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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 24.0701

October 24, 2024

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF TWO
T-HANGARS FOR STORAGE OF AIRCRAFT AND MAINTENANCE IN SUPPORT OF
A COMMERCIAL AERONAUTICAL POWERED HANG-GLIDING FLIGHT
INSTRUCTION BUSINESS
PARADISE AIR HAWAII, INC.
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII
TAX MAP KEY: (1) 6-8-014:017 (PORTION)

OAHU

APPLICANT:

Paradise Air Hawaii, Inc., whose mailing address is P.O. Box 369,
Haleiwa, Hawaii 96712.

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. 402-103, containing an area of approximately 1,107 square feet; and
Building/Room No. 402-105, containing an area of approximately 1,202 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 TWO T-HANGARS FOR STORAGE OF AIRCRAFT AND MAINTENANCE IN SUPPORT OF A COMMERCIAL AERONAUTICAL POWERED HANG-GLIDING FLIGHT INSTRUCTION BUSINESS
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Page 2

LAND TITLE STATUS:

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

CHARACTER OF USE:

Paradise Air Hawaii, Inc., will use the two T-Hangars for storage of aircraft (2021 Airborne XT-912 M4/N321EZ and 2017 Airborne XT-912 M3/N808EZ) and maintenance in support of a commercial aeronautical powered hang-gliding flight instruction business.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$1,403.04 (\$1,293.04, as determined from the State of Hawaii, Department of Transportation (HDOT) Schedule of Rates and Charges commercial rate for T-Hangars, established by appraisal of Airports property statewide plus \$110.00 for electricity).

SECURITY DEPOSIT:

\$4,209.12, 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.

ISSUANCE OF A REVOCABLE PERMIT FOR COMMERCIAL USE OF TWO T-HANGARS
FOR STORAGE OF AIRCRAFT AND MAINTENANCE IN SUPPORT OF A COMMERCIAL
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PARADISE AIR HAWAII, INC.

Page 3

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Paradise Air Hawaii, Inc., situated at Kawaihapai Airfield, for commercial use of two T-Hangars for storage of aircraft and maintenance in support of a commercial aeronautical power hang-gliding flight instruction business.

RECOMMENDATION:

