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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 24.0633

October 10, 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 MAINTENANCE IN SUPPORT OF A
COMMERCIAL AERONAUTICAL GYROPLANE FLIGHT SCHOOL BUSINESS
GYROCOPTERS HAWAII LLC DBA SKYLAND AIR
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:017 (PORTION) OAHU

APPLICANT:

Gyrocopters Hawaii LLC dba Skyland Air, whose mailing address is P.O. Box 911272,
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, 6-8-014:017 (portion).

AREA:

Building/Room No. 402-107, 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

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR FOR STORAGE OF AIRCRAFT AND MAINTENANCE IN SUPPORT OF A COMMERCIAL AERONAUTICAL GYROPLANE FLIGHT SCHOOL BUSINESS
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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:

Gyrocopters Hawaii LLC dba Skyland Air will use the T-Hangar for storage of aircraft (2022 AutoGyro MTO classic, Tail No. N-808FU) and maintenance in support of a commercial aeronautical gyroplane flight school business.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$608.50 (\$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 \$55.00 for electricity).

SECURITY DEPOSIT:

\$1,825.50, 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 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.

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF A T-HANGAR FOR
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REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Gyrocopters Hawaii LLC dba Skyland Air, situated at Kawaihapai Airfield, for a commercial use T-Hangar for the storage of aircraft and maintenance in support of a commercial aeronautical gyroplane flight school business.

RECOMMENDATION:

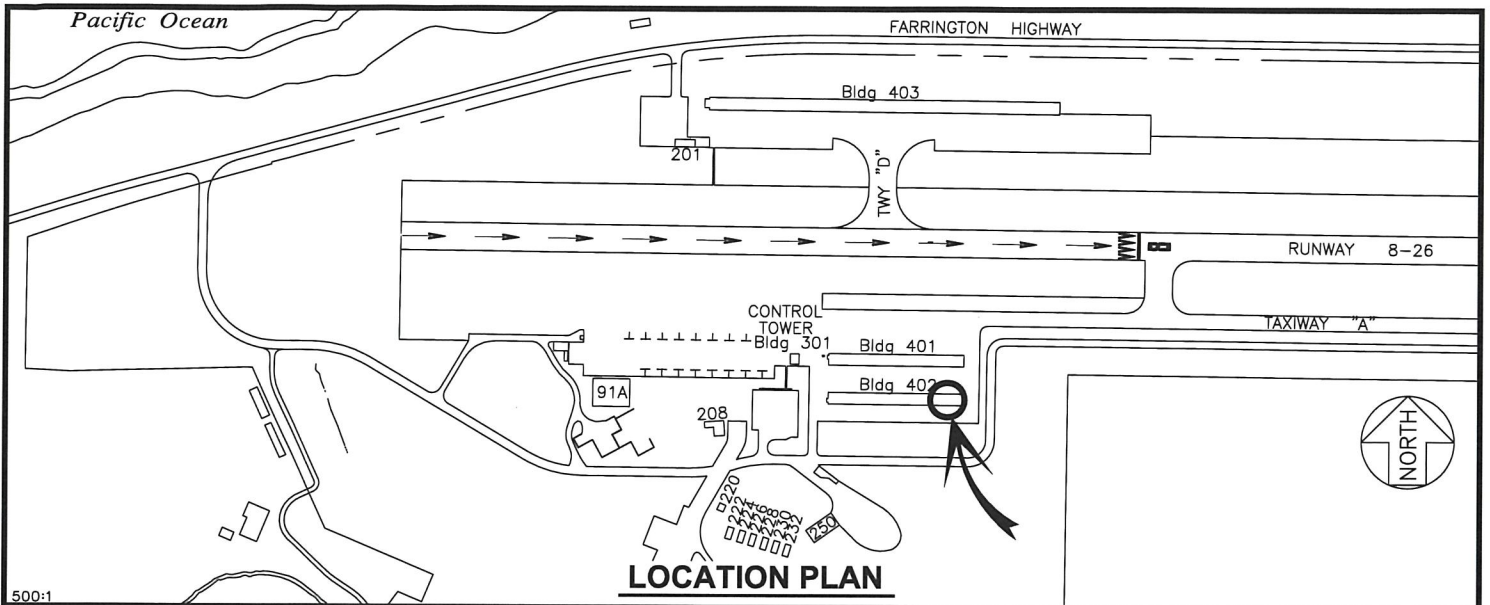
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Gyrocopters Hawaii LLC dba Skyland Air, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



