

This document is received on 11 MAY 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2201074 29/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H25/21
	Date Received 收到日期	11 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

The Automall Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	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
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,967.065 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,967.065 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Wan Chai Outline Zoning Plan No. S/H25/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space
(f) Current use(s) 現時用途	Carpark Complex of Hong Kong Convention and Exhibition Centre which is currently used as a Motor-vehicle Showroom (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 28/04/2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"^{##}.
根據土地註冊處截至 28/04/2022 年 04 月 28 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##} 的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has notified1..... "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai, Hong Kong	29/04/2022

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	3,967.065 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Part of Level B1 of Carpark Complex - Temporary 'Shop and Services' (Motor-vehicle Showroom) for a Period of 5 Years (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	N/A	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ... 3,967.065 ... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 3,967.065 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	B1/F (Part)	Temporary 'Shop and Services' (Motor-vehicle Showroom)	Temporary 'Shop and Services' (Motor-vehicle Showroom)

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th data-bbox="512 1424 772 1507">Name/type of installation 裝置名稱/種類</th> <th data-bbox="799 1424 932 1507">Number of provision 數量</th> <th data-bbox="959 1402 1410 1507">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

N/A

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Harbour Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>184 nos. of parking spaces for car display _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)																																

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

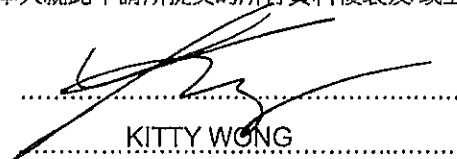
Please refer to the attached Supporting Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會的情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


KITTY WONG

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KTA Planning Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29/04/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	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		
Site area 地盤面積	3,967.065 (includes Government land of 包括政府土地	sq. m 平方米 <input checked="" type="checkbox"/> About 約 N/A sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Wan Chai North Outline Zoning Plan No. S/H25/4		
Zoning 地帶	"Open Space"		
Applied use/ development 申請用途/發展	Proposed Temporary 'Shop and Services' (Motor-vehicle Showroom) for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,967.065 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

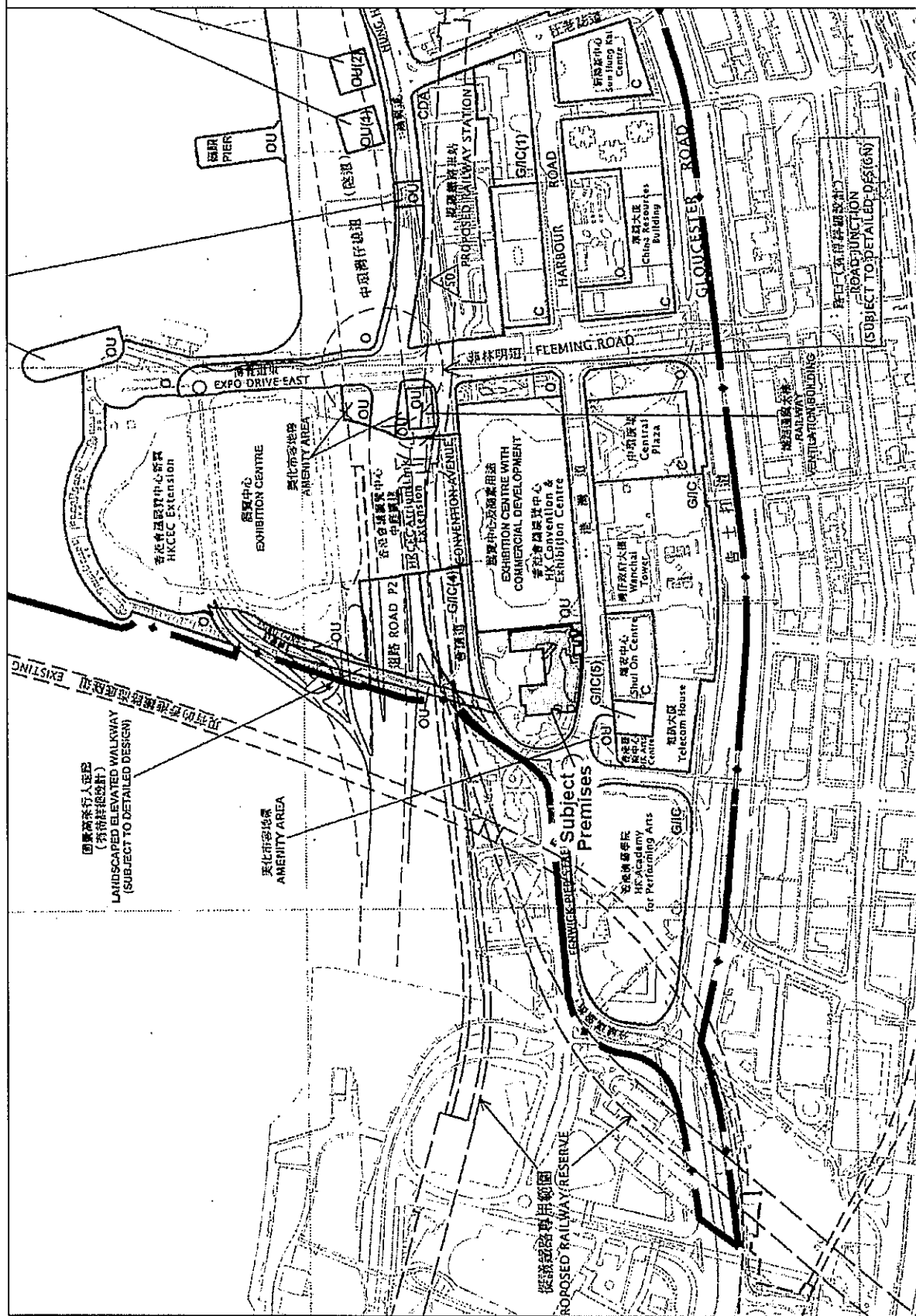
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 184 nos. of parking spaces for car display	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking Demand Study		
<hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



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

Date: 27 April 2022

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public



Planning Application No. A/K25/21 - replacement page of Form No. S16-I
16/05/2022 15:51

From: "Kitty Wong" [REDACTED]
To: <tpbpd@pland.gov.hk>
Cc: <dstleung@pland.gov.hk>

1 attachment



20220516_replacement page of Form No. 16-I.pdf

Dear Sir/Madam,

Reference is made to the captioned S16 Planning Application which was submitted to the TPB on 29 April 2022.

