

Proposed Shop and Services Use (Temporary Motor-vehicle Showroom) for a Period of 5 Years in “Open Space” Zone, Part of Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai, Hong Kong

Appendix 6

Parking Demand Study

**Renewal of Planning Permission for
Temporary Motor-vehicle Showroom
At Level B1 of the Carpark Complex, Hong Kong
Convention and Exhibition Centre (Phase 1)**

Parking Demand Study

Report

May 2026



CTA Consultants Limited

志達顧問有限公司



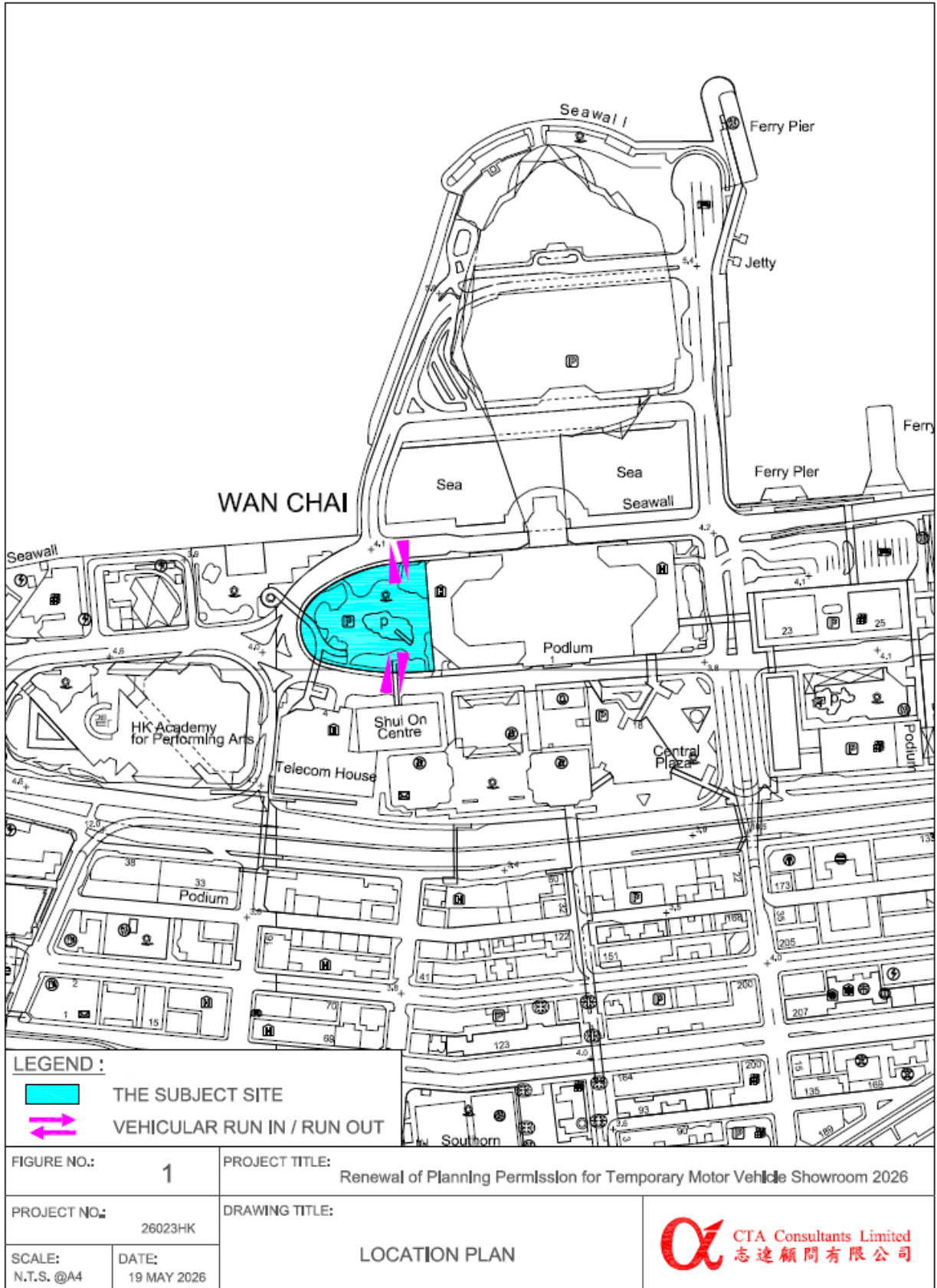
1 INTRODUCTION

1.1 Background

- 1.1.1 There are 1,070 parking spaces in total at the underground car park of Hong Kong Convention and Exhibition Centre (HKCEC) Phase I on 1 Harbor Road, Wan Chai as shown in **Figure 1**.
- 1.1.2 Under the Conditions of Grant, out of these 1,070 parking spaces, the grantee should provide 670 spaces for short-term public parking.
- 1.1.3 The Temporary Motor-vehicle Showroom on the Basement Level B1 of the HKCEC Phase I car park is currently in operation. It takes up 195 parking spaces with 875 parking spaces remained.
- 1.1.4 Due to the upcoming expiry of the Planning Approval in September 2026, the Applicant would like to renew and extend the planning permission for further 5 years (till 2031).
- 1.1.5 This study is to review the situation and to investigate the feasibility of the Temporary Motor-vehicle Showroom extension for further 5 years (till 2031).

1.2 Study Objectives

- 1.2.1 The main objectives of this study are:
- Review the current parking condition of the HKCEC Phase I car park with operation of the existing Temporary Motor-vehicle Showroom;
 - Investigate into adequacy of the short-term public parking supply in the area with the existence of the Temporary Motor-vehicle Showroom;