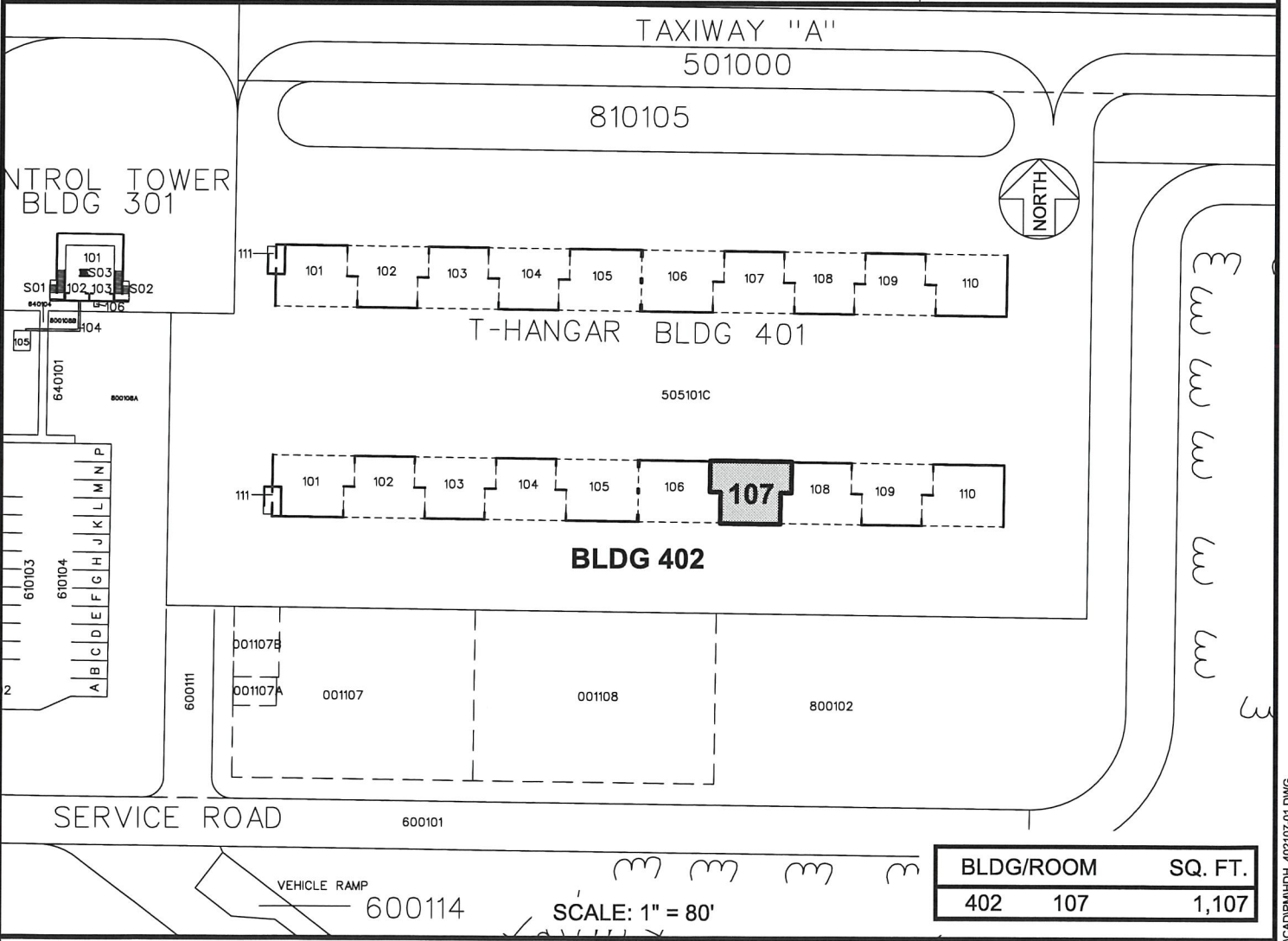
CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment




500:1

LOCATION PLAN



SCALE: 1" = 80'

RP-9598	DATE : AUGUST 2024	EXHIBIT: A
	GYROCOPTERS HAWAII LLC DBA SKYLAND AIR	BUILDING 402 T-HANGAR 402107

DILLINGHAM AIRFIELD

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