We submit herewith the revised page of Form No. S16-I with the name of the OZP rectified for replacement of the previous submitted version.

Thank you for your kind attention.

Regards,
Kitty

KTA Planning Limited
Unit K, 16/F MG Tower
133 Hoi Bun Road, Kwun Tong
Direct: [REDACTED]
Fax: 3426 9737
URL: www.ktaplanning.com

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Wan Chai North Outline Zoning Plan No. S/H25/4
(e) Land use zone(s) involved 涉及的土地用途地帶	Open Space
(f) Current use(s) 現時用途	Carpark Complex of Hong Kong Convention and Exhibition Centre which is currently used as a Motor-vehicle Showroom (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 28/04/2022 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"^{##}.
根據土地註冊處截至 28/04/2022 年 4 月 28 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 1 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



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

九龍觀塘海濱道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

Our Ref: S3050/HKCEC/22/004Lg

5 July 2022

By Email

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

Dear Sir/Madam,

**Proposed Temporary 'Shop and Services' (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
(Planning Application No. A/H25/21)**

Reference is made to the captioned S16 Planning Application which was deferred by the Town Planning Board ("TPB") at its meeting on 24 June 2022 and the comments received from various Government Departments via Hong Kong District Planning Office of Planning Department during the period from 30 May to 6 June 2022.

Please find enclosed a table containing our responses to the departmental comments received together with the relevant annexes for the consideration of the relevant Government Departments and the TPB.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD

Kitty Wong

Encl. Responses-to-comments table with Annexes A to C

cc. HKDPO – Mr David Leung (by Email)
Applicant

KT/KW/vy



**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/H25/21)**

Comments Forwarded from Hong Kong District Planning Office

Comments		Responses
Comments from Hong Kong District Planning Office (received on 30 May 2022) Contact Person: Mr David LEUNG Tel.: 2231 4603		
I refer to the subject planning application and clarifications on the following points are sought:		
1. Number of Visitors <ul style="list-style-type: none"> According to the previously approved application No. A/H25/20, a maximum of 300 visitors would be allowed at the display area. In relation to the current application No. A/H25/21, please advise the maximum number of visitors to be allowed at the display area. 		The maximum number of visitors to be allowed at the display area remains as 300.
2. Mechanical Monitoring System <ul style="list-style-type: none"> With reference to section 2.4 of the supporting planning statement under the current application, it is stated that a mechanical monitoring system had been installed to monitor the number of visitors accessing to the premises. Please provide supplementary information (such as photos showing the equipment related to the monitoring system on-site) to explain how the mechanical monitoring system functions to keep track of the number of visitors at the display area. 		<p>As shown in Figure 1, there are 6 nos. of access points (i.e. A1, A2, A3, A4, A5 and A6) to the display area and people counting devices are installed at each access point (Annex A refers).</p> <p>The people counting devices are all linked up to a software which provide statistics for separate individuals' entrance and exit of the premises to keep track of the total number of visitors at the display area. Specification of the people counting devices is enclosed for information (Annex A refers).</p>
Comments from Transport Department (received on 1 June 2022)		
<u>Supporting Planning Statement</u>		
1. Para. 3.2.1 – The Applicant should further justify the applicability of the growth trend adopted from the Second Parking Demand Study which was conducted in 20 years ago. The Applicant mentioned that		
According to the CEDD website, OZP portal and DC papers, there will be no development to be completed in the future 10 years and developed in the		

Comments	Responses
<p>according to the said Study, the demand of private car parking in Wan Chai is less than the supply. It is doubtful that the demand/supply ratio in year 2027 can be projected based on the trend between 2006 and 2011. Please also account for the statement that there were no major changes to Wan Chai District and the current parking condition will be similar to the year 2027 situation. The Applicant should take into account any changes in parking supply and the effect of parking demand due to changes in road networks, public transport services and developments during the past 20 years.</p>	<p>past 10 years near the Application Site. Therefore, the development changes do not significantly impact on the number of carparks.</p> <p>Furthermore, since the MTR Exhibition Centre Station and the Exhibition Centre Station Public Transport Interchange (PTI) have been in operation since mid-May 2022, the available car parking number at the HKCEC phase 1 has been increased during event days. The details of the available car parking number at the HKCEC phase 1 (since the Exhibition Centre MTR station and PTI are in operation) are shown in the table at Annex B.</p> <p>From all of the above, the current parking condition will be similar to the year 2027. The demand of private car parking will be less than the supply.</p>
<p><u>Parking Demand Study</u></p> <p>2. Para. 3.1.4 – The Applicant is asked to elaborate the mechanism of triggering the release of the 57 car parking spaces and explain whether the supply for monthly rental parking is adequate to meet the demand under this situation.</p>	<p>Additional 57 carparking spaces were released for public short-term parking in the last approved application. However, due to the Covid-19 outbreak, the demand of the hourly parking and the number of exhibitions being held are low. These 57 carparking spaces have become monthly rental parking. Yet, the released 57 carparking spaces for the monthly rental parking are adequate to meet the demand under this situation.</p>
<p>3. Para. 3.1.5 – The Applicant mentioned that adequate private car parking spaces would still be available in adjacent carparks to accommodate the expected parking demand during major exhibitions. The Applicant should provide details to substantiate.</p>	<p>Your comment is noted.</p> <p>The hourly car parks are available near the applicant's site, include:</p> <ul style="list-style-type: none"> • Central Plaza • Shui On Centre • HKCEC Phase 2 • St Regis Hotel • Sun Hung Kai Centre • China Resources Building • Great Eagle Centre <p>Based on our on-site observation, when the carpark in HKCEC Phase 1 and 2 were nearly full during major event days (around 13:00-17:00), there</p>

