

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
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TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

**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 25.0855**

October 23, 2025

DOT Land Matters  
State of Hawaii  
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR USE OF A SAIL PLANE  
HANGAR FOR STORAGE AND MAINTENANCE OF AIRCRAFT  
ALBATROSS AVIATION HAWAII LLC  
KAWAIHAPAI AIRFIELD, WAIALUA, HAWAII  
TAX MAP KEY: (1) 6-8-014:001 (PORTION)

OAHU

APPLICANT:

Albatross Aviation Hawaii LLC, whose mailing address is 68-077 Akule Street, Apt. D,  
Waialua, Hawaii 96791.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 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: 1<sup>st</sup> Division, 6-8-014:001 (portion).

AREA:

Building/Room No. 403-114, containing an area of approximately 1,879 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:

Sail Plane Hangar used for storage and maintenance of aircraft (1984 Schleicher ASK-21, Tail No. N-794KS).

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$432.00, as determined from the State of Hawaii Department of Transportation (HDOT) Schedule of Rates and Charges, established by appraisal of Airports property statewide.

SECURITY DEPOSIT:

\$1,296.00, or three times the monthly rental in effect.

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.

REMARKS:

HDOT proposes to issue a month-to-month revocable permit to Albatross Aviation Hawaii LLC, for use of a Sail Plane Hangar for the storage and maintenance of aircraft, situated at Kawaihapai Airfield.

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RECOMMENDATION:

