

JOSH GREEN, M.D.
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KE KIA'ĀINA



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STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 24.0545

August 22, 2024

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF
A T-HANGAR FOR STORAGE OF AIRCRAFT AND A MAINTENANCE HANGAR
HAWAII ROTOR ADVENTURES LLC
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:016 (PORTION)

OAHU

APPLICANT:

Hawaii Rotor Adventures LLC, whose mailing address is 67-329 Farrington Highway,
Waialua, Hawaii 96791

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Section 26-19 and 171-2, as amended.

LOCATION AND TAX MAP KEY:

A portion of Kawaihapai Airfield, Waialua, Island of Oahu, State of Hawaii, identified by
Tax Map Key: 1st Division, 6-8-014:016 (portion).

AREA:

Bldg/Room No. 401-109, containing an area of approximately 1,107 square feet,
as shown and delineated on the attached map labeled Exhibit "A".

ZONING:

State Land Use District: Agriculture
City and County of Honolulu LUO: AG-2

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LAND TITLE STATUS:

Ceded land, which the State of Hawaii is currently leasing the land from the United States of America.

CHARACTER OF USE:

Hawaii Rotor Adventures LLC will use the T-Hangar for storage of aircraft (2022 Autogyro MTO Sport, Tail No. N-912T and 2024 Rotorsport UK Cavalon, Tail No. N54G) and a maintenance hangar in support of its commercial aeronautical gyrocopter flight school business.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$553.50 (as determined from the State of Hawaii, Department of Transportation (HDOT) Schedule of Rates and Charges commercial rate for a T-hangar, established by appraisal of Airports property statewide) plus Utilities.

SECURITY DEPOSIT:

\$1,660.50, or three times the monthly rental in effect.

DCCA VERIFICATION:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the revised and updated Environmental Assessment for the Dillingham Airfield Master Plan and FAR Part 150 Noise Compatibility Program project, referenced as State Contract No. 26985, State Project No. AO2011-01. This Environmental Assessment evaluated the environmental effects of the recommended Dillingham Airfield Master Plan to meet existing and forecast general aviation demands and was prepared for the HDOT, Airports.

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REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Hawaii Rotor Adventures LLC situated at Kawaihapai Airfield, for a commercial use T-Hangar for the storage of aircraft and a maintenance hangar.

RECOMMENDATION:

