

**S.16 Planning Application**  
**Proposed Conversion of Part of The Pulse into Hotel in**  
**“Other Specified Uses (Beach Related Leisure Use)” and**  
**“Government, Institution or Community” Zones**  
**at No. 28 Beach Road, Repulse Bay**

**(Planning Application No. A/H17/143)**

| Comments  | Responses   |
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| <b>Comments from Architectural Services Department (received on 25 August 2025)</b><br><b>(Contact Person: Mr. Sherman SUM, Tel: 2582 5314)</b>   |   |
| 1. For the specific issue in Para. 2(d) of your memo, it is noted that the proposed hotel guestrooms facing Beach Road have no openable windows on UG/F and 1/F. Please be advised that the guestrooms for habitation shall be provided with natural lighting and ventilation in accordance with Building (Planning) Regulations 30, subject to PlanD's view. | Noted. Please be clarified that the guestrooms for habitation will be provided with natural lighting and ventilation in accordance with Building (Planning) Regulations 30, which will be further reviewed and studied in the detailed design stage.<br><br><b>Para 4.9.5</b> of the SPS has been updated accordingly to reflect the above. |
| <b>Comments from Environmental Protection Department (received on 25 August 2025)</b><br><b>(Contact Person: Mr. Andy KO, Tel.: 2835 1011)</b>  |   |
| <b><u>Annex A – Planning Statement</u></b>  |   |
| 2. Section 4.10.2 –<br>(a) Please revise to “...dust control requirements as stipulated...” in line 1.  | Noted and updated.  |
| (b) Please also supplement Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation and Air Pollution Control (Fuel Restriction) Regulations.  | Noted and updated.  |
| (c) Please supplement “...no industrial chimney <u>and odour source</u> ...” in line 8.   | Noted and updated.  |
| 3. Section 4.10.5 – Please supplement “... other industrial emission <u>or odour source</u> ...” in line 5.   | Noted and updated.  |

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| 4. Section 4.10.8 – The term "pollution control" seems not appropriate for waste management. Please review and revise.   | Noted and updated.  |
| 5. Sections 4.10.4, 4.10.6 and 4.10.7 – According to the cover page of the Air Quality Impact Assessment, Noise Quality Impact Assessment and Waste Management Assessment, they are at Annex E, Annex F and Annex G, respectively. Please confirm the Appendix numbers referred are correct.   | Please be clarified that the appendices cited in Sections 4.10 of SPS refers to numbering of the SPS, while the covering page of AQIA, NIA & WMA (i.e. Annexes E, F, & G) refers to numbering of the FI. For clarity sake, it is now read as "Annex X of FI (X)". |
| <b><u>Annex E – Air Quality Impact Assessment</u></b>  |   |
| 1. Section 3 – Please combine this section to Section 7 and revise section title to "Industrial Emission and Odour Source". We would like to remind the applicant that it should be the responsibility of the applicant and their consultant to ensure the validity of the chimney data by their own site surveys. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment result as presented in the planning application would be invalidated. | The Operational Phase Air Quality Impact is presented in Section 6 of AQIA.   |
| 2. Section 3.1 – Please supplement the weather conditions of the site visit e.g. temperature, RH, wind direction and the site survey route for odour.  | The weather condition is provided in Section 6.1 and Figure 4.  |
| 3. Table 4.1 – Please supplement "Number of exceedances allowed <u>per calendar year</u> " in the last column header.  | Table 3.1 is revised accordingly.   |
| 4. Table 4.2 –<br>(a) For recommended buffer distance of industrial chimneys, please supplement "depending on difference in heights <u>between industrial chimney exit and the site</u> ".   | Table 3.2 is revised accordingly.   |
| (b) Please supplement buffer distance of "under flyovers" for road and highways.   | Table 3.2 is revised accordingly.   |