 - Provide justifications for renewal of the planning application of the Temporary Motor-vehicle Showroom.





2 PLANNING PROPOSAL

2.1 Temporary Motor-vehicle Showroom

2.1.1 Planning Approval for this Temporary Motor-vehicle Showroom has been obtained since 2003 (i.e. continuous for 23 years). The previous approved Planning Parameters in 2024 is shown in **Table 2.1** below:

Table 2.1 Previously Approved Planning Parameters of this Temporary Motor-vehicle Showroom Planning Application

Temporary Motor-vehicle Showroom Location	Basement Level B1	
Original Use	Car Parking	
Current Use	Temporary Motor-vehicle Showroom	
Nos. of Parking Spaces Occupied	195 nos.	
Nos. of Parking Spaces Remained	875 nos.	
	125 nos. for reserved parking	750 nos. for public short-term parking

2.1.2 It is proposed to renew and extend the existing operation of Temporary Motor-vehicle Showroom on Basement Level B1 of HKCEC Phase I car park for further 5 years (till 2031).

2.1.3 In this renewal and extension of planning application for the Temporary Motor-vehicle Showroom, the same provision as the current approved parameters is proposed. 875 car parks are provided and of which 195 parking spaces will be occupied by the showroom.

2.1.4 Details of the Proposed Planning Parameters are shown in **Table 2.2**

Table 2.2 Planning Parameters of this Planning Application

Temporary Motor-vehicle Showroom Location	Basement Level B1	
Original Use	Car Parking	
Current Use	Temporary Motor-vehicle Showroom	
Nos. of Parking Spaces Occupied	195 nos.	
Nos. of Parking Spaces Remained	875 nos.	
	125 nos. for reserved parking	750 nos. for public short-term parking

