

County Council Members
Council Services Division
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Līhu'e, Hawai'i 96766

September 5, 2017

Aloha Chairperson Rapozo and County Council Members,

With a deep commitment to making the General Plan as meaningful and effective as possible as it guides us from now until 2035, and in the spirit of collaboration, I offer you my full and complete assessment of the Draft General Plan, which is attached to this testimony. However, I have left out my comments on the *Future Land Use Planning* section as I will be submitting these through my Neighborhood Association.

As my assessment is 35 pages in length, I don't expect you to review it in full, but rather sector-by-sector as the Planning Committee reviews the Draft General Plan. You will find that each sector review is followed by a brief summary of the main points.

To start with, the Planning Department staff should be recognized for how hard they have worked to build a strong and comprehensive narrative throughout the General Plan. With this in mind, there are many substantive details identified in my full set of comments, and a handful of foundational pieces that are critical to the success of the Plan that need to be addressed, including the following:

1. **FRAMING OF PLAN:** Although the need to address growth is mentioned, labeled and examined throughout the Plan, there is no overall framework or blueprint for how the County intends to address growth, now or into the future. Without this blueprint, this appears to be a Plan with many confusing messages and contradictory approaches to how growth, development and future land use is addressed. And correspondingly, the policies, goals and objectives of the General Plan are not aligned within a single framework. The County needs to show leadership and develop a clear compass reading on growth management and blueprint for moving forward.
2. **HONORING COMMUNITIES AND THEIR OWN PLANNING PROCESSES:** The Plan broaches on localized issues that should be left within the purview of community plans and planning processes. The place typing of community centers does not reflect what I heard from different communities over the past 2 years. Future land use and zoning change recommendations outright contradict public testimony given by at least 3 communities. The rationale, or sometimes lack thereof, does not support the recommendations in the Plan. Listen to what communities have asked for in terms of future development by taking it out of the Plan and let each proposal be heard on its own merit and not buried within the General Plan, most specifically for Princeville-

Phase II, Hokua Place and Lima Ola developments and their adjacent community centers designations.

3. DATA AND PROJECTIONS: Some of the most critical data sources and projections are inaccurate, incorrect or missing. Case in point is the Average Daily Visitor Census (ADVC), which is a critical factor in the discussion about population projections for visitors and how to manage growth. These numbers also have implications for all of the 10 sectors in the General Plan. How can we manage growth when we are not adequately accounting for a million + visitors a year and projecting that out based on a realistic growth rate based on current numbers?

4. IMPLEMENTATION AND MONITORING: This section of the Plan is structured so that there are no clear indicators (measures of a successful Plan), no timeline, no prioritization of actions and no accountability. What we are left with is cafeteria style planning whereby if we throw down enough ideas on the table (in the case of the General Plan there are 500+ actions), maybe something will get implemented, and better yet, we might get lucky and it will show some results.

In order to strengthen these critical foundational pieces that ensures the General Plan directs us towards the future we collectively desire, I recommend that:

- 1. The County Council pushes the pause button.**
- 2. The Planning Department goes back and strengthens the foundational components of the plan.**
- 3. The Planning Department streamlines the plan by selecting and prioritizing those actions that help us move in the direction of building the growth management model we all desire.**
- 4. The Planning Department builds a monitoring and evaluation plan that recognizes the importance of accountability and the need to achieve results.**
- 5. The Planning Department removes components from this Plan that should be under the purview of local communities including community center place typing and future land uses.**

Whole countries, island states, counties and communities have dared to push the pause button, identify a new model and make the commitment. If we all do this together, it will happen. We can either apply duct tape to this Plan and patch up the holes, or build a new more sustainable model for our remote island community as a legacy to the generations who will follow us, just as others have chosen to do around the world.

Mahalo for your courage to do the right thing.

Best regards,
Anne Walton