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| 5. Table 5.1 and 5.2 –<br>(a) Please supplement data of ozone and carbon monoxide, which can be extracted from SAMP v2.1. | Table 4.1 is revised accordingly.  |
| (b) Suggest to present the data using the format as extracted in SAMP v2.1.   | Table 4.1 is revised accordingly.  |
| (c) Please remove Note (i) if there is no exceedance for all parameters.  | Table 4.1 is revised accordingly.  |
| 6. Table 5.1 – Please explain why data for year 2019 is not shown.  | No data for year 2019 is available in Southern AQMS. Note (iii) of Table 4.1 has been added. |
| 7. Section 5.2 – Please include all relevant PATH grids of 500m assessment area.  | Table 4.2 is revised accordingly.  |
| 8. Table 5.2 –<br>(a) Please remove “[5]” in 3 <sup>rd</sup> column of NO2 AQO.   | Table 4.2 is revised accordingly.  |
| (b) Please use consistent numbering of Notes with Table 5.1.  | Table 4.2 is revised accordingly.  |
| (c) Please remove Note [3].   | Table 4.2 is revised accordingly.  |
| 9. Table 6.1 – Please provide building heights, and identify ASRs of the proposed Conversion.                             | Table 5.1 is revised accordingly.  |
| 10. Section 7.2 – Please supplement “No <u>industrial</u> chimney will be developed...”.                                  | Section 6.4 is revised accordingly.  |
| 11. Section 7 and 8 – Please group these 2 sections under “Operational Phase Air Quality Impact”.                         | The Operational Phase Air Quality Impact is presented in Section 6.                          |

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| 12. Section 8.3 – Please confirm and supplement that guest rooms facing Beach Road will be installed with fixed window and rely on central air ventilation system. In Figure 3b, it shows that there are “openable windows for corridor” within the buffer distance from the road. | It is confirmed that all guest rooms facing Beach Road will be installed with fixed window and rely on central air ventilation system. The “openable windows for corridor” in Figure 3b refers to the openable window in the corridor of E&M room only, which is not sensitive room. Sections 6.6 & 6.7 have been updated accordingly. |
| 13. Section 9 –<br>(a) Please revise title to “Construction Phase Air Quality Impact”.   | The Construction Phase Air Quality Impact is presented in Section 7.   |
| (b) Please supplement if adverse air quality impact generated from internal works is not anticipated. Please discuss the impact of the potential VOC emissions during the internal works.  | The impact from internal work is discussed in Section 7.1. With the implementation of the Air Pollution Control (VOC) Regulation, adverse air quality impact generated from internal work is not anticipated.  |
| (c) Please discuss if there is any concurrent project within 500m assessment area and the cumulative impact.   | No concurrent projects were identified in the vicinity of the project site. Section 7.1 is revised accordingly.  |
| 14. Section 9.1 –<br>(a) Please supplement the size of demolition.   | The size of demolition is provided in Section 7.1.   |
| (b) Please supplement that the proposed Conversion is anticipated to complete in 2027 as discussed in Section 5.2.   | The completion year is provided in Section 7.1.  |
| (c) Please replace “dust suppression measures” with “air quality control measures” in 3 <sup>rd</sup> last line, and move the last sentence of conclusion after Section 9.3.   | Section 7.4 is revised accordingly.  |
| (d) Please add a title “Fugitive Dust Emissions”.  | The title is added in Section 7.2.   |
| 15. Section 9.2 - Please supplement number of dump trucks and mechanical equipment to be used per time over the work site.   | The number of dump trucks and mechanical plants are provided in Section 7.3.   |
| 16. Section 9.4 – There is no identified institutional ASRs within 10m of the proposed Conversion. Please review this section.   | This section is now omitted.   |

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| 17. Section 10.1 – Please revise the first sentence to “...are satisfied for vehicular and industrial emissions...”, and supplement that there is no industrial and odour emission source within 500m assessment area. | Section 8.1 is revised accordingly.  |
| 18. Figure 1 and 2 – Please overlay PATH grid and indicate legend of 500m assessment area.   | PATH grid is provided in Figures 1 and 2.  |
| 19. Figure 2 – Please mark the nearest points of ASRs to the proposed development.   | Figure 2 is revised with marking the nearest points.   |
| 20. Please highlight all the changes/amendments in the next submission for review.   | The changes are highlighted in yellow for easy reference.  |
| <b><u>Annex F - Noise Quality Impact Assessment</u></b>  |  |
| 1. Splendour Villa could possibly be one of the representative NSR, the consultant is suggested to add and review the fixed noise impact on it.  | Spendour Villa is included and reviewed in the Noise Quality Impact Assessment. Relevant sections have been updated accordingly. |
| <b><u>Annex G - Waste Management Assessment</u></b>  |  |
| 1. To avoid confusion and for better clarity, please rearrange the flow of the chapter so that the assessment for the Construction Phase comes before the Operation Phase, followed by the Control Measures.           | The Waste Management Assessment has been rearranged accordingly.   |
| 2. Section 1.1 – Please briefly elaborate the "proposed conversion".   | Section 1.1 is revised accordingly.  |
| 3. Section 2.1 – Please revise the sentence as "There are various types of waste that may arise <b>from</b> construction works".   | Section 2.1 is revised accordingly.  |
| 4. Section 2.2 – Please supplement the Cap. number for the Regulations.  | Section 2.2 is revised accordingly.  |
| 5. Section 2.3 – Please supplement in relevant sections on how the ADV-19 will be applicable and implemented for the proposed conversion.  | ADV-19 is now omitted.   |