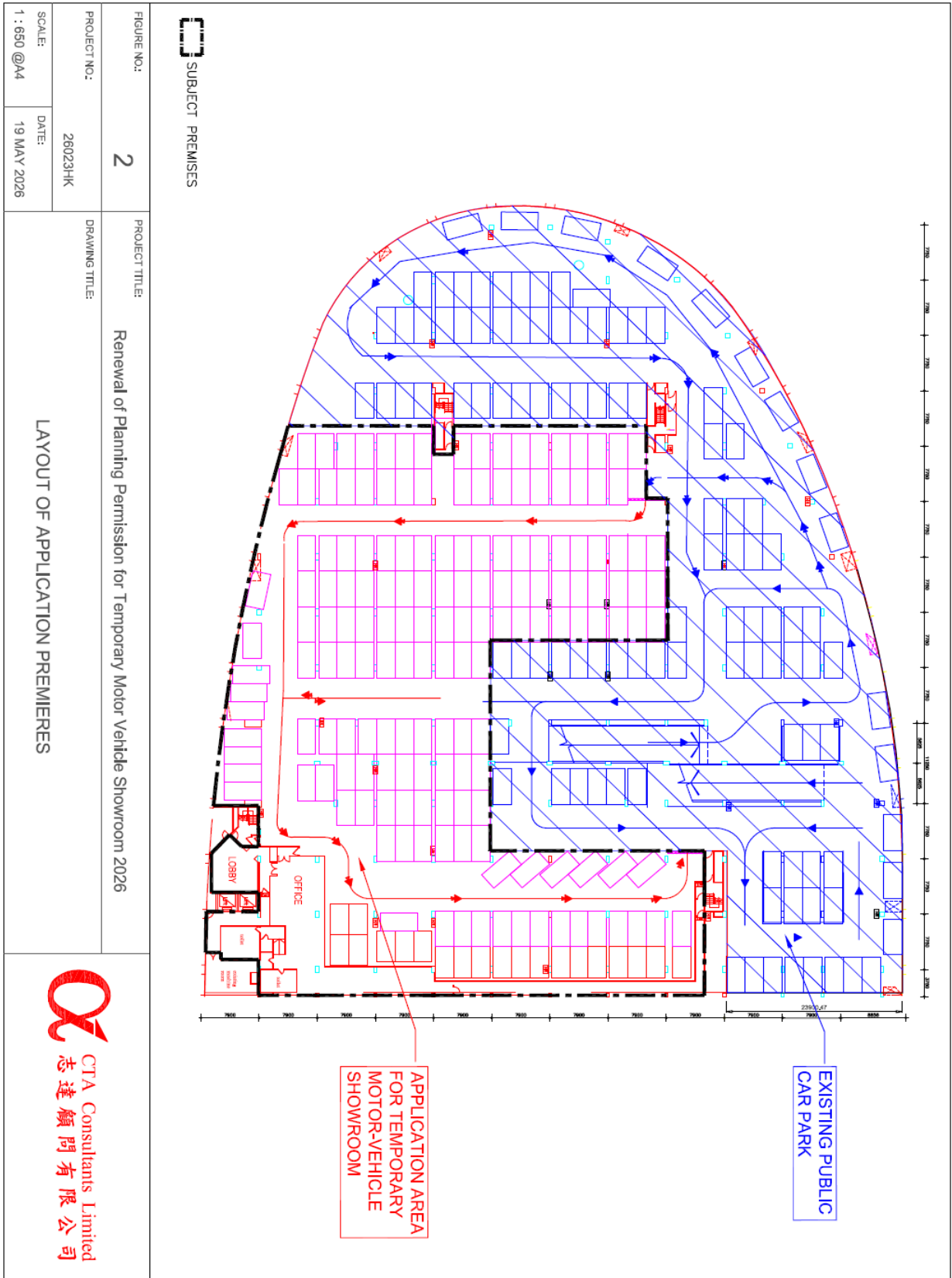


2.1.5 Therefore, compared with the previous approved application in 2024, no additional major changes have been applied in this application as described in **Table 2.3** below:

