

**Temporary Motor-Vehicle Showroom for a Period of 5 Years at
Part of Basement Level B1 of Car Park Complex,
Hong Kong Convention and Exhibition Centre (Phase 1),
1 Harbour Road, Wan Chai, Hong Kong
(Planning Application No. A/H25/24)**

Comments Received during the 3-week Statutory Public Consultation Period

Comments	Responses
<u>Traffic Impact</u> i) From time to time, when major events are being held in the HKCEC, there are vehicles queuing outside HKCEC, and the conversion of a portion of the basement carpark into a motor-vehicle showroom will reduce the number of parking spaces available to HKCEC visitors and users. ii) If the application is approved by the Board, the period of approval should be limited to two years given that parking demand may change with the passage of time and the on-going developments around the premises. iii) The conversion of existing carpark into motor-vehicle showroom would reduce the availability of public carpark for visitors, resulting in queuing outside the HKCEC, illegal parking and pick-up/drop-off activities and congestion.	The potential impact arising from the reduction in parking spaces has been assessed with reference to the actual parking utilisation of the HKCEC car park during major events. Based on the parking utilisation records reviewed in the Traffic Review, it is acknowledged that the HKCEC Phase I car park may experience temporary full occupancy and vehicular queuing during certain major events. Nevertheless, such conditions were observed to be temporary in nature, with parking spaces becoming available again as vehicles departed and the queue gradually dissipated. The current parking utilisation and traffic conditions have been assessed based on the latest available information, including parking utilisation records during major events. As demonstrated in the Traffic Review, while temporary full occupancy may occur during periods of high parking demand, such conditions are not persistent. From a traffic engineering perspective, no particular constraint has been identified from the assessment that would limit the approval period to two years. As discussed in Response (i) above, while temporary full occupancy and vehicular queuing may occur during periods of high parking demand, the parking utilisation records indicate that such conditions are temporary rather than persistent. The reduction in parking provision associated with the proposed motor-vehicle showroom has been taken into account in the Traffic Review. Based on the assessment, the proposed showroom is not

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iv) The operation of the motor-vehicle showroom would attract additional traffic and pedestrian flow. The increase in traffic flow along Harbour Road would affect the access of residents, visitors, taxi, ambulance and fire engine.	anticipated to result in a prolonged parking shortfall or persistent queuing condition. The subject motor-vehicle showroom has been in operation at the HKCEC for more than 20 years. The current application is for the continued operation of the existing showroom and does not involve any increase in the showroom area or scale of operation. As such, the proposal is not anticipated to generate additional vehicular or pedestrian traffic compared with the existing situation. While temporary vehicular queuing may occur in the vicinity of the HKCEC during major exhibitions, such conditions form part of the existing traffic situation. Given that the current Planning Application is for the continued operation of the existing motor-vehicle showroom at its existing scale, the proposal is not anticipated to worsen the existing traffic conditions along Harbour Road or the accessibility for residents, visitors, taxis and emergency vehicles.
<u>The Need for Exhibition Space</u> With no new exhibition space in the years to come, this space should be put to an exhibition focus use instead of extending the management's cozy arrangement to use it for its own commercial activities.	The premises is located within the carpark complex for the provision of 1,070 nos. of parking spaces under the Condition of Grant and 'Exhibition or Convention Hall' is neither column 1 or 2 use under the "Open Space" zone. Hence, the premises would not be served as exhibition space. The motor-vehicle showroom is considered a compatible use within the carpark complex of HKCEC.
<u>Creation of Nuisance</u> The motor-vehicle showroom has a longer operation hour. The arrangement of large-scale sale activities may create nuisance for the nearby residents.	The operation hours of the motor-vehicle showroom is from 10:30 to 19:30, Monday to Sundays. No large-scale sale activities have been arranged at the showroom in the past.
<u>Safety Concern</u> The location of the premises at basement level would require more stringent ventilation, fire safety, means of escape, electricity charging, pedestrian flow management and emergency access.	The applicant has carried out measures that are required to meet fire safety requirements, including MoE requirements and enhanced FSIs (such as smoke detection system, public announcement system, CCTV and fast response sprinkler).

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The showroom area may occupy the space that was originally used for parking, circulation and emergency access.	The subject site boundary of the premises has been carefully devised so that layout of the showroom would not obstruct the circulation route and emergency access of the carpark.
<u>Approval Period of 5 Years is too Long</u> - The numerous temporary approval of the Planning Application by the TPB is no different from applying for permanent commercial use. - The approval period of 5 years would lead to long term and continuous impact to the lives of residents and traffic situation.	The approval period of 5 years (instead a permanent approval) is being sought in view that car parking supply and demand may change with the developments in Wan Chai North with the passage of time. The subject motor-vehicle showroom has been in operation at the HKCEC for more than 20 years. Given that the current application is for the continued operation of the existing motor-vehicle showroom at its existing scale, the proposal is not anticipated to worsen the existing traffic conditions along Harbour Road or affect the accessibility for residents.
<u>Not In-line with Planning Intention of the Wan Chai North Area</u> The proposed motor-vehicle showroom is not in-line with the planning intention of the Wan Chai North area which is intended for community service and exhibition use.	The premises is located within the carpark complex and the motor-vehicle showroom is considered a compatible use within the carpark complex of HKCEC.
<u>No Impact Assessment relating to residents</u> - The submitted information has not assessed the impact of the motor-vehicle showroom on the nearby residents. - The following information should be provided: - Current carparking number and occupied number of carpark - Anticipated number of daily visitors and vehicles - Operation time of showroom - Access arrangement of displayed vehicles and handover of vehicle	The subject motor-vehicle showroom has been in operation at the HKCEC for more than 20 years. Given that the current application is for the continued operation of the existing motor-vehicle showroom at its existing scale, the proposal is not anticipated to incur any impacts to the residents. - There are 1,070 nos. of carparking space within the carpark complex and the motor-vehicle showroom would temporarily occupy 195 nos. of spaces. - The anticipated number of daily visitors ranges from about 25 to 75. - The operation time of the showroom is 10:30 to 19:30. - The displayed vehicles would access the carpark from the entrance at Harbour Road. The handover of vehicle would take place within the premises.

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- Special management measure during large events - Fire safety and means of escape assessment - Ventilation, exhaust and air quality impact assessment - Traffic impact during peak period - Traffic impact associated with Harbour Road, Convention Avenue, Expo Drive and ingress/egress of HKCEC - Impact assessment in relation to the nearby residents.	- No large scale sale event would be arranged at the premises. - The applicant has carried out measures that are required to meet fire safety requirements, including MoE requirements and enhanced FSIs (such as smoke detection system, public announcement system, CCTV and fast response sprinkler). - As most of the vehicles in the proposed temporary Motor-vehicle Showroom are for display only, they will not move in and out of the carpark very frequently. Hence, there will not be any adverse traffic impact on the surrounding road network. - The subject motor-vehicle showroom has been in operation at the HKCEC for more than 20 years. Given that the current application is for the continued operation of the existing motor-vehicle showroom at its existing scale, the proposal is not anticipated to incur any impacts to the residents.
<u>Undesirable Precedent</u> • The approval of this Planning Application may serve as an undesirable precedent for similar retail, showroom, promotion activities or commercial uses at carpark area which may further deteriorate the traffic capacity and lives of the nearby residents.	Each similar Planning Application would be considered by the Town Planning Board based on its individual merits. Hence, no undesirable precedent would be resulted.

Compiled by: KTA

Date: 18 September 2026