Comments	Responses
	<p>were carparks available for parking as shown in the attached photos at Annex C. Please note that only parking situation for Central Plaza, Shui On Centre and St Regis Hotel have been shown as these car parks have digital displays showing the utilization of the carpark for record purpose. Hence, adequate private car parking spaces in adjacent carparks are available to accommodate the expected parking demand during the event days.</p>
<p>4. The Applicant mentioned in Para. 3.2.5 that there were situations with full occupation of parking spaces. The Applicant is asked to review the statement on "...adequate parking spaces were always available to the public" in the subsequent paragraph (presumably should be Para. 3.2.6).</p>	<p>Noted. The statement has been revised as follows:</p> <p><i>"On site observation and photo record shows below the HKCEC phase 1 parking spaces were always available to the public. No full occupation at the HKCEC phase 1 carpark and hence no vehicular queue due to full occupation was observed during this period. Stopped vehicles observed near the car park entrance were waiting only."</i></p> 
<p>5. It is noted that the current application will affect 195 nos. of car parking spaces which is 11 nos. of more than the previous application (i.e., 184 nos. of car parking spaces). With reference to the Parking Demand Records in Appendix A, the situation with full occupation of parking spaces is anticipated to occur more frequently under the current</p>	<p>A total of 195 car parking spaces are occupied by the showroom and temporarily suspended. According to the previous TPB letter issued on 24 July 2020, TPB has allowed a maximum of 184 cars for display purpose. Yet, the layout and number of car parking remain consistent with the previous Planning Application.</p>

Responses	
Comments	
application with larger number of car parking spaces being affected.	
Comments from Lands Department (received on 6 June 2022)	
1. Under Special Condition No. (10)(a) of the conditions of Grant of the Inland Lot 8593, 1070 car parking spaces shall be provided within the lot of which 670 car parking spaces shall be made available for short term public parking. The applicant should consider revising the number of spaces for short-term public parking as stated in paragraph 1.1.2 of the Parking Demand Study at Appendix 3 of the supporting planning statement from 640 to 670.	Noted. Total of 1070 car parking spaces shall be provided within the lot and 670 car parking spaces shall be made available for the short-term public parking.

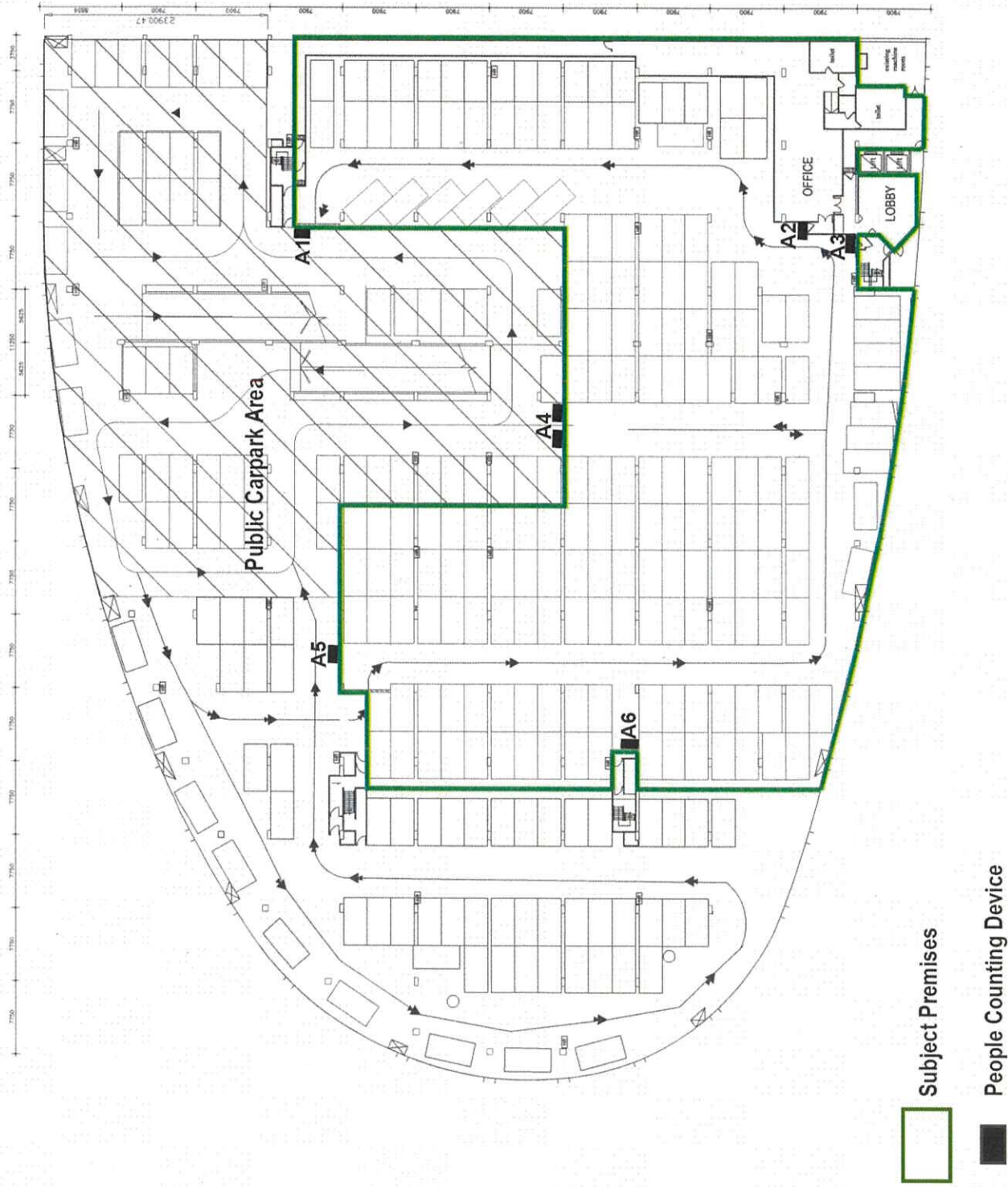
Compiled by: KTA

Date: 5 July 2022

File Ref.: 20220705_A_H25_21_F11_V01

Annex A

Figure 1 Location of the People Counting Devices



Subject Premises

People Counting Device

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.

