

# Maui Island Plan next phase of county's strategic planning

## THE CHAMBER VIEW

by Pamela Tumpap



**B**usinesses know the importance of planning and understand how long-range strategic planning helps

a business maximize opportunities, minimize threats, be proactive, make more informed and better decisions, and reach desired goals through changing conditions. Now the county is moving forward with its next phase in the strategic planning process, known as the General Plan, with the Maui Island Plan.

The Maui Island Plan, which provides a guide for the future growth of the island to the year 2030, has been released. This plan is intended to establish a vision and long-range guiding principles, goals, objectives, policies and maps to guide the growth and development of the island. Public input is being sought, and business engagement is critical because the direction set forth in this plan will impact tremendously our economy, our environment and our social well-being.

As noted in the plan's introduction, the purpose of the plan is to:

- Assess existing conditions, trends and issues specific to the island of Maui.

- Provide recommendations for the use and development of land; the extension and improvement of transportation services

and infrastructure; the development of community facilities; the expansion of the island's economic base; the provision of housing; and the protection of natural resources.

- Establish policies to manage change and to guide decisions about future land use and development.

- Provide the foundation for setting capital improvement priorities, revising zoning regulations, and developing other implementation tools.

The Maui Island Plan will establish what kinds of development can occur, and where and how resources should be directed. The plan will be used by the County Council, the Planning Commission, county staff and the community to guide day-to-day decision making. Further, the Maui Island Plan is a vehicle for communicating Maui's policies to the state as the basis for coordinating land use, open space and transportation decisions. The plan also is intended to convey expectations and preferences about future development to property owners, developers and the business community.

This plan will map Maui's development for the next 20 years and establish urban growth boundaries, which form a new component in our General Plan process. An urban growth boundary is a line drawn between urban and rural lands defining the limits to which the urban area will grow. With the plan guiding our growth for the next two decades, these lines be-

come very important and require careful consideration.

The Maui Island Plan plays a key role in addressing many of today's community challenges, including the development of affordable housing and rentals, the modernization of Kahului Harbor, road and highway improvements, additional hospitals, home-based businesses, transient-vacation rentals, infrastructure improvements, the availability of water and so much more.

Chris Hart & Partners was contracted to prepare a preliminary draft Maui Island Plan. The plan the firm submitted was a 460-page report that included an introduction; island history; chapters on heritage resources, growth management, housing, economic development and infrastructure; an implementation schedule; and a monitoring program.

The report was pared down to 167 pages — with policy statements covered in the policy plan removed; much of the supporting material put into a separate volume; and editing done for style changes. However, Hart's draft is available for those interested in reviewing the more detailed information and maps. Contact the office of Chris Hart & Partners at 242-1955.

The edited version from the Planning Department, Volumes 1 and 2 (a lengthier volume, but not the draft prepared by Chris Hart) of the Maui Island Plan, can be found on the county Web site at [www.co.maui.hi.us/departments/Planning/gp2030/](http://www.co.maui.hi.us/departments/Planning/gp2030/). There you can find a wealth of

other resources, including various technical reports, General Plans from the 1980s and 1990s, the General Plan schedule, Walk and Plan Story information, GIS (geographic information systems) maps and more.

You even can provide Maui Island Plan feedback electronically by sending an e-mail to [generalplan2030@mauicounty.gov](mailto:generalplan2030@mauicounty.gov) or by clicking on "Submit Public Input" in the Past Information section on the General Plan 2030 Web site noted above.

Review of the Maui Island Plan is now under way. In addition to public input, the 25-member Maui General Plan Advisory Committee, known as GPAC, will review the document and make recommendations. The plan then will be submitted to planning commissions which will provide their feedback before the plan goes to the County Council for approval.

At the Maui Chamber of Commerce, we are asking our members to get involved and encourage the public to do so as well. This plan affects economic opportunities, the expansion of infrastructure, the preservation of cultural and natural resources overall sustainability, and our quality of life. The Maui Island Plan will impact the viability of many business plans and shape our future. So, make sure your voice is heard and your expectations are known; it is too important to your business not to.

■ *Pamela Tumpap is president of the Maui Chamber of Commerce.*