

By Email

Our Ref: S3138/28BR/25/002Lg

10 February 2025

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG

九龍銀禧海濱道133號
萬兆豐中心16樓K室

電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

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)
- Supplementary Information No.1 -**

Reference is made to the captioned Planning Application which is scheduled for consideration by the Town Planning Board (“TPB”) on 28 March 2025.

In response to the queries from Hong Kong District Planning Office, Planning Department, we would like to provide replacement pages for the Supporting Planning Statement and Traffic Impact Assessment.

Meanwhile, should you have any queries in relation to the above, please do not hesitate to contact the undersigned at 3426 8455 or Mr Otto Kan at 3426 2691.

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

cc. the Applicant & Team

DF/OK/vy



FS 579819

3. PROPOSED CONVERSION SCHEME

3.1 Alteration and Addition Works for the Proposed Hotel

3.1.1 The Proposed Conversion involves some demolition and alteration works for converting the B1/F, UG/F and 1/F of the existing building, which are currently occupied by changing rooms, shops and restaurants, into a hotel with provision of 96 guest rooms. While the external facade of UG/F and 1/F will be partially demolished and set back to make way for the hotel rooms with balcony, portion of 1/F will also be removed in order to allow sufficient headroom for Loading/unloading (L/UL) facilities. The existing building height will remain unchanged at 18.05mPD (main roof level). Shops and restaurants on B1/F and LG/F will continue to serve visitors to The Pulse and Repulse Bay Beach. L/UL facilities and carparking spaces will be provided at UG/F and B3/F respectively. The Indicative architectural drawings and artist impression are devised and presented in **Appendices 1 & 2** of this Supporting Planning Statement, while the key development parameters and floor uses are shown in **Tables 3.1** and **3.2** respectively.

Table 3.1: Key Development Parameters

	Parameters (approx.)
Site Area	4,230m ²
Total GFA (approx.)	12,431m ²
<ul style="list-style-type: none"> Shops & Restaurants & E&M Facilities (B2/F, B1/F & LG/F) 	5,841m ²
<ul style="list-style-type: none"> Hotel (B1/F, UG/F & 1/F) 	6,590m ²
No. of Hotel Room	96
Building Height at Main Roof	18.05mPD

Table 3.2: Floor Uses Upon Proposed Conversion

Floor	Use(s)
R/F	E&M facilities
1/F	Hotel
UG/F	Hotel & L/UL facilities
LG/F	Shops & Restaurants
B1/F	Hotel & Shops
B2/F	E&M facilities
B3/F	Carpark

3.1.2 Upon conversion, a total GFA of approx. 12,431m² will be attained. The Proposed Hotel would account for a GFA of approx. 6,590m². There will be a decrease in total GFA without any increase in building bulk. For the ease of reference, a comparison of the major development parameters of the existing development and the Proposed Conversion scheme are provided in **Table 3.3**. It is anticipated that the Proposed Conversion would be completed by 2027.

Table 3.3: Comparison of Major Development Parameters

	Existing Development (a)	Conversion Scheme (b)	Differences (%) (b) - (a)
Site Area (approx.)	4,230m ²	4,230m ²	No Change
Total GFA (approx.)	13,728m ²	12,431m ²	-1,297m² (-9.4%) [®]
<ul style="list-style-type: none"> Shops & Restaurants & E&M Facilities 	13,728m ² (B2/F - 1/F)	5,841m ² (B2/F - LG/F)	-7,887m²
<ul style="list-style-type: none"> Hotel 	Nil (-)	6,590m ² (B1/F, UG/F & 1/F)	+6,590m²
No. of Hotel Room	Nil	96	+96
No. of Storey	6 (including 1/F, UG/F, LG/F, B1-B3/F)	6 (including 1/F, UG/F, LG/F, B1-B3/F)	No Change
Building Height (at Main Roof)	18.05mPD	18.05mPD	No Change

[®] The reduction of accountable GFA is mainly due to the removal of slab at 1/F and L/UL area at UG/F. The GFA concession will be subject to the consideration of BD under GBP submission stage.

3.2 Access and Transportation Provisions

3.2.1 The vehicular accesses to the existing building are situated at LG/F and UG/F via the ingress/egress points on Beach Road. Upon conversion, 40 nos. and 4 nos. of parking spaces for private car and motorcycle will be provided respectively at B3/F. The carparking space provision will follow the high-end requirement set out in the HKPSG and the no. of private car parking space will be reduced to 40 nos. corresponding to the significant decrease in retail GFA.