Table 2.3 Planning Parameters of this Planning Application

	Previous Approved Application		This Application		
Temporary Motor-vehicle Showroom Location	Basement Level B1		Basement Level B1		No Change
Original Use	Car Parking		Car Parking		No Change
Current Use	Temporary Motor-vehicle Showroom		Temporary Motor-vehicle Showroom		No Change
Nos. of Parking Spaces Occupied	195 nos.		195 nos.		No Change
Nos. of Parking Spaces Remained	875 nos.		875 nos.		No Change
	125 nos. for reserved parking	750 nos. for public short-term parking	125 nos. for reserved parking	750 nos. for public short-term parking	No Change

2.1.6 The traffic circulation is provided by the car park operator and shown in **Figure 2**.





3 EXISTING SITUATION

3.1 Parking Records of Existing Parking Condition

- 3.1.1 Records of maximum parking demand at HKCEC Phase I car park (with the Temporary Showroom) during major exhibitions/functions/events held at HKCEC from February 2025 to December 2025 have been obtained from the current car park operator. In general, 1 to 5 exhibitions are simultaneously held at HKCEC within a specific period. The parking records are shown in **Appendix A**.
- 3.1.2 HKCEC has maintained stable operation in recent years with the continued hosting of international exhibitions, conferences and major events. Notwithstanding changes in travel and consumption behaviour, including increased outbound travel during weekends and holidays, the parking demand observed during the survey period is considered representative of prevailing parking demand conditions associated with current HKCEC operation, including periods with major exhibitions and events.
- 3.1.3 The records enumerate vacancies of public short-term parking. It is revealed that in general, HKCEC Phase I car park still has vacant parking spaces during major exhibitions held in HKCEC as shown in **Table 3.1**.



Table 3.1 Parking Condition of HKCEC Phase I Car Park during Major Exhibition Periods in 2025

Date	Exhibition/Function/Event	Minimum Vacancy (nos.)
2025		
6-9/02/2025	- HK Pet Show 2025 - Disney On Ice - 117th Hong Kong Wedding Fair	0 (last only for approx. 30 mins on 2 days out of 4 during event with 0 vacancy left, 1 day with 1.5 hrs of 0 vacancy)
28-30/03/2025	- Art Central - Art Basel	0 (last only for approx. 45 mins on last day of event with 0 vacancy)
27-30/04/2025	- Hong Kong International Licensing Show - Home InStyle - Fashion InStyle - HKTDC Hong Kong International Home Textiles and Furnishings Fair - HKTDC Hong Kong Gifts & Premium Fair	111
16-22/07/2025	- HKTDC Hong Kong Book Fair - HKTDC Hong Kong Sports and Leisure Expo - HKTDC World of Snacks	0 (last only for approx. 1 hr. per day during event with 0 vacancy)
25-29/7/2025	- ACGHK 2025	1
8-10/08/2025	- 2025 High-End Audio-Visual Show	63
27-30/11/2025	- JMA Hong Kong International Jewelry Show	60
25-29/12/2025	- The 23rd Hong Kong Food Festival - The 23rd Hong Kong Mega Showcase	85

3.1.4 Moreover, it is envisaged that adequate private car parking spaces were still available in adjacent carparks (including Central Plaza Carpark, China Resources Building Carpark, Sun Hung Kai Centre Carpark, Causeway Centre Carpark, Eagle Harbour Public Carpark, Wan Chai Tower Carpark & Hong Kong Academy for Performing Arts Carpark) which could accommodate the expected parking demand during major exhibitions.

3.1.5 Hence, it is revealed that HKCEC Phase I car park still possesses adequate parking spaces even if operation of the Temporary Showroom continues at the Basement Level B1 during the major exhibition periods.

3.2 On-Site Observation of HKCEC Car Park Usage

3.2.1 Travel patterns and parking demand in Hong Kong have generally stabilised following the full resumption of cross-boundary activities. In recent years, changes in leisure and consumption behaviour, including increased outbound travel to Mainland China during weekends and holidays, have influenced local traffic and parking demand. The observed parking accumulation and utilisation during both normal and event periods are therefore considered to provide a representative reflection of prevailing parking demand and supply conditions in the study area. Site observations undertaken during event periods have also been referred to in order to understand the potential effects associated with the proposed car showroom.

