



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR A HELICOPTER OPERATIONAL
AREA AND PARKING FOR HELICOPTER TOUR OPERATION
K & S HELICOPTERS, INC.

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE
TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAII

LEGAL REFERENCE:

Section 171-55, Hawaii Revised Statutes (HRS), as amended.

APPLICANT:

K & S Helicopters, Inc. dba Paradise Helicopters (Paradise), whose mailing address is
73-341 Uu Street, Kailua-Kona, Hawaii 96740.

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, 7-3-43: Portion of 003.

AREAS:

Area/Space Nos. 415-101, 415-103, 415-105, 416-101, 416-102, and 416-103, each
containing an area of 1,963 square feet of improved, paved land, as shown and delineated
on the attached Exhibit A.

ZONING:

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

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

ITEM M-6

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR A HELICOPTER OPERATIONAL
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K & S HELICOPTERS, INC. DBA PARADISE HELICOPTERS
Page 2

CURRENT USE STATUS:

Land presently encumbered by Governor's 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:

Paradise will use the spaces as a helicopter operational area and helicopter parking in support of its helicopter tour operation at KOA.

COMMENCEMENT DATE:

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

MONTHLY RENTAL:

\$3,366.54 (based on a rate of \$3.43 per square foot per annum for improved, paved land, as determined from the HDOT schedule of rates and charges established by appraisal of Airports property statewide).

SECURITY DEPOSIT:

\$10,099.62, 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 pertaining to this action was evaluated for environmental impact by the Keahole Airport Master Plan Final Environmental Impact Statement (EIS), published in The Environmental Notice on November 8, 1988, and accepted by the Governor on December 19, 1988. This action is consistent with the 1988 EIS and the same mitigation conditions apply.

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Page 3

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the HDOT proposes to issue a month-to-month revocable permit to Paradise for a helicopter operational area and helicopter parking in support of its helicopter tour operation at KOA.

RECOMMENDATION:

Based on this submittal, and testimony and facts presented, the HDOT recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to Paradise, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