BD REF :

FSD REF :

WONG SHING TANG
Authorized Person (Engineer)
BEng CEng MStructE MHKIE RPE
AP (E) 12/00

REV	DESCRIPTION	DATE	BY	CHECK'D	APP
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PROPOSED ADDITION & ALTERATION WORKS TO
PART OF LEVEL B1 OF THE CAMPARK COMPLEX,
THE HONG KONG EXHIBITION & CONVENTION CENTRE,
1.1-8/93, HONG KONG

S-T WONG & PARTNERS LIMITED
CONSULTING ENGINEERS

Pat. B. 3/S, Inc. 365 Building,
200-790 Avenue Road, 8th, R.L.
Tel: 813-255-1718
Fax: 813-255-1718
E-mail: info@patb3s.com

Layout Plan

PROJECT No. P270-0A

Photos of the People Counting Devices



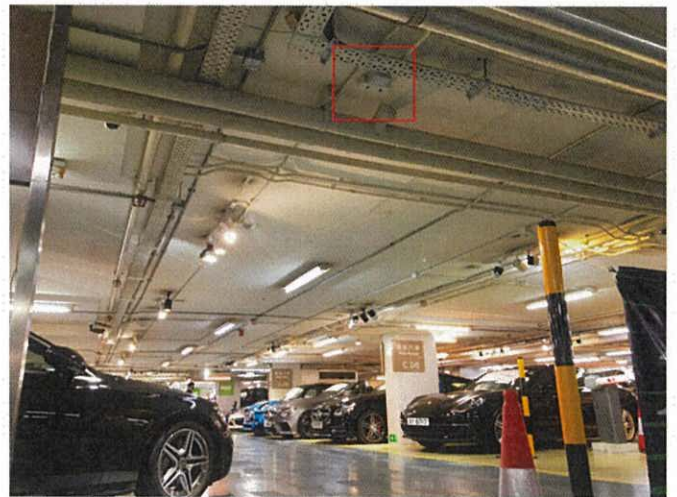
A1



A2



A3



A5



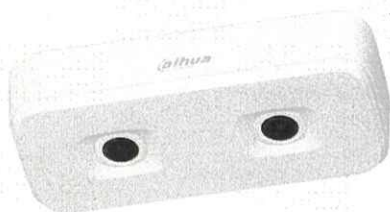
A4



A6

DH-IPC-HD4140X-3D

1.3MP Dual-Lens People Counting AI Network Camera



- Two 1/3" 1.3Megapixel progressive scan STARVIS™ CMOS
- H.265&H.264 triple-stream encoding
- 25/30fps@1.3MP(1280×960)
- DWDR, Day/Night(Electronic), 3DNR, AWB, AGC, BLC
- Multiple network monitoring: Web viewer, CMS(DSS/PSS) & DMSS
- 2.1mm fixed lens (2.8mm optional)
- Micro SD memory, IP54, PoE
- People Counting: Support line crossing people counting, region people counting

DeepSense

DeepSense series products adopt the most advanced AI technologies, including deep learning algorithms that primarily target people and vehicles, which provides higher flexibility and accuracy for end-users. This enables the Dahua DeepSense series to offer various advanced applications such as Face Recognition, ANPR, Metadata, People Counting, traffic data statistics, etc. The complete lineup of Dahua DeepSense includes network (PTZ) cameras, network video recorders, servers, and platform management products. Beyond seeing the world, the power of AI allows devices to perceive the environment and understand the world in a better way.



System Overview

The Dahua Stereo Vision People Counting camera uses dual-lens imaging technology to capture 3D depth information from within images. The camera pairs this information with deep learning algorithms to analyze and detect human bodies and track target objects in real time. The camera provides statistics for separate individuals' entrance and exit with up to 95% counting accuracy.

Functions

Smart Codec (H.265+ & H.264+)

Smart Codec is the optimized implementation of standard video compression (H.265 & H.264) that uses a scene-adaptive encoding strategy, dynamic GOP, dynamic ROI, flexible multi-frame reference structure and intelligent noise reduction to deliver high-quality video without straining the network. Smart Codec technology reduces bit rate and storage requirements by up to 70% when compared to the standard video compression.