Situation with Surplus Parking Spaces

3.2.2 Relevant site photos during the previous observation are given below:

“Hong Kong Book Fair” (16-22/07/2025)

2025-07-21 at 11:08



Real-time Display of HKCEC
Car Park Vacancy

2025-07-22 at 12:01



Real-time Display of HKCEC
Car Park Vacancy

Situation with Full Occupation of Parking Spaces

3.2.3 Relevant site photos during the previous observation are given below:

“Hong Kong Book Fair” (16-22/07/2025)

Instant Close to Full Occupation of Parking Spaces at 15:50 on 2025-07-21



3.2.1 On-site observation and photo records reveal that adequate parking spaces were always available to the public. No full occupation at the HKCEC phase 1 car park and hence no vehicular queue due to full occupation was observed during this period. Stopped vehicles observed near the car park entrance were illegal parking and waiting.

3.2.2 In conclusion, the above site photo reveal that despite instant full occupation of public parking spaces in HKCEC phase 1 car park at that moment, no severe vehicular queue was observed at the car park entrance. It is considered that the parking demand for HKCEC related activities and facilities are well accommodated by adjacent car parks.



4 PARKING DEMAND ANALYSIS

4.1 Background

4.1.1 The current application is to extend the Temporary Motor-vehicle Showroom for further 5 years to the year of 2031. Therefore, parking demand analysis in year 2031 in the vicinity should be considered.

4.2 Findings of the Second Parking Demand Study

4.2.1 The Second Parking Demand Study (hereafter “PDS2”) is a government study which investigates the existing and future parking situation over the whole HKSAR, including Wan Chai District. We aware that the second PDS2 published in 2002 may not be fully applicable for predicting the situation for 2031; however, there is no other relevant information can be obtained.

4.2.2 According to PDS2, vehicle parking can be defined as two types: “ownership-related” and “usage-related”. “Ownership-related” parking occurs at the home end (i.e. when the vehicle is not in use), it is sometimes referred as over-night parking. In contrast, “usage-related” parking occurs at the places drivers want to visit and is associated with operational needs, it is sometimes referred as daytime parking.

4.2.3 There are some substantial changes in the infrastructure in North Wan Chai in the recent/future years as shown below. Some of them will attract more parking while some of them will reduce the parking demand.

- Central Wan Chai Bypass operates since 20 Jan 2019
- Commission at-grade Roads at Lung Wo Road in 2017
- Phased opening of the Harbour front developments in Nov 2021
- Commission of the HKCEC Station and Exhibition Centre Station Public Transport Interchange in 15 May 2022
- Redevelopment of the Government buildings. Buildings will be demolished within the coming 10 years, i.e. year of 2034.

4.2.4 Since the reserved/monthly parking usage of developments has truly reflected the “ownership-related” parking demand, the findings of “usage-related” parking in PDS2 are hence referred in this study. Reference has been made to parking demand/supply analysis for private car in PDS2 for years 2000, 2006 and 2011 in Wan Chai District, as listed in **Table 4.1**, for the general parking situation in the area.

Table 4.1 “Usage-related” Private Car Parking Spaces Demand/Supply Analysis in Wan Chai District for Years 2000, 2006 and 2011

Year	Supply (Nos.)	Demand (Vehs.)	Surplus/Shortage (Nos.)	Demand/Supply Ratio
2000	16,463	7,161	+9,302	0.43
2006	17,624	7,873	+9,751	0.45
2011	17,745	9,034	+8,711	0.51
2031 Expected Forecast	20,337 ⁽¹⁾	13,784 ⁽²⁾	+6,553	0.68

Source: PDS2

Note: (1) Growth factor of 0.684% (from 2000 to 2011) is applied to the Supply in 2011
Expected Supply Forecast = 17,745 x 1.00684⁽²⁰⁾

(2) Growth factor of 2.135% (from 2000 to 2011) is applied to the Demand in 2011
Expected Demand Forecast = 9,034 x 1.02135⁽²⁰⁾

4.2.5 As indicated in above **Table 4.1**, it is revealed that the demand of private car parking in Wan Chai District is all less than the supply. Also shown in **Table 4.1**, accordingly, a surplus of approximately 6,553 “usage-related” private car parking spaces is anticipated in Wan Chai District in 2031.

