



**STATE OF HAWAI'I | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS**

400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880

IN REPLY REFER TO:

AIR-PM 24.0942

January 9, 2025

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR LAND AT THE
HELIPORT TO PERFORM HELICOPTER TOUR OPERATIONS
ALOHA HELICOPTER TOURS LLC
LIHUE AIRPORT
TAX MAP KEY: (4) 3-5-001: PORTION OF 148

KAUAI

APPLICANT:

Aloha Helicopter Tours LLC (AHT), whose mailing address is
2798 Upena Street, Lihue, Hawaii 96766.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Portion of Lihue Airport (LIH), Lihue, Island of Kauai, identified by
Tax Map Key: 4th Division, 3-5-001: portion of 148.

AREA:

Improved, Unpaved Land

Area/Space No. 011-103B, containing an area of approximately 16,877 square feet,
Area/Space No. 011-103C, containing an area of approximately 700 square feet,
Area/Space No. 011-103D, containing an area of approximately 1,400 square feet, and
Area/Space No. 011-103E, containing an area of approximately 700 square feet, as
shown and delineated on the attached Exhibit A.

ISSUANCE OF A REVOCABLE PERMIT FOR LAND AT THE HELIPORT TO PERFORM
HELICOPTER TOUR OPERATIONS, ALOHA HELICOPTER TOURS LLC

Page 2

Improved, Paved Land

Area/Space No. 011-103F, containing an area of approximately 1,600 square feet, and
Area/Space No. 011-103G, containing an area of approximately 1,600 square feet, as
shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District: Urban
County of Kauai Industrial General/Special Treatment-Public Use (IG/ST-P)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admission Act: Non-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. 4614, dated
October 28, 2019, setting aside 883.583 acres designated as LIH to be under the control
and management of the State of Hawaii Department of Transportation (HDOT) for
Airport purposes.

CHARACTER OF USE:

AHT will use the land at the heliport to perform helicopter tour operations.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$1,606.67 (Based on a rate of \$2.41 per square foot per annum for improved, unpaved
land and \$3.49 as determined from the HDOT Schedule of Rates and Charges established
by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$4,820.01, or three times the monthly rental in effect.

ISSUANCE OF A REVOCABLE PERMIT FOR LAND AT THE HELIPORT TO PERFORM HELICOPTER TOUR OPERATIONS, ALOHA HELICOPTER TOURS LLC

Page 3

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 HDOT has determined that the subject land areas are covered by the Final Environmental Assessment (EA)/Finding of No Significant Impact, Lihue Airport Heliport Improvements dated October 2002, published by the Office of Environmental Quality Control in the November 8, 2002, 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:

The HDOT proposes to issue a month-to-month revocable permit to AHT for land at the heliport to perform helicopter tour operations.

RECOMMENDATION:

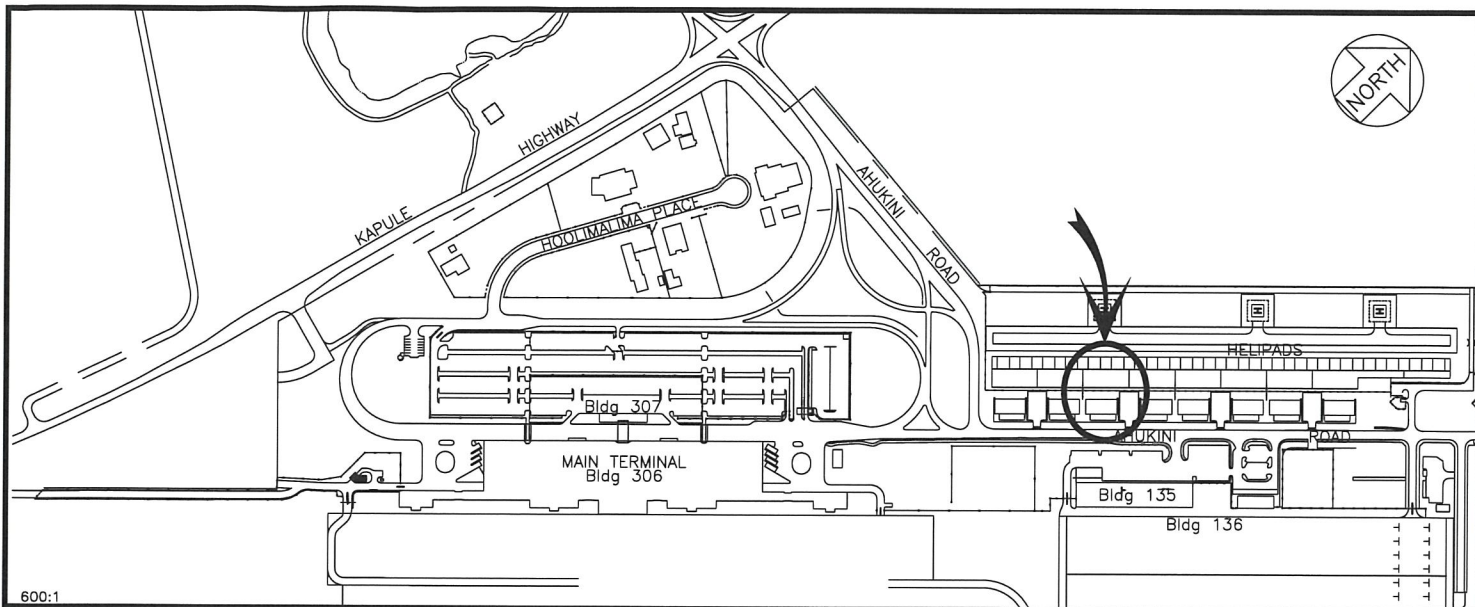
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to AHT, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