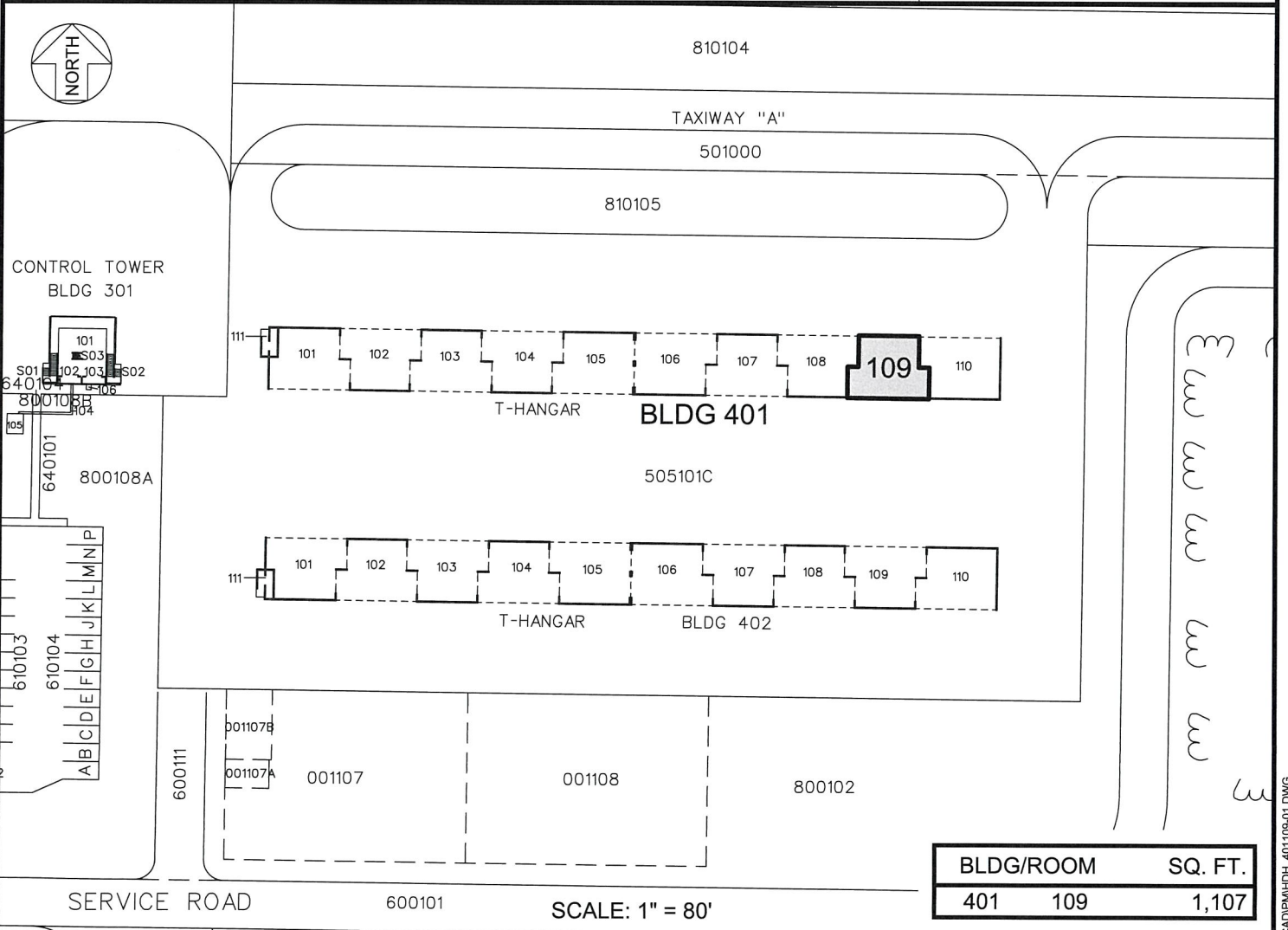
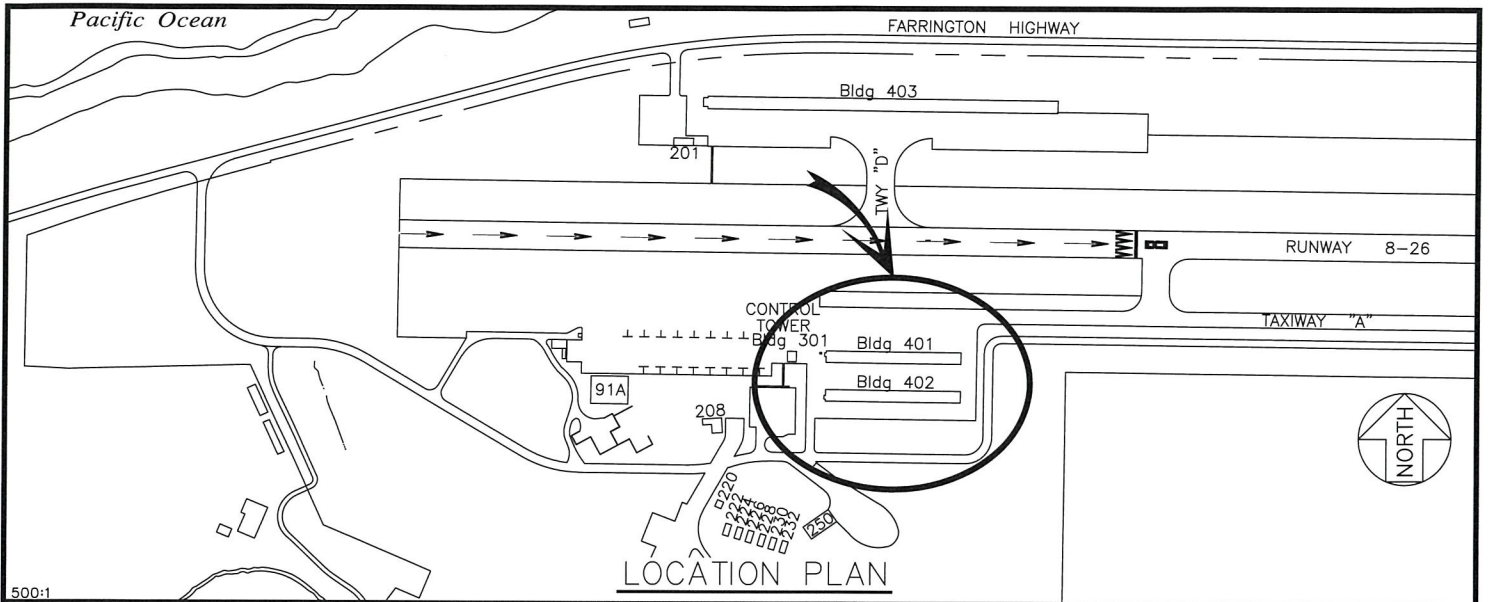
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Hawaii Rotor Adventures LLC, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



RP-9581	DATE : JULY 2024	EXHIBIT: A
	AIRPORTS	HAWAII ROTOR ADVENTURES LLC
		T-HANGAR
		401109

DILLINGHAM AIRFIELD