

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H17/143**  
**(for 2<sup>nd</sup> Deferment)**

- Applicant** : Gold Shine Investment Limited represented by KTA Planning Limited
- Premises** : B1/F (part), UG/F and 1/F of The Pulse, No. 28 Beach Road, Repulse Bay
- Floor Area** : 6,590m<sup>2</sup> (about)
- Lease** : Rural Building Lot No. 368 R.P  
(a) governed by Conditions of Exchange No. 3381 for a term of 75 years from 12.1.1922 (renewable for 75 years) and restricted for the erection of a pavilion  
(b) consent and approval were given to the building erected on the Lot in accordance with a prescribed set of building plans approved by the Building Authority pursuant to a Consent Letter dated 15.10.2014
- Plan** : Approved Shouson Hill & Repulse Bay Outline Zoning Plan (OZP) No. S/H17/13
- Zonings**<sup>1</sup> : “Other Specified Uses” annotated “Beach Related Leisure Use” (“OU(BRLU)”) (about 95.7%)  
*[restricted to a maximum building height of two storeys]*  
  
“Government, Institution or Community” (“G/IC”) (about 3.4%)
- Application** : Proposed Hotel (Partial Conversion of Existing Commercial Building)

**1. Background**

- 1.1 On 7.2.2025, the applicant submitted the application to seek planning permission for proposed conversion of B1/F (part), UG/F and 1/F of an existing commercial building (The Pulse) from existing shop and services/eating places into hotel use (**Plan A-1**).
- 1.2 On 28.3.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

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<sup>1</sup> About 19.83m<sup>2</sup> (0.5%) of the application site falls within an area zoned “Open Space”, and about 16.70m<sup>2</sup> (0.4%) of the application site falls within an area shown as ‘Road’. They will be treated as minor boundary adjustments according to the covering Notes of the OZP.

- 1.3 On 19.5.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 4.7.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow sufficient time for the applicant to prepare FI to address departmental comments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## 4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

## 5. **Attachments**

**Appendix I**  
**Plan A-1**

Letter from the Applicant's Representative dated 4.7.2025  
Location Plan

**PLANNING DEPARTMENT**  
**JULY 2025**