

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H25/21
(for 1st Deferment)

<u>Applicant</u>	The Automall Limited represented by Kenneth To & Associates Planning Limited
<u>Premises</u>	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
<u>Total Floor Area</u>	About 3,967.065m ²
<u>Lease</u>	<p>Inland Lot 8593 governed by the Conditions of Grant No. UB11784 dated 28.2.1985 for a term of 75 years commencing on 19.2.1985 as varied or modified by a Modification Letter dated 8.6.1990</p> <p>(a) Special Condition No. (10)(a): 1,070 car parking spaces shall be provided within the lot of which 670 car parking spaces shall be made available for short-term public parking</p> <p>(b) temporary waiver for the purpose of display and sale of motor vehicles only (excluding the use as a trade fair or an exhibition centre or a general exhibition hall for the display of any vehicle of a special nature) and not exceeding 184 motor vehicles to be parked at the waiver area is granted on quarterly basis</p>
<u>Plan</u>	Approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/4
<u>Zoning</u>	“Open Space” (“O”)
<u>Application</u>	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of five years

1. Background

On 11.5.2022, the Town Planning Board (the Board) received an application seeking planning permission for temporary motor-vehicle showroom, which is regarded as ‘Shop and Services’ use, for a period of five years at the application premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 8.6.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of one month so as to allow time to address departmental comments (**Appendix I**).

3. Planning Department's View

- 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. 33A) in that the deferment would allow the applicant to prepare further information 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 further submission from the applicant. If the further information 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 one month for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter received on 8.6.2022 from the applicant's representative
Location plan

PLANNING DEPARTMENT
JUNE 2022