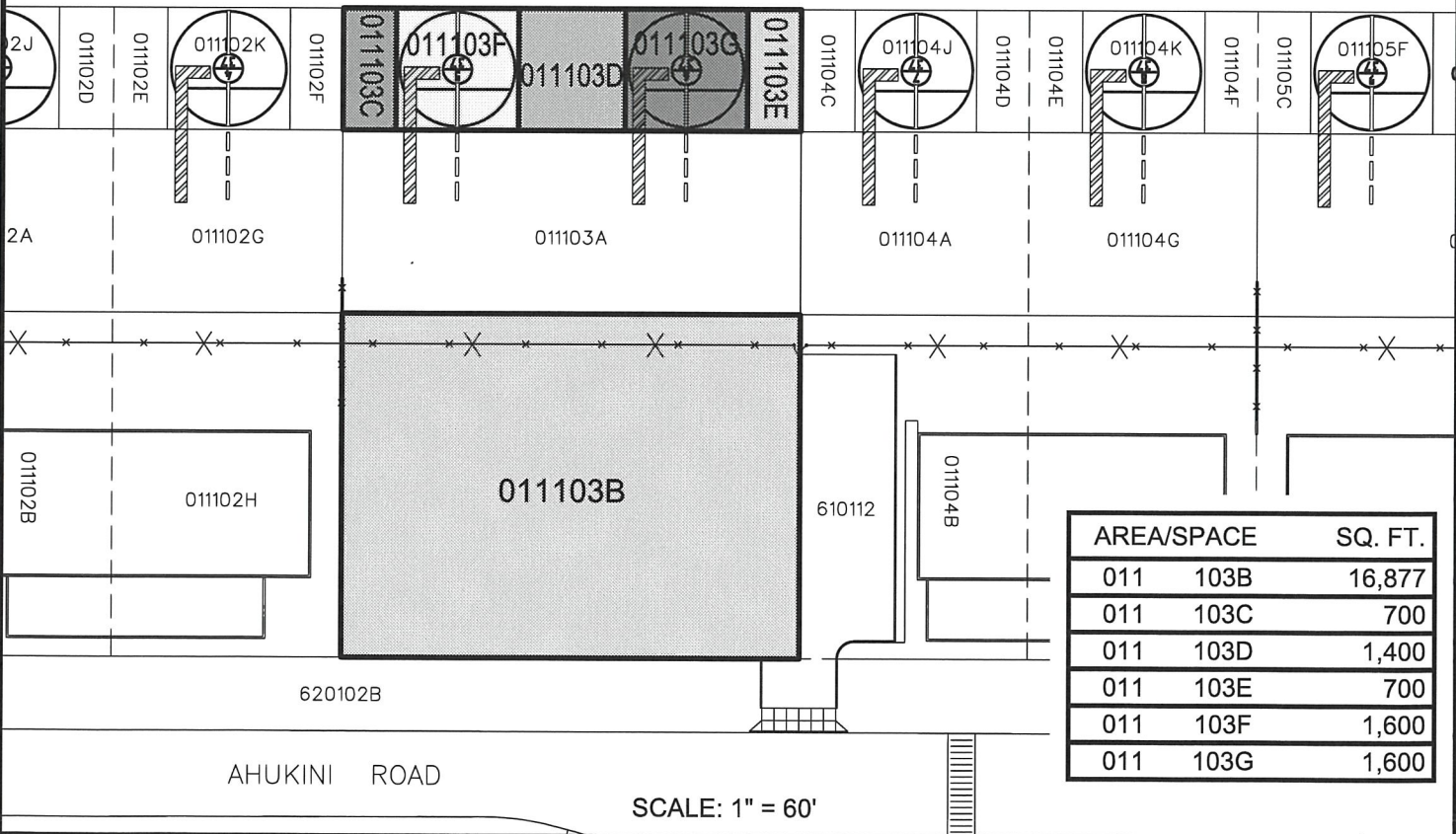
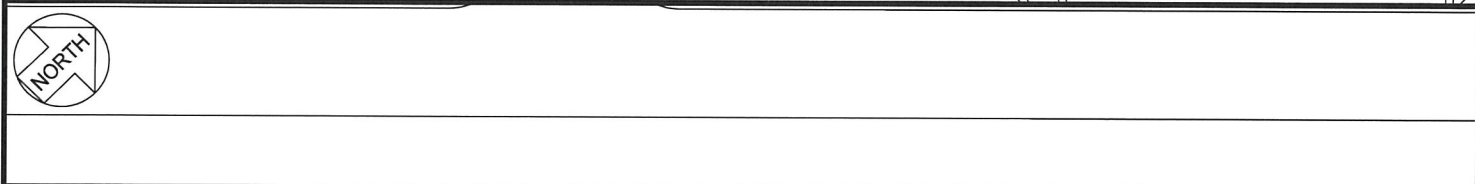


CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



600:1



DRAFT

DATE : OCTOBER 2024

EXHIBIT: **A**



AIRPORTS

ALOHA HELICOPTER
TOURS LLC

LOTS

011103B-G

LIHUE AIRPORT

N:\AIRPORTS\LIHUE\CADD\PM\LIH_011103B-01_DRAFT.DWG