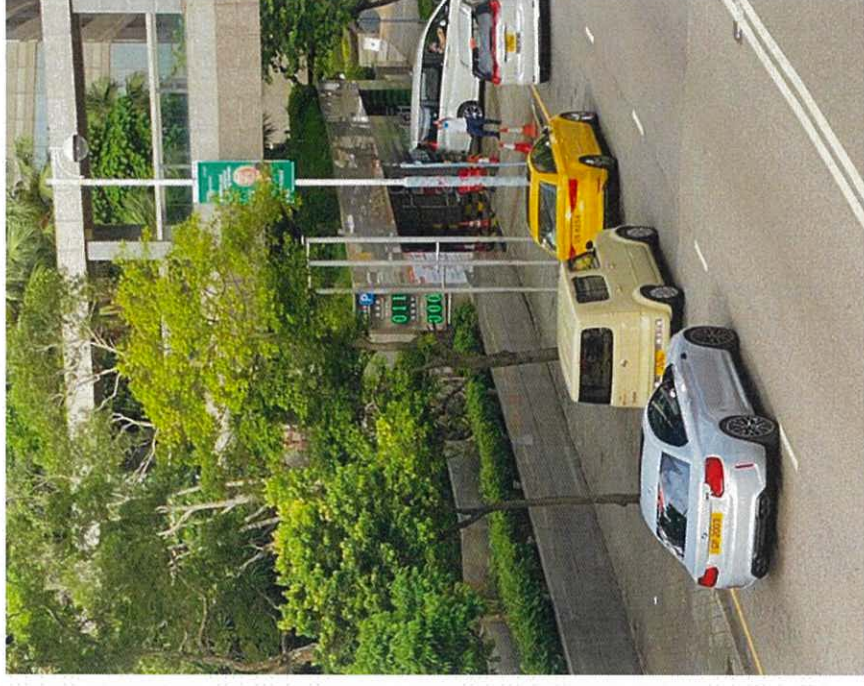
Annex B

Record of Parking Vacancy										
Date Time	May 2022									
	15/5	16/5	17/5	18/5	19/5	20/5	21/5	22/5	23/5	24/5
	<ul style="list-style-type: none"> The 105th HK Wed 	<ul style="list-style-type: none"> Christie's HK Spring Auctions 								
0:00	498	499	496	498	503	498	502	498	510	501
1:00	497	500	496	500	502	500	502	498	510	501
2:00	499	500	496	500	502	500	502	498	510	501
3:00	499	500	496	500	503	500	505	498	510	501
4:00	499	500	496	500	503	500	507	498	510	501
5:00	500	500	496	500	503	500	507	500	511	501
6:00	500	500	496	500	504	500	507	501	511	501
7:00	491	495	496	499	504	501	507	501	511	500
8:00	468	484	491	493	479	500	502	501	506	494
9:00	380	452	453	465	464	495	499	486	476	456
10:00	288	426	420	408	433	465	470	458	458	423
11:00	221	422	381	386	400	425	404	414	405	386
12:00	153	373	322	364	388	407	343	371	373	346
13:00	88	334	281	360	361	425	320	323	340	361
14:00	134	331	273	348	350	406	349	333	338	390
15:00	157	346	279	337	354	382	365	333	344	388
16:00	173	315	273	308	367	351	335	316	364	386
17:00	262	300	264	302	336	312	307	259	327	364
18:00	318	331	234	291	304	288	253	207	335	339
19:00	357	388	252	352	325	326	256	236	298	290
20:00	377	445	304	428	404	422	312	282	373	345
21:00	418	484	387	498	430	474	401	372	466	427
22:00	462	489	438	499	455	474	473	456	481	499
23:00	483	490	495	500	486	501	498	478	495	498

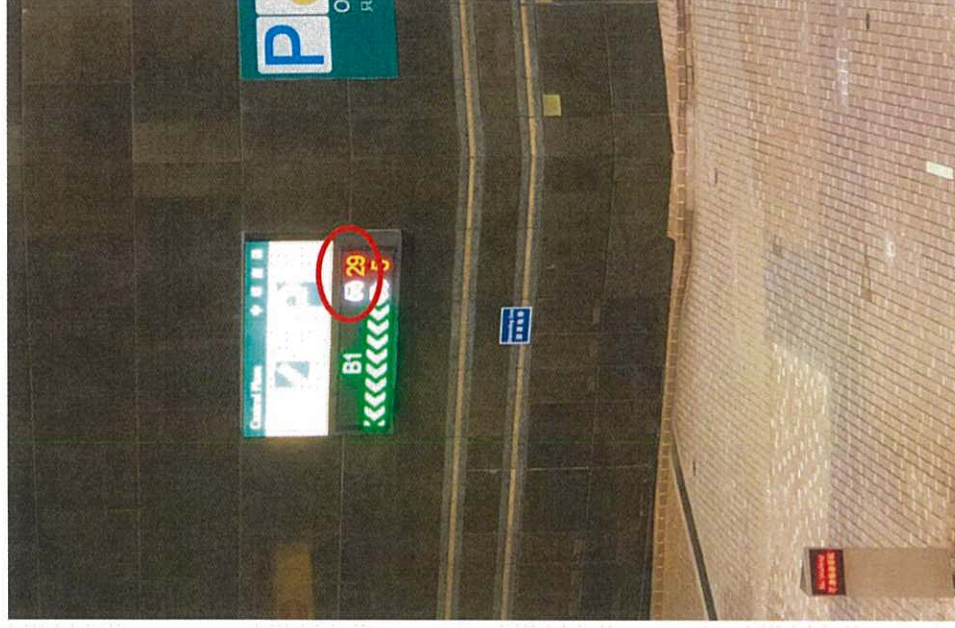
Record of Parking Vacancy							
Date Time	May 2022						
	25/5	26/5	27/5	28/5	29/5	30/5	31/5
	<ul style="list-style-type: none"> Christie's HK Spring Auctions Art Basel 2 Art Central 					<ul style="list-style-type: none"> Christie's HK Spring Auctions 	
0:00	500	502	501	481	498	502	502
1:00	500	503	501	481	498	502	502
2:00	502	503	501	481	498	502	503
3:00	502	503	501	481	498	502	503
4:00	502	503	501	481	498	502	503
5:00	502	503	501	481	498	502	503
6:00	502	503	501	482	498	502	503
7:00	500	494	488	481	490	502	503
8:00	501	457	421	396	388	500	499
9:00	412	413	344	302	301	481	484
10:00	382	334	280	190	153	455	467
11:00	368	257	202	74	103	434	445
12:00	345	125	96	38	28	405	430
13:00	306	96	52	31	19	386	404
14:00	299	92	56	60	13	385	351
15:00	298	97	63	80	35	357	366
16:00	237	124	56	74	35	361	385
17:00	199	182	66	79	107	340	379
18:00	134	283	126	109	170	342	337
19:00	152	347	182	168	309	308	300
20:00	238	472	261	282	342	351	334
21:00	313	494	374	399	404	416	418
22:00	406	498	456	439	470	479	448
23:00	492	498	481	493	499	499	497