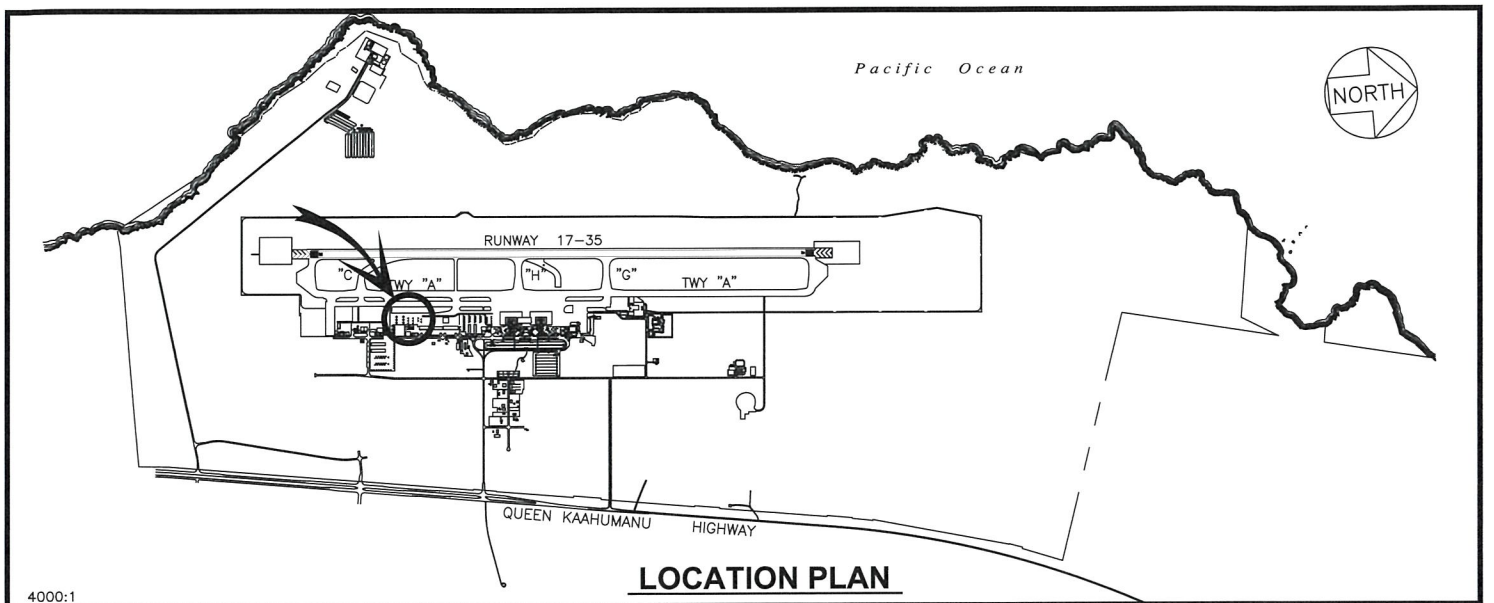


EDWIN H. SNIFFEN
Director of Transportation

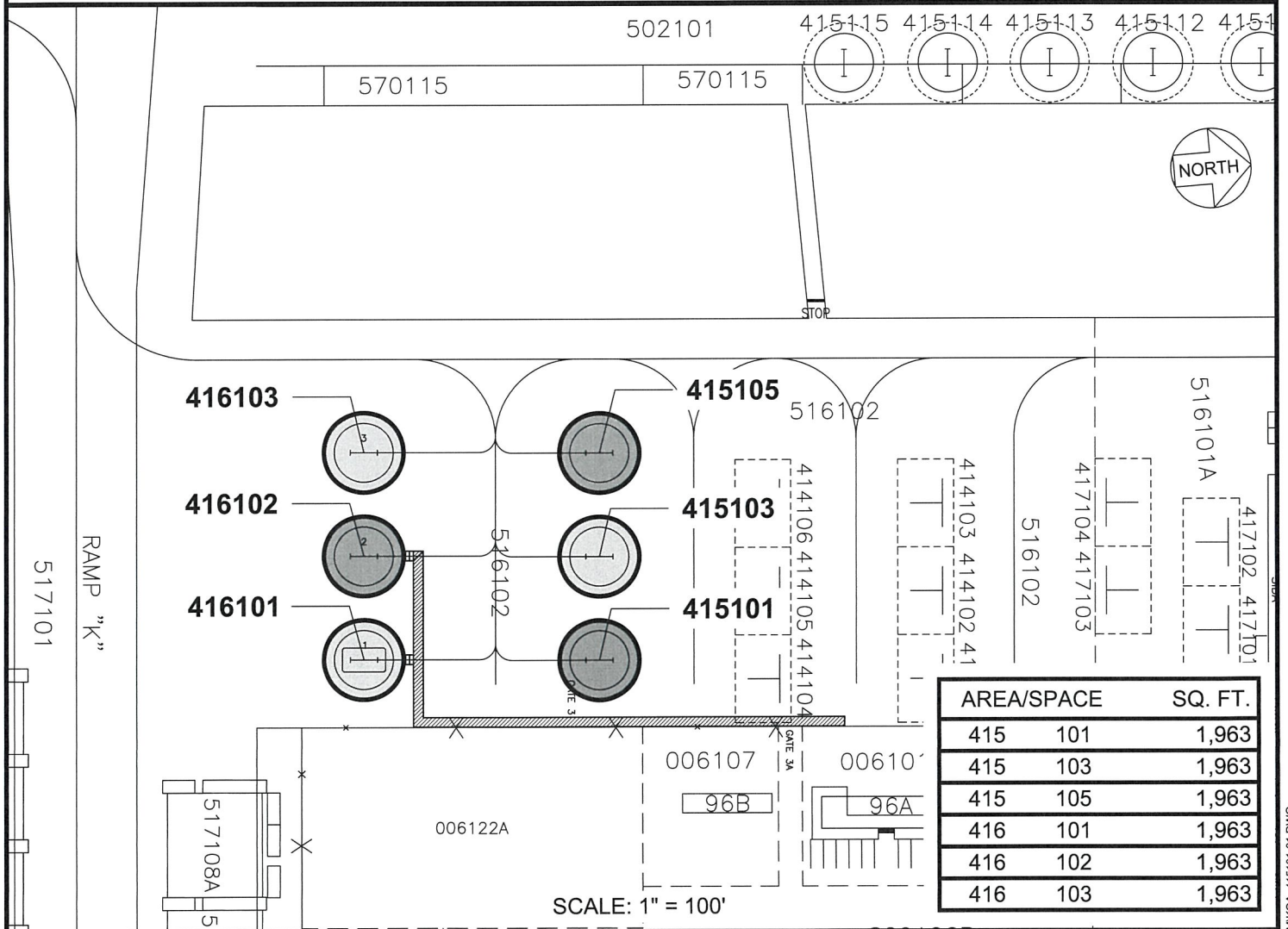
APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources



4000:1



DATE : MARCH 2023

EXHIBIT: **A**



AIRPORTS

K & S HELICOPTERS, INC.

HELICOPTER TIE-DOWNS

415101-
415105,
416101-
416103

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

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