3.2.2 Regarding L/UL facilities, the existing lay-by for loading and unloading near the eastern end of The Pulse along Beach Road will be converted into a lay-by for single deck tour bus, while the existing loading and unloading area on UG/F of The Pulse will be modified to provide new L/UL bays for heavy goods vehicle (HGV) and light goods vehicle (LGV). The proposed internal transport facilities, including carparking spaces for private car and motorcycle, L/UL bays for HGV, LGV and van-type vehicle, as well as lay-by for taxi and private car and single deck tour bus will meet

3.0 THE PROPOSED CONVERSION

The Proposed Conversion

- 3.1 The Proposed Conversion involves changing some existing 7,887m² retail GFA to become a hotel with 96 rooms at 1/F and UG/F. In addition, the existing changing rooms at B1/F will also be converted into an ancillary gym and spa for the hotel. Whereas, the existing retail use on LG/F and B1/F will remain.
- 3.2 Table 3.1 compares the development parameters for the Existing Development and the Proposed Conversion

TABLE 3.1 COMPARISON ON DEVELOPMENT PARAMETERS

Use	Existing Development	Proposed Conversion	Difference
Retail	13,728m ² GFA (1/F, UG/F, LG/F, B1/F, and B2/F)	About 5,841m ² GFA (LG/F, B1/F [Part] and B2/F [@])	-7,887m ² GFA
Hotel	-	96 rooms with GFA of about 6,590m ² (1/F, UG/F and B1/F [Part])	+96 rooms (+about 6,590m ² GFA)
TOTAL	13,728m² GFA	About 12,431m² GFA	-1,297m² GFA

[@] According to the approved GBP, there are some existing E&M facilities on B2/F that are GFA accountable. While the current proposal does not involve any conversion on B2/F, for the purpose of technical assessment, such GFA will be treated as retail.

- 3.3 For easy understanding, disposition of the Proposed Conversion is illustrated below:

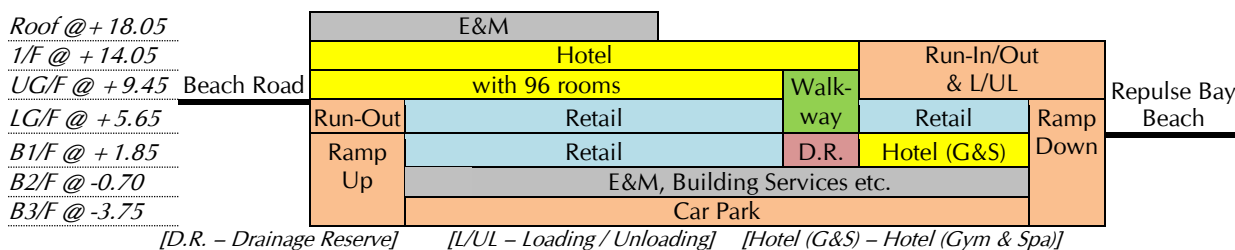


Illustration of the Proposed Conversion

Internal Transport Facilities

- 3.4 Table 3.2 compares the provision of internal transport facilities recommended by the Hong Kong Planning Standards and Guidelines ("HKPSG"), and the proposed provision.

TABLE 3.2 COMPARISON OF THE PROVISION OF INTERNAL TRANSPORT FACILITIES

Use	HKPSG Recommendation (Retail GFA = 5,841m ² GFA, and Hotel with 96 rooms)	Proposed Provision
Car Parking Spaces		
Retail	1 car parking space per 150 – 300 m ² GFA Minimum: 5,841 ÷ 300 = 19.5, say 20 nos. Maximum: 5,841 ÷ 150 = 38.9, say 39 nos.	40 nos., including: - 39 nos. regular @ 5.0m (L) x 2.5m (W) x min. 2.4m (H) - 1 no. accessible @ 5.0m (L) x 3.5m (W) x min. 2.4m (H) = HKPSG Maximum, OK
Hotel	1 car parking space per 100 rooms 96 ÷ 100 = 1.0, say 1 no.	
TOTAL	Minimum: 20 + 1 = 21 nos. Maximum: 39 + 1 = 40 nos.	