

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

**APPLICATION NO. A/H17/143**  
**(for 1<sup>st</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
- Zoning** : “Other Specified Uses” annotated “Beach Related Leisure Use” (“OU(BRLU)”) (about 95.72%)  
*[restricted to a maximum building height of two storeys]*  
  
“Government, Institution or Community” (“G/IC”) (about 3.41%)
- Application** : Proposed Hotel (Partial Conversion of Existing Commercial Building)

**1. Background**

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. The application premises fall within areas mainly zoned “OU(BRLU)” with minor encroachment upon “G/IC” zone on the OZP (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

## **2. Request for Deferment**

On 18.3.2025, 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 in order to prepare further information (FI) to address relevant government departments' comments (**Appendix I**).

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

3.1 The Planning Department has no objection to the request for the first 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, Comments, 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 relevant government departments' comments.

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 two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

## **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 18.3.2025  
Location Plan

**PLANNING DEPARTMENT**  
**MARCH 2025**