Annex C

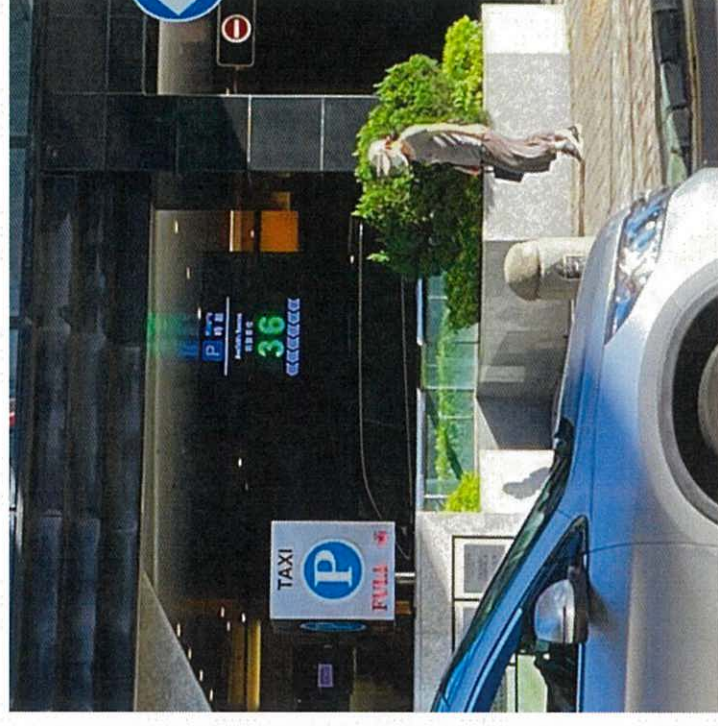
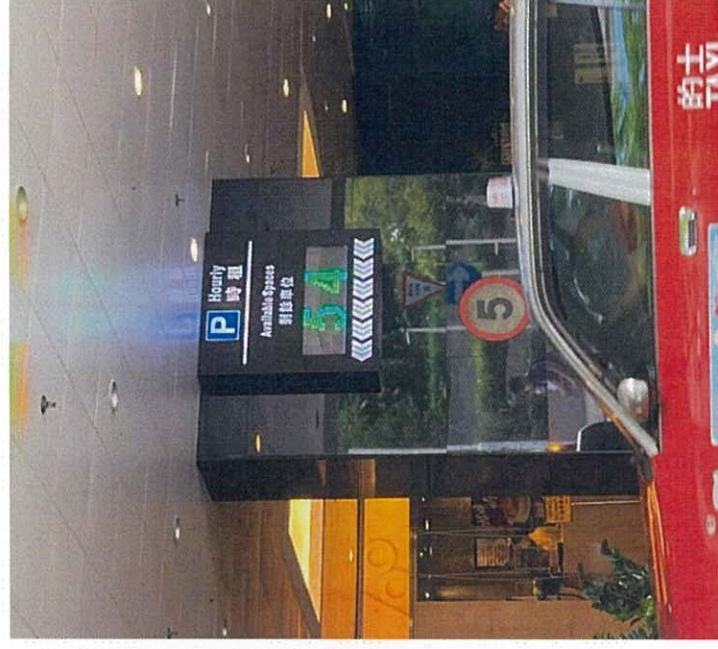
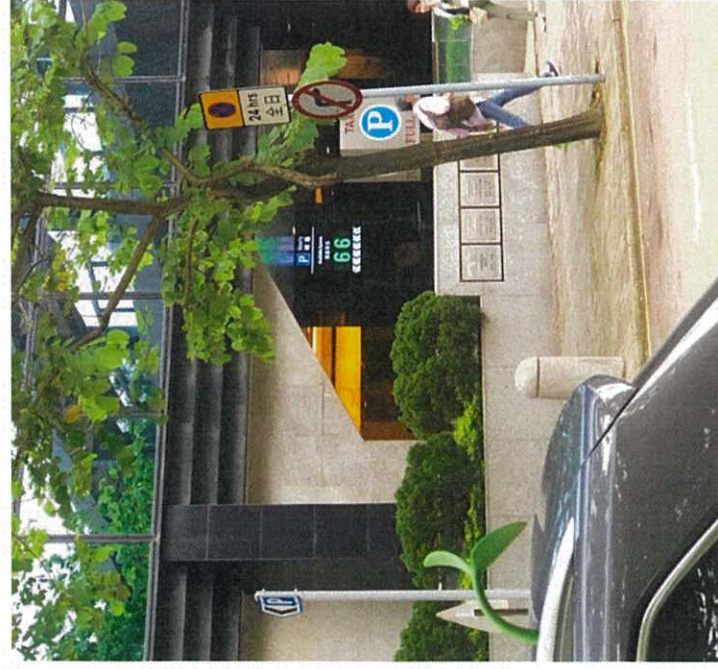
Available Carparking Spaces in Adjacent Carpark – HKCEC Phase 1 & 2