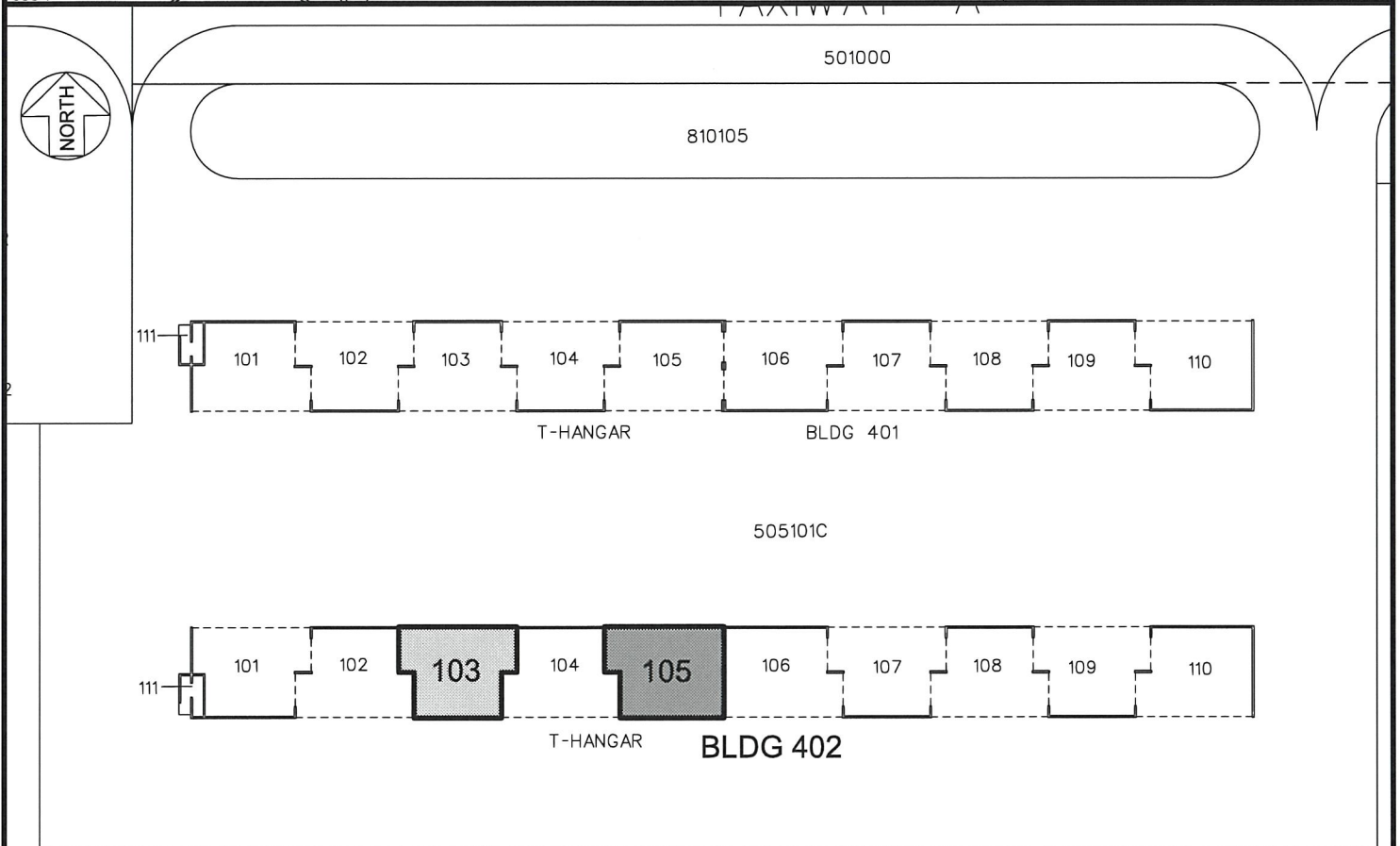
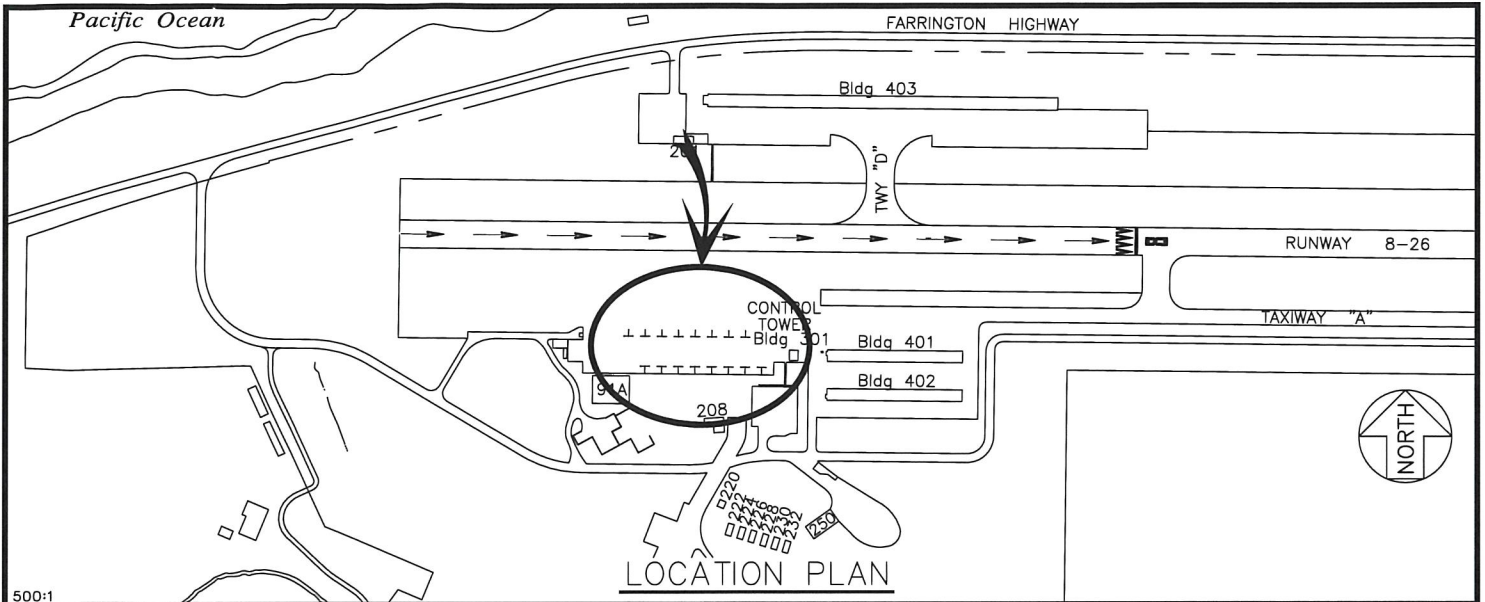
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Paradise Air Hawaii, Inc., including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



600111	001107B	001107	001108	80C
	001107A		SCALE: 1" = 60'	

BLDG/ROOM	SQ. FT.
402 103	1,107
402 105	1,202

RP-9607	DATE : SEPTEMBER 2024	EXHIBIT: A
AIRPORTS	PARADISE AIR HAWAII, INC.	T-HANGARS
		402103 402105

DILLINGHAM AIRFIELD

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