

K O O L I N A

HAWAII

2015 SEP 28 A 7:32
LAND USE COMMISSION
STATE OF HAWAII

September 16, 2015

Mr. Creighton Chang
94-307 Loaa Street
Waipahu, Hawaii 96797

Aloha Mr. Chang,

Thank you for your letter of September 3, 2015 to Kristin Vasquez of my office on the Ko Olina boat ramp. My name is Ken Williams, General Manager for Ko Olina Community Association, Inc.

The following are responses to your comments and questions in the order they appear in your letter:

1. Daily launch and parking fees assist in offsetting daily operating and maintenance costs and were determined to be reasonable based on the anticipated use of the facility. This fee structure allows boaters an option to pay a lesser fee should they not need to park their vehicle and trailer while out on the water or if they plan to motor to another boat ramp for pull-out. There was no mention in LUC hearings that fees would not be charged.
2. An information sheet is attached for use of the Ko Olina boat ramp and parking. Registration and boat ramp use is by appointment only. Please call (808) 676-4853 to schedule an appointment. Once registered, registration is valid for one year. At that point, a boater simply needs to call for a launch appointment and Ko Olina staff will be available at the boat ramp upon arrival.
3. We were required by the Conditional Use Permit for this project to replace what was removed from the first boat ramp on the makai side of the marina. The stalls at the first boat ramp were 40 feet and complied with standards prescribed by the City & County of Honolulu Department of Land Utilization (DLU). The turning radiuses of the parking lot's circulation pattern were also designed to accommodate the combined vehicle/trailer length of 40 feet.
4. There was in fact a requirement for insurance at the first ramp. We were required by DPP at the time to waive this insurance requirement during an interim period of one year while Ko Olina worked on constructing a boat ramp at Kalaeloa Harbor to replace the first ramp. Watercraft liability coverage with minimum limits of insurance of \$500,000 is the same as the insurance limits required by State of Hawaii Department of Land and Natural Resources (DLNR) when leasing a slip in state-owned marinas. Boaters utilizing Ko Olina's

boat ramp will be navigating through a fully functioning private marina occupied by, in most cases, privately owned luxury vessels, which exposes the marina to substantial liability risks. Watercraft liability insurance is necessary to cover collisions with marina-berthed vessels, salvage costs for grounded and sunken boats, damage to docks, pollution containment, wreck removals and other mishaps.

5. There are 28 regular stalls and 2 handicapped stalls for a total of 30. The handicapped stalls are located nearest to the ramp and are striped with blue paint.

The ramp was opened on July 20, 2015. An information sheet is attached for use of the Ko Olina boat ramp and parking.

Thank you for your interest in the Ko Olina boat ramp. I have copied the State agencies on your letter but would appreciate if you could distribute to others copied, as I do not have their contact information.

Sincerely,

Ko Olina Community Association, Inc.

A handwritten signature in black ink, appearing to read 'Ken Williams', with a stylized flourish at the end.

Ken Williams
General Manager

Cc: Office of Planning
Land Use Commission

Attachment: Information and Rules for Use of the Ko Olina Boat Ramp and Parking

K O O L I N A

INFORMATION AND RULES FOR USE OF THE KO OLINA BOAT RAMP AND PARKING

This is a brief summary of the requirements and rules boaters are required to meet and adhere to in order to obtain authorization to use the boat ramp and designated parking. The full terms and conditions of boat ramp and parking use are set forth in the Ko Olina Boat Ramp and Parking Agreement ("Agreement"), which can be obtained from the Ko Olina Community Association ("KOCA") by calling (808) 671-2512.

Ko Olina Resort is equipped with a boat ramp and 30 parking stalls for vehicles and trailers. The facilities are located on private property with allowed non-commercial public use.