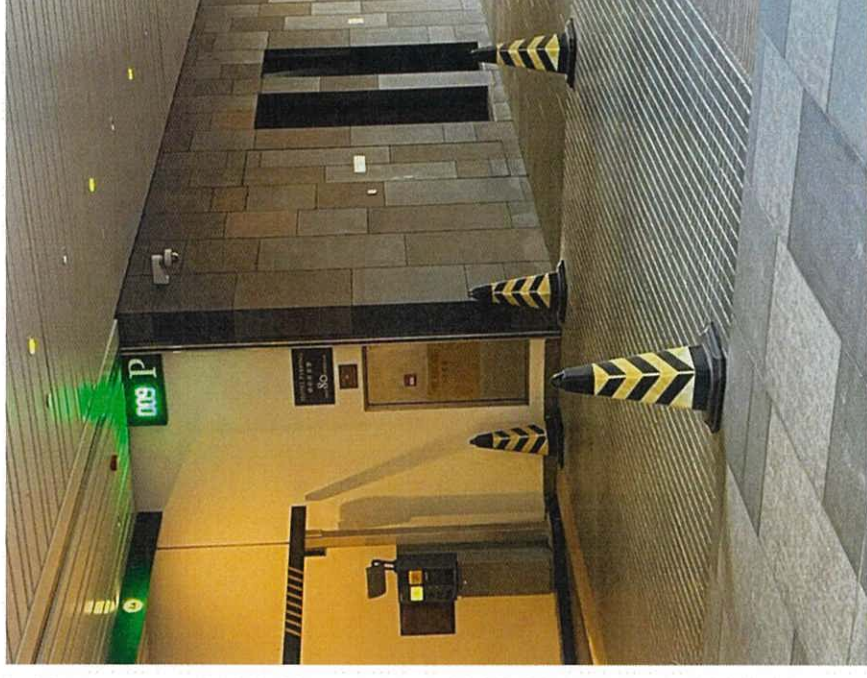
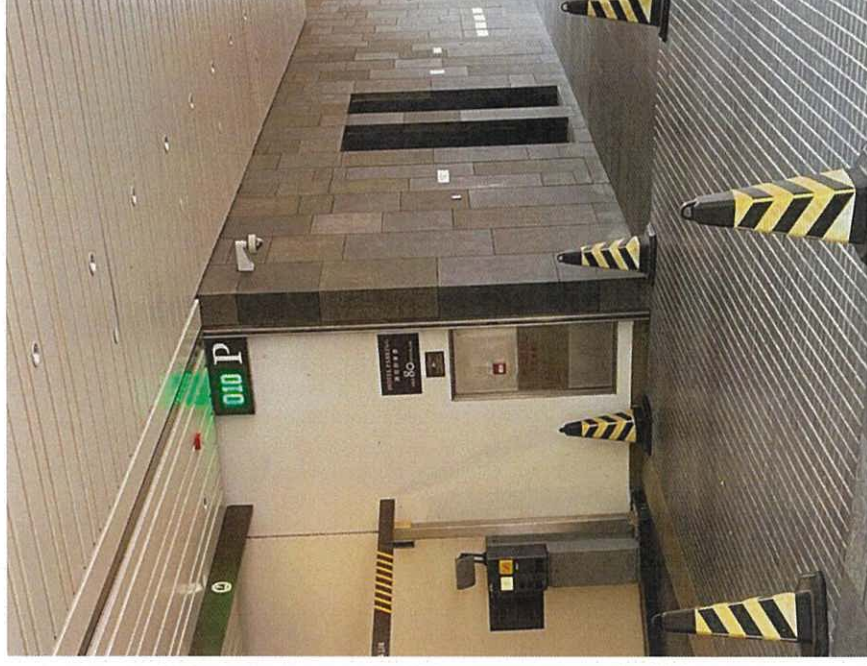
Available Carparking Spaces in Adjacent Carpark - Central Plaza



Available Carparking Spaces in Adjacent Carpark - Shui On Centre



Available Carparking Spaces in Adjacent Carpark - St Regis Hotel





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KOWLOON, HONG KONG

九龍觀塘海濱道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

Our Ref: S3050/HKCEC/22/005Lg

10 August 2022

By Email

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

Dear Sir/Madam,

**Proposed Temporary 'Shop and Services' (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
(Planning Application No. A/H25/21)
Further Information No. 2**

Reference is made to the comments from Transport Department ("TD") on Further information No. 1 conveyed via email from Hong Kong District Planning Office on 19 July 2022.


Enclosed please find a table containing our responses to TD's comments together with Appendix A for the consideration of TD.

As compared with the previous Planning Application No. A/H25/20, two lifts, the staircase and E&M room near the lift lobby have been excluded in the current Application Site boundary as these facilities are not solely related to the operation of the Showroom. Please note that the current Application Site boundary reflects the latest Waiver boundary approved by Lands Department.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD



Kitty Wong

Encl. Responses-to-comments table with Appendix A

cc. HKDPO – Mr David Leung (by Email)
Applicant

KT/KW/vy



FS 579819



**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/H25/21)**

Comments Forwarded from Hong Kong District Planning Office

Comment	Response
Comments from Transport Department	
<p>Response to TD's comment item 1 refers. We remain doubtful about the applicability of the second Parking Demand Study published in 2022 for projecting the demand/ supply ratio in 2027. Apart from the significant increase in the vehicle fleet size of the territory, there have also been substantial changes in the road network (e.g. commissioning of the Central- Wan Chai Bypass and at-grade roads such as Lung Wo Road) and developments (e.g. phased opening of the harbour front) in Wan Chai North area which have affected the driving pattern and the parking demand in the area. The applicant should review any changes anticipated in the application period which may affect the parking supply and demand with respect to the existing situation.</p>	<p>We agree that the second PDS2 published in 2002 may not be fully applicable for predicting the situation for 2027; however, there is no other relevant information can be obtained.</p> <p>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.</p> <ul style="list-style-type: none"> • 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
	<p>Nevertheless, 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 and 2022.</p> <p>Such information is provided 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 that 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 <u>average surplus parking spaces available per event</u></p>

Comment	Response																																								
	<p>day(highlighted in yellow) which shows in Appendix A.</p> <p>The maximum growth (p.a.) in demand from 2015 to 2022 is found to be 3%.</p> <p>For a conservative approach, this 3% is applied to year 2015 to obtain the expected demand in 2027. The anticipated the supply/ demand ratio in year 2027 is 0.796.</p> <p>Average Parking Demand in HKCEC During the Events Days</p> <table><tr><th>Year</th><th>Average Surplus parking spaces available during the event days⁽¹⁾</th><th>Average parking demand during event days ⁽²⁾</th><th>Change per annual from year 2015</th><th>Demand / Supply Ratio ⁽³⁾</th></tr><tr><td>2015</td><td>331</td><td>419</td><td></td><td>0.55</td></tr><tr><td>2017</td><td>332</td><td>418</td><td>-0.1%</td><td>0.56</td></tr><tr><td>2018</td><td>293</td><td>458</td><td>3.0%</td><td>0.61</td></tr><tr><td>2019</td><td>321</td><td>429</td><td>0.6%</td><td>0.57</td></tr><tr><td>2021</td><td>311</td><td>439</td><td>0.8%</td><td>0.59</td></tr><tr><td>2022</td><td>397</td><td>354</td><td>-2.4%</td><td>0.47</td></tr><tr><td>2027</td><td>153⁽⁴⁾</td><td>597 ⁽⁵⁾</td><td>3.0%</td><td>0.796</td></tr></table> <p>(1) <i>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</i></p> <p>(2) <i>The total available short-term parking is 750</i></p> <p>(3) <i>Demand/ Supply Ratio = Demand / Total available short-term parking</i></p> <p>(4) <i>Average surplus parking spaces available in 2027 = 750-597</i></p> <p>(5) <i>Growth factor of 3 % is applied to the 2015 Average Parking demand during the event days =419 x 1.03⁽¹²⁾</i></p> <p>All in all, the above forecasted table demonstrates that there is sufficient parking provision in HKCEC in year 2027. Hence, the impact of the extension on Temporary</p>	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	-0.1%	0.56	2018	293	458	3.0%	0.61	2019	321	429	0.6%	0.57	2021	311	439	0.8%	0.59	2022	397	354	-2.4%	0.47	2027	153 ⁽⁴⁾	597 ⁽⁵⁾	3.0%	0.796
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2022	397	354	-2.4%	0.47																																					
2027	153 ⁽⁴⁾	597 ⁽⁵⁾	3.0%	0.796																																					