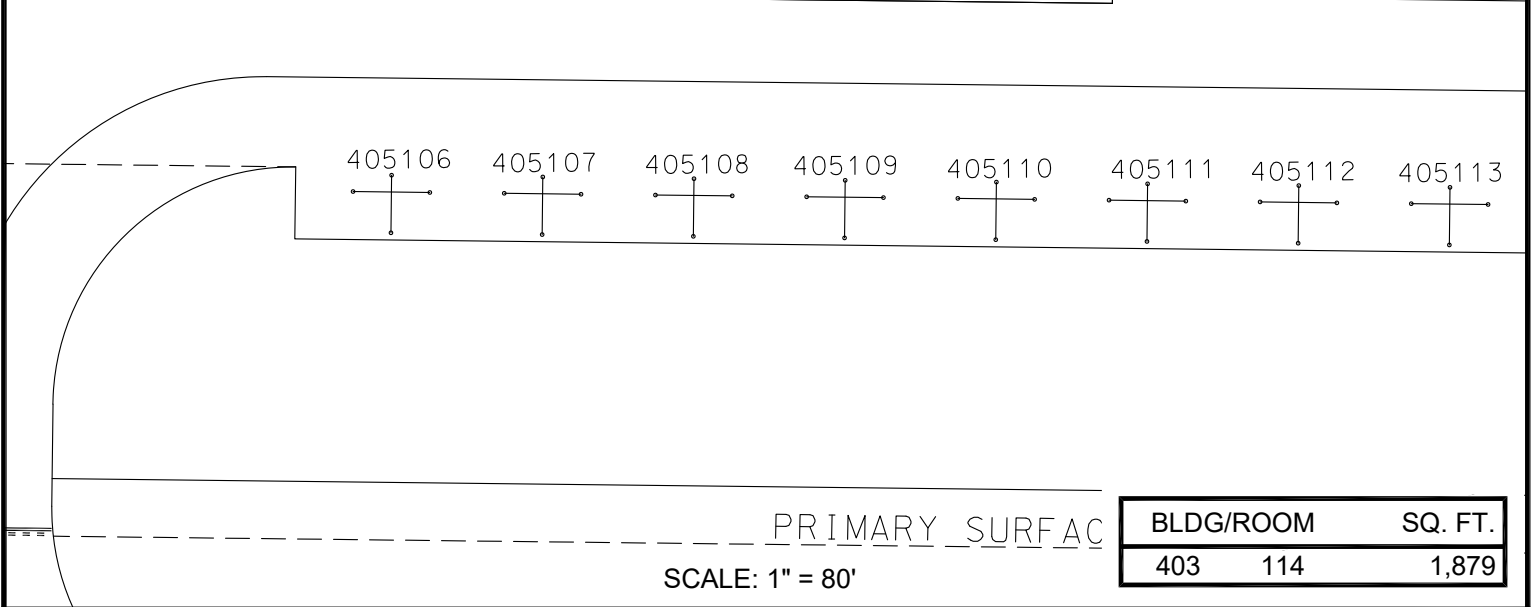
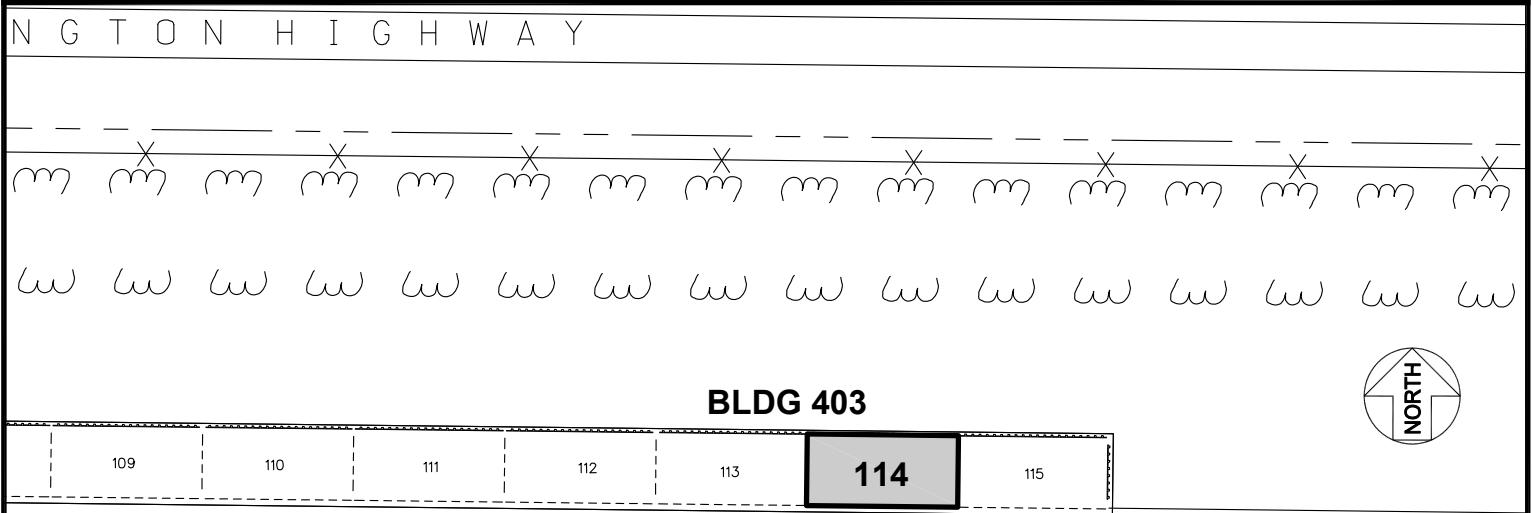
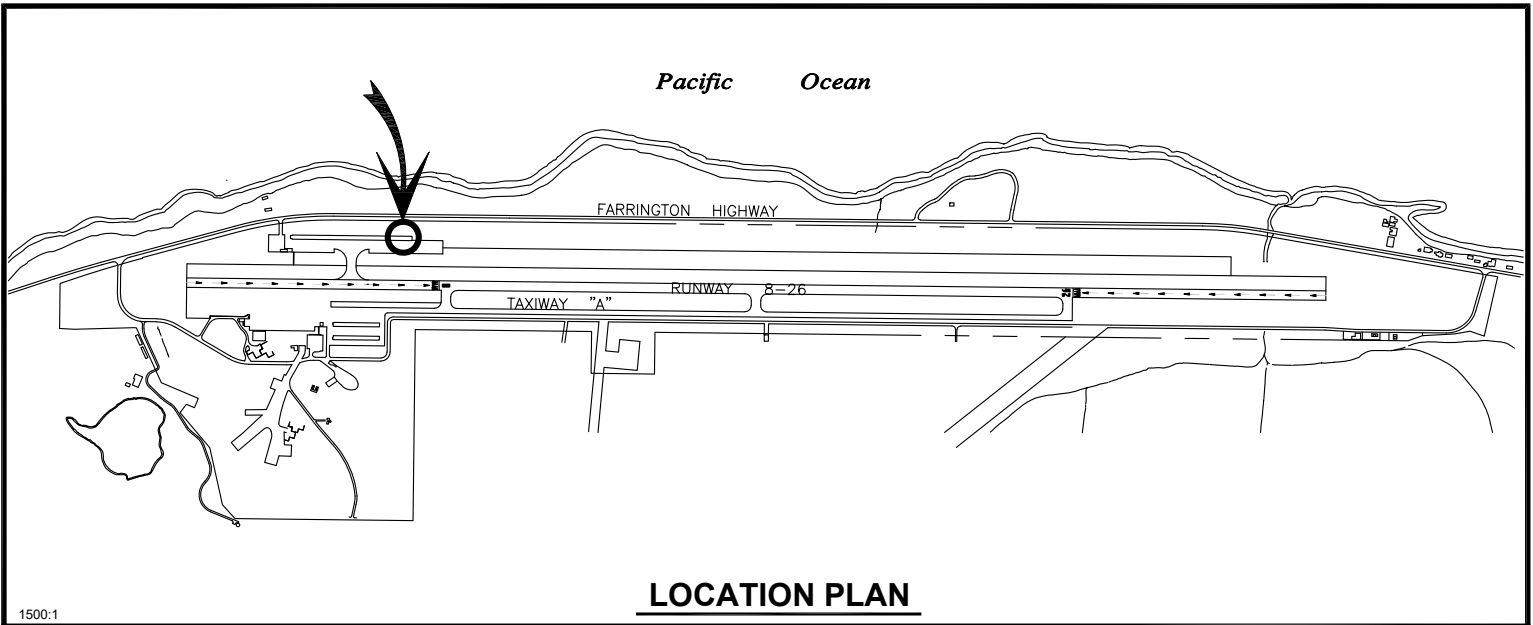
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month revocable permit to Albatross Aviation Hawaii LLC, including its conditions and rent, will serve the best interests of the State.


Respectfully submitted,

A handwritten signature in black ink, appearing to read "Curt", with a stylized flourish at the end.

CURT T. OTAGURO  
Deputy Director of Transportation for Airports

Attachment



RP-9735		DATE : SEPTEMBER 2025		EXHIBIT: A			
 AIRPORTS		ALBATROSS AVIATION HAWAII LLC		BUILDING 403 SAILPLANE HANGAR		403114	