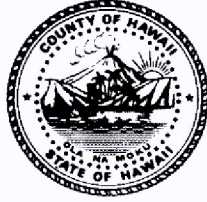


Mitchell D. Roth  
Mayor

Deanna S. Sako  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i PLANNING DEPARTMENT

Zendo Kern  
Director

Jeffrey W. Darrow  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

January 30, 2024

Gwendolyn Rivera  
c/o Munekiyo Hiraga  
305 High St., Ste. 104  
Wailuku, HI 96793  
VIA EMAIL

Dear Ms. Rivera:

**SUBJECT: Special Management Area Use Permit No. 262(Amended)  
Special Management Area Assessment Application (PL-SAA-2024-000208)**  
**Request: Proposed Renovations to Existing Hotel Facilities**  
**Location: Fairmont Orchid Hotel**  
**Landowner: Maps Orchid Hotel, LLC**  
**Tax Map Key: (3) 6-8-022:008, Kamuela, South Kohala District, Island of Hawai'i**

This is to acknowledge receipt of your Special Management Area Assessment Application (PL-SAA-2024-000208), received by our office on January 18, 2024, requesting approval for proposed renovations to the existing Fairmont Orchid hotel and related facilities.

On September 26, 1986, the Planning Commission voted to approve Special Management Area (SMA) Use Permit No. 262 to allow for the construction of a 450-unit hotel and related improvements. Subsequently, SMA No. 262 was amended on May 20, 1988, to allow for an additional 200 rooms to be added to the total count of the hotel.

The current proposal is for the renovation and improvements to the existing Fairmont Orchid to improve the guest experience at the resort. The work includes non-structural interior renovations, exterior landscape improvements, and repair and maintenance to various resort areas including a food and beverage facility, the Gold Lounge, public areas including the lobby, and the Luana Lounge Restaurant.

Gwendolyn Rivera  
c/o Munekiyo Hiraga  
January 30, 2024  
Page 2


There are minimal land impacts required for this project, and all work will occur on previously developed or altered lands and no work will occur within or near the shoreline setback area.

Based on the above, we have determined that the proposed Fairmont Orchid rehabilitation and improvement project is covered under SMA Use Permit No. 262 and SMA No. 262 (amended) with the understanding that the landowner will continue to comply with conditions of SMA Use Permit No. 262 and all other related approvals. No further review under SMA rules and regulations is required for the above-listed project.

It is the responsibility of the applicant to contact other affected agencies and determine what approvals or permits may be required for this proposed project.

If you have any questions, please feel free to contact Alex J. Roy at (808) 961-8140 or via email at [alex.roy@hawaiicounty.gov](mailto:alex.roy@hawaiicounty.gov).

Sincerely,

  
Jeffrey W. Darrow (Jan 30, 2024 15:23 HST)

*for* ZENDO KERN  
Planning Director

AJR:mads

\\COH01\planning\public\wpwin60\CZM\SMMA\2023\PL-SAA-2024-000208\_SMA\_262.doc

cc via email: GIS Section