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| <p>6. Section 3.2 –</p> <p>(i) The terms "small" and "minimal" are subjective and can be misleading, as they do not accurately reflect the actual waste quantities. Please remove these terms and provide the estimated quantities of general refuse to be generated from the proposed conversion in order to echo the report scope as stated in Section 1.2. Moreover, please include the staff working in the hotel in the calculations.</p> | <p>The estimated quantities of general refuse generated during the operation phase is provided in Section 4.2.</p> |
| <p>(ii) Please clarify what is meant by the "designated location," specifically whether it refers to the refuse collection and storage facility as mentioned.</p>  | <p>It refers to refuse collection and storage facility. Section 4.2 is revised accordingly.</p>                    |
| <p>(iii) Please specify the frequency of "regular basis".</p>  | <p>Section 4.2 is revised accordingly.</p>   |
| <p>7. Section 4.2 –</p> <p>(i) Please remove this ambiguous and subjective sentence - "The construction activities are minimal and the generated waste would be limited."</p>  | <p>Relevant wordings have been omitted.</p>  |
| <p>(ii) Please supplement what types of wastes will be arisen from the alteration works as mentioned in Section 4.1.</p>   | <p>The types of wastes is provided in Section 3.2.</p>   |
| <p>(iii) Please provide the estimated quantities of C&amp;D Materials to be generated from the proposed conversion in order to echo the report scope as stated in Section 1.2.</p>   | <p>The estimated quantities of C&amp;D Materials is provided in Section 3.4.</p>                                   |
| <p>8. Sections 4.4 &amp; 4.6 – Please revise "construction wastes" as "C&amp;D Materials".</p>   | <p>Relevant wordings in Sections 3.4 and 3.6 have been revised.</p>  |
| <p>9. Section 4.5 –</p> <p>(i) Please confirm whether the inert and non-inert C&amp;D materials mentioned in the section are project-specific, such as whether rock and timber are anticipated for the demolition and alteration works.</p>  | <p>The Section 3.5 is revised accordingly.</p>   |

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| (ii) Please clarify the difference between the "general garbage" mentioned in this section and the "general refuse" referred to in Section 4.7.   | It is now read "general refuse". Section 3.5 is revised accordingly.  |
| (iii) Please correct "Y-Park" as "Y·PARK".  | Section 3.5 is revised accordingly.   |
| 10. Section 4.6 –<br>(i) Since the surplus inert C&D materials will be delivered to Public Fill Reception Facilities for beneficial reuse in other projects, please avoid using the terms "disposed of" in this connection.   | Section 3.6 is revised accordingly.   |
| (ii) Please correct "public fill, reception facility" as "public fill reception facility".  | Section 3.6 is revised accordingly.   |
| (iii) Please clarify the "non-inert C&D materials" shall be written as "non-recyclable non-inert C&D materials".  | Section 3.6 is revised accordingly.   |
| 11. Section 4.7 - The terms "limited" is subjective and can be misleading, as it does not accurately reflect the actual waste quantities. Please remove the term and provide the estimated quantities of general refuse to be generated from the construction phase in order to echo the report scope as stated in Section 1.2. | The estimated quantities of general refuse generated during the construction phase is provided in Section 3.7.  |
| <b><u>Annex H - Alternative Sewerage Flow Calculation</u></b><br>1. Please consider the spa area should be reverted and counted as J10 Hotel and Restaurant.  | Noted and updated accordingly. With the adoption of latest assumptions, it would still result in a slight reduction in sewage flow compared to the existing scenario. We would like to remark that these assumptions represent a very conservative approach, in which the higher unit flow factor for J10 activity is adopted, thereby providing a unusually conservative assessment. |
| 2. Please clarify if the floor area of restaurant should be at least 393m <sup>2</sup> .  | Noted and updated accordingly.  |

Compiled by: KTA  
Date: 05 September 2025