4.2.6 We have carried out a review based on the surplus parking spaces which are available in HKCEC car park during the event days. The available information is according to the years 2015, 2017, 2018, 2019, 2021, 2022, 2023 & 2025. Such information is given by the applicant and derived from the car parking demand study which recently submitted. The submitted data states in the car parking demand study clearly demonstrates the average number of car park vacancies in each hour (from 00:00 to 24:00) during the event days. Then, we base on those data and calculate the average surplus parking spaces available per each event day (highlighted in yellow) which shows in **Table 4.2**.

Table 4.2 Average Parking Demand in HKCEC During the Events Days

Year	Average Surplus parking spaces available during the event days ⁽¹⁾	Average parking demand during event days ⁽²⁾	Change per annual from year 2015	Demand / Supply Ratio ⁽³⁾
2015	331	419		0.55
2017	332	418	-0.10%	0.56
2018	293	458	3.00%	0.61
2019	321	429	0.60%	0.57
2021	311	439	0.80%	0.59
2022	397	354	-2.40%	0.47
2023	308	442	0.70%	0.59
2025 ⁽⁶⁾	343	407	-0.29%	0.54
2031	78 ⁽⁴⁾	672 ⁽⁵⁾	3.00%	0.89

Note:

- (1) *Average surplus parking spaces available = Average number of the total surplus parking spaces available during the surveyed event days (which extracts from the submitted parking demand study recently) / total number of the surveyed event days during the year*
- (2) *The total available short-term parking is 750*
- (3) *Demand/ Supply Ratio = Demand / Total available short-term parking*
- (4) *Average surplus parking spaces available in 2029 = 750-672*
- (5) *Growth factor of 3 % is applied to the 2015 Average Parking demand during the event days = 419 x 1.03⁽¹⁶⁾*
- (6) *Data for 20 July 2025 were excluded from the calculations as Typhoon Signal No. 10 was in effect on that day*

4.2.7 The maximum growth (p.a.) in demand from 2015 to 2023 is found to be 3%.

4.2.8 For a conservative approach, this 3% is applied to year 2015 to obtain the expected demand in 2031. The anticipated the supply/ demand ratio in year 2031 is 0.89.

4.2.9 To forecast the potential supply/demand ratio in year 2031, the growth trend of the supply and demand from year 2006 to 2011 has been adopted as basis and applied to the value in year 2011. It is anticipated that the supply/demand ratio of Wan Chai District in year 2031 will then be 0.68.

4.2.10 The above forecasted figure demonstrates that there is still sufficient parking provision in Wan Chai District in year 2031. Without any major change to Wan Chai District, it is therefore reasonable to believe that the current parking condition will be similar to the year 2031 situation, and is well referential for year 2031 parking demand analysis of this study. Hence, the impact of the extension on Temporary Motor-vehicle Showroom for further 5 years is considered insignificant on the parking condition in the area.



