Paradise Helicopters (Paradise), whose mailing address is  
73-341 Uu Street, Kailua-Kona, Hawaii 96740.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keahole (KOA), Kailua-Kona,  
Island of Hawaii, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREAS:

Area/Space Nos. 415-101, 415-103, 415-105, 416-101, 416-102, and 416-103, each  
containing an area of 1,963 square feet of improved, paved land, as shown and delineated  
on the attached Exhibit A.

ZONING:

State Land Use District: Urban & Conservation  
County of Hawaii: Industrial (MG-1a) and Open

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: 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. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawaii, Department of Transportation (HDOT) for Airport Purposes.

CHARACTER OF USE:

Paradise will use the spaces as a helicopter operational area and helicopter parking in support of its helicopter tour operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$3,366.54 (based on a rate of \$3.43 per square foot per annum for improved, paved land, as determined from the HDOT schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$10,099.62, or three times the monthly rental in effect.

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:

The subject land area pertaining to this action was evaluated for environmental impact by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published in The Environmental Notice on November 8, 1988, and accepted by the Governor on December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A HELICOPTER OPERATIONAL  
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REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Paradise for a helicopter operational area and helicopter parking in support of its helicopter tour operation at KOA.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Paradise, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

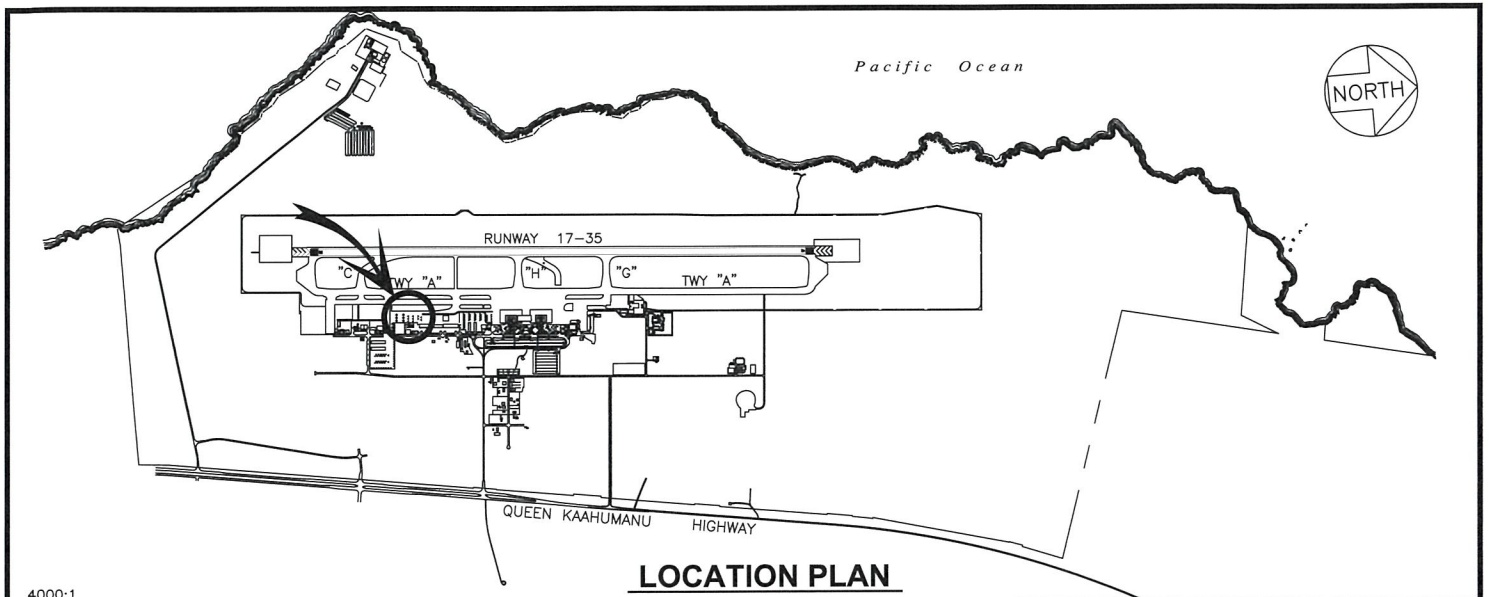


EDWIN H. SNIFFEN  
Director of Transportation

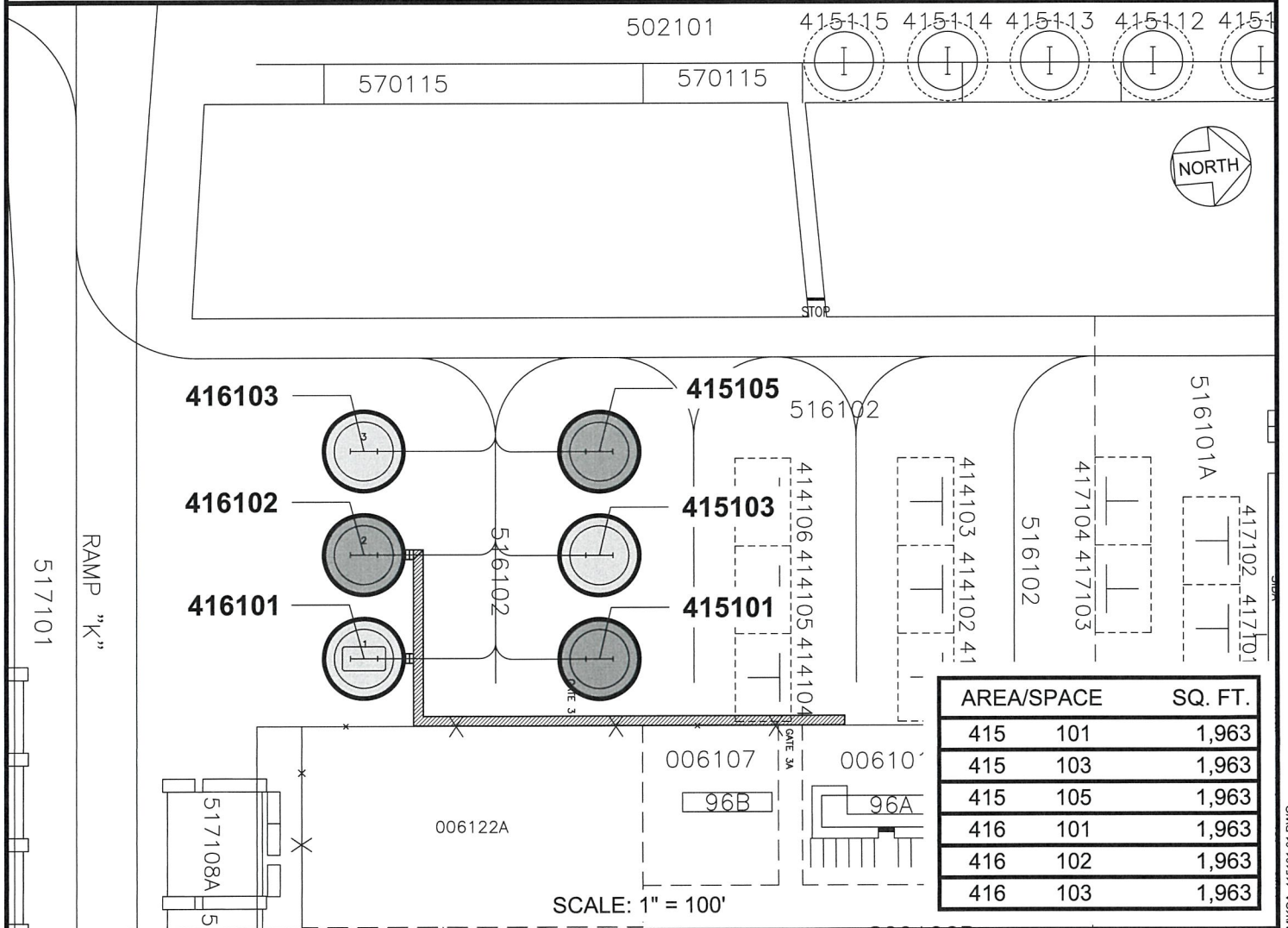
APPROVED FOR SUBMITTAL:



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



4000:1



DATE : MARCH 2023

EXHIBIT: **A**

|                 |                                    |                             |         |
|-----------------|------------------------------------|-----------------------------|---------|
| <p>AIRPORTS</p> | <p>K &amp; S HELICOPTERS, INC.</p> | <p>HELICOPTER TIE-DOWNS</p> | 415101- |
|                 |                                    |                             | 415105, |
|                 |                                    |                             | 416101- |
|                 |                                    |                             | 416103  |

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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