

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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

EDWIN H. SNIFFEN
DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
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ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 24.0862

December 12, 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
NOVICTOR AVIATION LLC
ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-043: PORTION OF 003 HAWAII

APPLICANT:

Novictor Aviation LLC, whose business address is 155 Kapalulu Place, Suite 197,
Honolulu, Hawaii 96819.

LEGAL REFERENCE:

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

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, 7-3-043: Portion of 003.

AREA:

Building/Room No. 421-105, containing an area of approximately 1,464 square feet, as
shown and delineated on the attached Exhibit A.

ZONING:

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

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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 Governors 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:

Novictor Aviation LLC will use the T-Hangar for storage of aircraft (1982 Aerospatiale AS350B2, Tail No. N-745RH) and a maintenance hangar in support of its helicopter tour operation.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$1,449.36 (based on a rate of \$11.88 per square foot, per annum, as determined from the HDOT Schedule of Rates and Charges, established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,348.08, 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 ___

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CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The HDOT has determined the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Airfield, Terminal, and Facility Improvements for the KOA, published by the Office of Environmental Quality Control in the March 23, 2013, issue of The Environmental Notice. Accordingly, all relevant mitigation from the EA and best management practices will be implemented to address the minimum impacts of this action.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Novictor Aviation LLC, for commercial use of a T-Hangar for storage of aircraft and a maintenance hangar in support of its helicopter tour operation.

RECOMMENDATION:

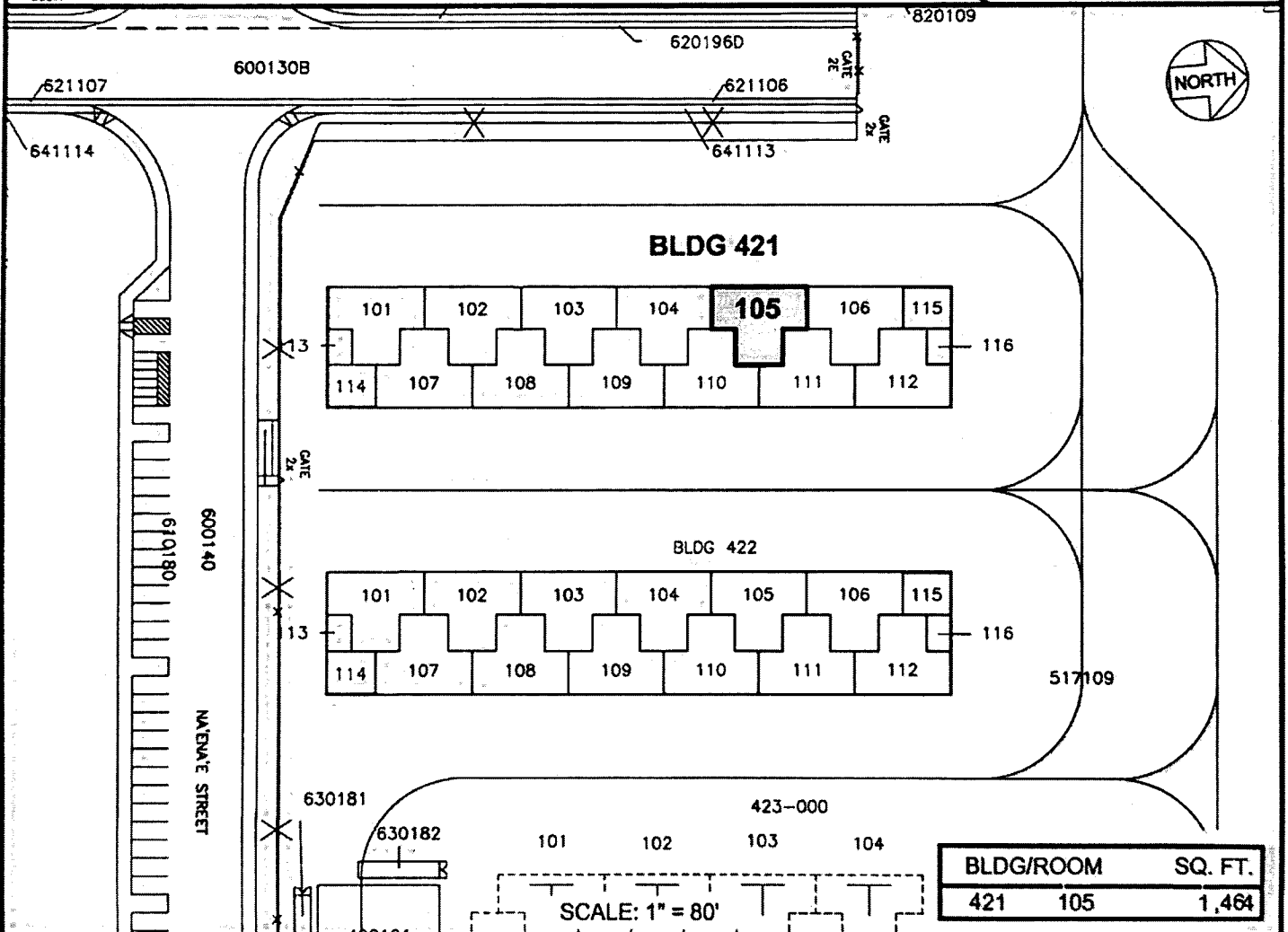
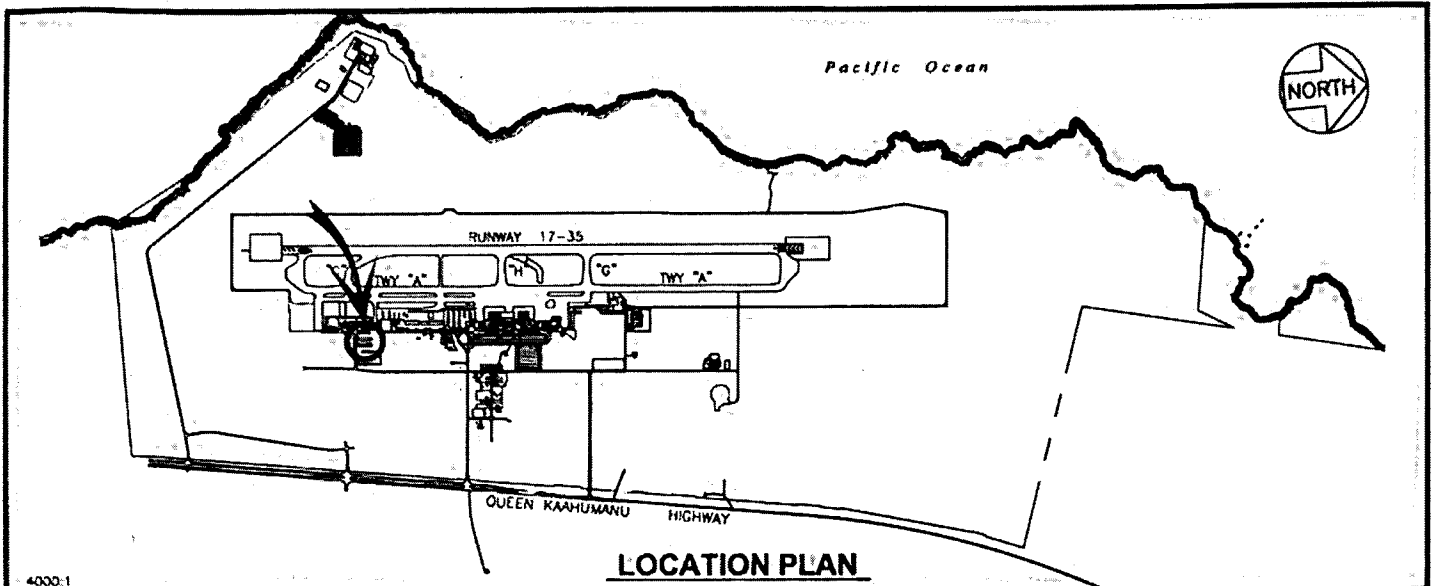
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Novictor Aviation LLC, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



DATE: AUGUST 2023

EXHIBIT: **A**

<p>AIRPORTS</p>	<p>NOVICTOR AVIATION LLC</p>	<p>T-HANGAR</p>	<p>421105</p>
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ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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