5 SUMMARY AND CONCLUSION

5.1 Summary

- 5.1.1 The applicant would like to extend the Temporary Exhibition Hall (Temporary Motor-vehicle Showroom in the current application) at the Basement Level B1 of HKCEC Phase I car park for further 5 years of time.
- 5.1.2 The proposed Temporary Motor-vehicle Showroom occupies 195 parking spaces out of the total provided spaces of 1,070 nos. The remaining 125 nos. are for reserved parking and another 750 nos. are for public short-term parking.
- 5.1.3 Parking records at HKCEC Phase I car park (with the Temporary Motor-vehicle Showroom) during major exhibitions/functions/events held at HKCEC from February 2025 to December 2025 have been obtained from the current car park operator. The records indicate that in general, HKCEC Phase I car park still has vacant parking spaces during major exhibitions held in HKCEC.
- 5.1.4 Compared with the approved planning application in 2024, no additional car park spaces added for public parking in this planning application. In view of this, it is still envisaged that adequate car parks for public during the major exhibitions.
- 5.1.5 Hence, it is revealed that HKCEC Phase I car park has adequate parking spaces even with the operation of Temporary Motor-vehicle Showroom at the Basement Level B1 during major exhibition periods.

5.2 Conclusion

- 5.2.1 In view of the above findings in this study, it is concluded that the application of extension on Temporary Motor-vehicle Showroom for further **5 years** at HKCEC Phase I carpark is acceptable in traffic point of view.



Appendix A
(Parking Demand Record)



Record of Parking Vacancy								
Time	Date	Feb-25				Mar-25		
		19/2	20/2	21/2	22/2	28/3	29/3	30/3
		- HK Pet Show - Disney On Ice - 117th Hong Kong Wedding Fair				- Art Central - Art Basel		
0:00		507	499	496	495	500	495	500
1:00		505	499	496	497	500	495	501
2:00		505	499	497	498	501	495	503
3:00		505	499	497	498	501	495	503
4:00		505	499	497	498	501	495	503
5:00		505	499	497	498	501	495	503
6:00		505	499	497	498	501	495	503
7:00		505	500	497	498	501	495	504
8:00		499	498	497	496	499	493	505
9:00		472	479	491	485	488	478	497
10:00		459	451	465	449	456	400	393
11:00		390	400	376	354	372	294	237
12:00		314	290	226	205	293	202	107
13:00		213	207	56	34	299	177	39
14:00		126	165	5	4	250	96	6
15:00		76	73	1	1	212	61	0
16:00		7	5	0	2	170	63	6
17:00		0	1	0	0	139	98	72
18:00		55	50	1	5	111	184	198
19:00		2	9	4	3	79	272	225
20:00		103	2	15	9	100	356	323
21:00		267	184	102	228	250	441	419
22:00		434	397	318	391	414	472	470
23:00		493	475	457	479	492	491	493



Record of Parking Vacancy					
Time	Date	Apr-25			
		27/4	28/4	29/4	30/4
		- Hong Kong International Licensing Show - Home InStyle - Fashion InStyle - HKTDC Hong Kong International Home Textiles and Furnishings Fair - HKTDC Hong Kong Gifts & Premium Fair			
0:00		500	508	496	498
1:00		500	508	495	500
2:00		500	508	495	500
3:00		500	508	495	500
4:00		500	508	495	500
5:00		500	508	495	500
6:00		500	508	495	500
7:00		500	508	496	500
8:00		497	507	494	494
9:00		481	486	475	467
10:00		408	424	448	427
11:00		348	363	412	381
12:00		270	287	316	364
13:00		230	246	230	323
14:00		111	225	192	305
15:00		135	199	187	324
16:00		170	213	189	332
17:00		237	226	164	334
18:00		280	252	227	365
19:00		349	255	307	377
20:00		425	250	365	357
21:00		484	376	436	469
22:00		488	472	481	480
23:00		501	489	491	499