Ko Olina Marina leases an access easement over the deep draft channel for Kalaeloa Harbor from the State of Hawaii, therefore the following procedures, requirements, state rules, and Coast Guard regulations must be observed by all boats operating in the same channel:

1. Decals will be issued by the Ko Olina Aloha Team upon verification of the following documents and requirements:
 - a. Owner Information Form and a signed copy of the Ko Olina Boat Ramp and Parking Agreement along with proof of insurance required by the Agreement.
 - b. Copy of current registration for vehicle, boat, and boat trailer, vehicle safety inspection, valid driver's license, and a valid no-fault or liability insurance identification card.
 - c. Certificate of completion from a National Association of State Boating Law Administrators (NASBLA) approved course on the safe use and operation of a power driven boat as required by Hawaii Administrative Rules 13-244-15.5.
 - d. Compliance with all state regulations.
 - e. All boats shall be equipped with a marine VHF transceiver with Channel 71 and a motor or engine in good operating condition.
 - f. Watercraft liability certificate of insurance that complies with the insurance provision in the Agreement. Watercraft liability coverage will have minimum limits of insurance of \$500,000 for Each Occurrence for Bodily Injury and Property Damage. In addition, this insurance must maintain coverage for salvage costs associated with grounding & sinking, damage to docks, pollution contamination, and wreck removal.
 - g. The total length of vehicle and trailer shall not exceed 40 feet.
2. Owner agrees to pay the following fees, as applicable:
 - a. Daily Launch Fee of \$15
 - b. Daily Parking Fee of \$10
3. Hours of Operation (Boat Ramp): The boat ramp and vehicle/trailer parking will generally be open from sunrise to sunset.
4. Boat Ramp Access: Vehicles with trailered boats must enter/exit the Ko Olina Resort front gate via the right lane. KOCA reserves the right to alter the access route to the boat ramp in the future. See attached access and location map.
5. Trailer-only and vehicle-only parking prohibited in 40' stalls. Trailers must be hitched to a vehicle in the parking stall. Registered vehicles/trailers left in the boat ramp parking lot after sunset will be allowed to remain for one night only. Vehicles/trailers in the lot for a second night will be subject to tow. Transient dockage at Ko Olina Marina may be available for late returnees at the posted rate.

6. Registration and boat ramp use is by appointment only. Please call (808) 676-4853 to schedule an appointment or (808) 671-2512 for information.
7. Obtain clearance from the Ko Olina Harbor Master on VHF channel 71 prior to and while transiting the channel.
8. Boats are not permitted to tie up to any pier or to cruise or anchor within Kalaeloa Harbor basin without prior permission from the Honolulu Harbor Master's Office or the Aloha Tower Marine Traffic Controller.
9. Boats are not permitted to anchor in Ko Olina Marina except in the event of an emergency.
10. Boat traffic entering and departing Ko Olina Marina must yield to commercial shipping traffic in the entrance channel.
11. Sailing and other boats must be under auxiliary power while transiting the entrance channel. Sailboats must have their sails lowered while in the entrance channel.
12. The Rules of the Road, Hawaii Administrative Rules Title 13, Subtitle 11, Chapter 244 shall be applicable to the use of all boats transiting the entrance channel and while in Ko Olina Marina.
13. Boat traffic entering and departing Ko Olina must follow visual warning and traffic control signals, as well as directions and commands from the chase boat provided by Ko Olina Marina.
14. The use of personal floatation devices shall at all times be required within Ko Olina Marina and as required by all applicable state and federal laws.
15. The use of any dock within Ko Olina Marina, except those appurtenant to the ramp, is prohibited.
16. No boat shall be operated in any manner that unnecessarily interferes with any other boat's free and proper navigation within Ko Olina Marina.
17. The consumption of alcohol and the use of any illegal substance at the Ko Olina boat ramp and parking facility are strictly prohibited. The consumption of alcohol and the use of any illegal substance in the boat while in Ko Olina Marina are likewise prohibited.
18. Any suspicious behavior must be reported to the Aloha Team at (808) 676-6547.
19. The Ko Olina Marina Harbor Master can be reached at (808) 679-1050.

Please refer to the Ko Olina Boat Ramp and Parking Agreement for additional rules, regulations, and details.

Key Contacts:

General Information: Ko Olina Community Association (808) 671-2512

Registration and Boat Ramp Use Appointments: Aloha Team (808) 676-4853

Safe Boating is No Accident



Ko Olina Boat Ramp Access and Location Map