



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

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By Email

Our Ref: S3138/28BR/25/012Lg

16 September 2025

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point, Hong Kong

Dear Sir/Madam,

**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)**

**- Further Information No.5 -**

**[This letter supersedes our letter dated 16 September 2025 ref.: S3138/28BR/25/011Lg]**

Reference is made to the captioned Planning Application submitted to the Town Planning Board (“TPB”) on 5 February 2025, the comments from various Government Departments received via emails from Hong Kong District Planning Office on 11 and 12 September 2025, and the Further Information (FI) No. 5 submitted on 16 September 2025 (ref.: S3138/28BR/25/011Lg).

Please be clarified that lift nos. 2 & 8 will be exclusively used by the Proposed Hotel, subject to actual operational need and further review in later stages. The current proposal also involves changes to the parking layout on B3/F and that the proposed internal transport facilities will serve both retail and hotel portion of The Pulse. The new E&M facilities on R/F will be housed within an enclosed structure of about 7.5m (w) x 22m (l) (subject to further review in detailed design stage). The building height at main roof will remain unchanged at 18.05mPD and relevant guidelines set out in JPN5 will be followed.

To address public comments and comments from relevant Government Departments, Further Information (FI) No.5 has been prepared. This FI submission consists of:

Responses-to-Comments Table

Responses-to-Public-Comments Table

Annex A – Replacement Page of Supporting Planning Statement

Annex B – Replacement Page of Traffic Impact Assessment

Annex C – Replacement Page of Air Quality Impact Assessment

Annex D – Replacement Page of Waste Management Assessment

Annex E – Replacement Page of Noise Impact Assessment

Annex F – Replacement Page of Water Demand Assessment



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Date: 16 September 2025

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Mr Otto Kan at [REDACTED].

Thank you for your attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in blue ink, appearing to read 'David Fok'.

David Fok

Encl. Responses-to-Comments Tables with Annexes A to F

cc. DPO/HK – Ms. Maggie WU & Ms. Alice WONG (by email)  
the Applicant & Team

DF/OK/vy