Record of Parking Vacancy								
Time	Date	Jul-25						
		16/7	17/7	18/7	19/7	20/7	21/7	22/7
		- HKTDC Hong Kong Book Fair - HKTDC Hong Kong Sports and Leisure Expo - HKTDC World of Snacks						
0:00		500	502	498	507	492	499	499
1:00		500	502	499	510	496	499	500
2:00		500	502	499	511	496	499	500
3:00		500	502	499	511	496	499	500
4:00		500	502	499	511	496	499	500
5:00		500	502	499	511	496	499	500
6:00		500	502	499	511	496	499	500
7:00		500	501	499	511	496	499	500
8:00		496	500	495	511	496	497	496
9:00		480	490	483	505	494	476	455
10:00		364	421	410	378	490	432	360
11:00		272	328	283	181	488	265	219
12:00		131	258	205	28	486	158	122
13:00		81	176	94	12	485	67	0
14:00		90	102	41	0	480	26	2
15:00		104	48	17	2	479	4	1
16:00		97	11	2	8	482	2	1
17:00		111	0	0	0	485	0	103
18:00		125	31	2	1	485	1	215
19:00		165	8	3	1	486	0	262
20:00		242	0	0	6	486	0	317
21:00		380	209	9	3	487	18	397
22:00		478	407	265	282	489	312	489
23:00		497	483	492	486	497	443	499



Record of Parking Vacancy									
Time	Date	Jul-25				Aug-25			
		25/7	26/7	27/7	28/7	29/7	8/8	9/8	10/8
		- ACGHK				- 2025 High End Audio-Visual Show - The 119th Hong Kong Wedding Fair			
0:00		504	500	501	500	505	480	481	486
1:00		502	500	501	501	505	480	481	487
2:00		502	500	501	501	505	480	481	487
3:00		502	500	501	501	505	480	481	487
4:00		502	500	501	501	505	480	481	487
5:00		502	500	501	501	505	480	481	487
6:00		502	500	501	501	505	480	481	487
7:00		504	499	502	501	505	478	478	485
8:00		501	493	500	494	503	465	470	483
9:00		494	472	480	483	483	422	421	406
10:00		456	411	382	422	396	366	372	332
11:00		351	312	252	331	292	288	269	235
12:00		260	245	165	260	216	173	164	128
13:00		124	186	47	181	152	160	178	118
14:00		111	181	1	164	132	128	160	63
15:00		156	198	2	165	158	126	191	81
16:00		240	229	38	167	207	149	175	150
17:00		306	272	77	163	130	173	186	211
18:00		345	150	41	192	106	277	253	262
19:00		385	197	4	283	221	336	286	347
20:00		426	282	1	367	298	417	360	457
21:00		465	374	194	413	409	472	452	480
22:00		477	485	390	475	487	483	482	488
23:00		498	492	481	498	493	485	483	489



Record of Parking Vacancy									
Date Time	Nov-25				Dec-25				
	27/11	28/11	29/11	30/11	25/12	26/12	27/12	28/12	29/12
	- JMA Hong Kong International Jewelry Show				- The 23rd Hong Kong Food Festival - The 23rd Hong Kong Mega Showcase				
0:00	477	482	471	478	465	482	485	480	481
1:00	477	482	474	481	465	482	486	489	481
2:00	478	484	474	484	465	482	486	489	482
3:00	478	484	474	484	465	482	486	489	482
4:00	478	484	474	484	465	482	486	489	482
5:00	478	484	474	484	465	482	486	489	482
6:00	478	484	474	484	465	482	486	489	482
7:00	478	484	474	484	465	482	486	488	481
8:00	475	483	472	484	460	480	483	488	479
9:00	453	475	462	466	379	411	440	432	451
10:00	406	415	402	419	302	349	375	345	418
11:00	322	336	329	303	193	263	289	273	362
12:00	234	272	257	225	140	158	199	191	324
13:00	166	181	188	162	136	115	181	154	280
14:00	151	180	177	143	142	99	161	117	275
15:00	166	191	181	178	146	147	94	147	296
16:00	183	230	231	191	132	160	91	153	304
17:00	243	272	254	192	143	195	85	186	278
18:00	287	229	266	126	157	245	104	142	241
19:00	166	155	173	68	160	326	162	99	189
20:00	75	60	97	96	182	367	222	113	190
21:00	200	125	102	258	278	451	321	230	371
22:00	374	285	285	382	404	473	432	361	435
23:00	436	462	454	461	481	487	474	468	476