Comment	Response
	Motor-vehicle showroom for further 5 years is considered acceptable on the parking condition in the precinct area.

Appendix A

Average Parking Demand in HKCEC During the Events Days

	Average (Surplus) (1)	Short-term parking demand	Growth p.a. from 2015
2015			
HK Toys & Games Fair, Baby Products Fair, International Stationery Fair, International Licensing Show			
12/1 13/1 14/1 15/1 19/1 20/1 21/1 22/1 23/1 24/1 25/1 26/1 27/1 28/1 29/1 30/1 31/1			
289 282 290 254 349 373 381 354 313 316 339 327 281 365 352 380 370			
2017			
Toys & Games Fair, Baby Products Fair, International Stationery Fair, International Licensing Show			
9/1 10/1 11/1 12/1 16/1 17/1 18/1 19/1 20/1 21/1 22/1 23/1 24/1 25/1 26/1 27/1 28/1 29/1 30/1 31/1			
293 312 335 270 340 419 374 324 311 331 373 397 286 315 330 340 337			
2018			
Electronics Fair Spring Edition, International ICT Expo			
13/4 14/4 15/4 16/4 9/7 10/7 11/7 12/7 13/7 14/7 15/7 16/7 17/7 18/7 19/7 20/7 21/7 22/7 23/7 24/7 25/7 26/7 27/7 28/7 29/7 30/7 31/7			
278 277 287 312 351 294 366 333 293 258 292 243 241 242 322 293 294 243 289 258 279 310 322 322 299 330 300 310 270 267			
2019			
Toys & Games Fair, Baby Products Fair, International Stationery Fair, International Licensing Show			
7/1 8/1 9/1 10/1 15/2 16/2 17/2 18/2 19/2 20/2 21/2 22/2 23/2 24/2 25/2 26/2 27/2 28/2 29/2 30/2 31/2			
343 337 336 280 379 331 324 317 316 311 294 249 309 371 374 357 340 321 320 260 284 300 309 292 268 358 337 342 364 317			
2021			
Baby Show in Spring, International Immigration & Property Expo			
26/3 27/3 28/3 20/5 21/5 22/5 23/5 16/7 17/7 18/7 19/7 20/7 21/7 22/7 23/7 24/7 25/7 26/7 27/7 28/7 29/7 30/7 31/7			
316 300 325 356 309 304 317 263 259 248 256 324 325 320 302 298 400 338 324 304 337			
2022			
HK Toys & Games Fair, Baby Products Fair, International Stationery Fair, International Licensing Show			
15/5 16/5 17/5 18/5 19/5 20/5 21/5 22/5 23/5 24/5 25/5 26/5 27/5 28/5 29/5 30/5 31/5			
363 434 396 431 432 444 422 409 436 433 379 366 313 294 306 438 440			
2023			
HK Toys & Games Fair, Baby Products Fair, International Stationery Fair, International Licensing Show			
15/5 16/5 17/5 18/5 19/5 20/5 21/5 22/5 23/5 24/5 25/5 26/5 27/5 28/5 29/5 30/5 31/5			
396 434 396 431 432 444 422 409 436 433 379 366 313 294 306 438 440			

NOTE
 (1) Average surplus parking spaces available = Average number of 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



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Our Ref: S3050/HKCEC/22/006Lg

17 August 2022

By Email

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

Dear Sir/Madam,

**Proposed Temporary 'Shop and Services' (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
(Planning Application No. A/H25/21)
Further Information No. 3**

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board at its meeting on 26 August 2022.

As per the request of Hong Kong District Planning Office, we would like to clarify that the parking demand survey conducted during Christie's HK Spring Auction held in the period of 16 to 31 May 2022 has also taken into account two other events i.e. Art Basel 2022 and Art Central 2022 held between 25 and 29 May 2022 (Appendix A of Further Information No. 2 refers).

Please note that the 57 nos. of carparking spaces released from the Temporary Motor-vehicle Showroom at B1/F as mentioned in section 3.1.4 of the Parking Demand Study Report are being used for short-term parking.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Mr Kenneth To at 3426 8451.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LTD


Kitty Wong

cc. HKDPO – Mr David Leung (by Email)
Applicant
KT/KW/vy



Previous s.16 Planning Applications at the Application Premises

Approved Applications

Application No.	Proposed Development	Date of Consideration	Decision	Approval Conditions
A/H25/2	Temporary Exhibition Hall for Motor Vehicles for a Period of 3 Years	10.10.2003 Metro Planning Committee (MPC)	Approved	(A1), (A2) &(A3)
A/H25/6*	Temporary Exhibition Hall for Motor Vehicles for a Period of 3 Years	3.11.2006 (MPC)	Approved	(A1), (A2), (A4) & (A18)
A/H25/10	Temporary Exhibition Hall for Motor Vehicles for a Period of 3 Years	18.12.2009 (MPC)	Approved for a period of 2 years	(A1), (A5), (A6), (A7), (A9), (A10), (A11), (A12), (A13), (A14), (A16) & (A19)
A/H25/12	Renewal of Planning Application for Temporary Exhibition Hall for Motor Vehicles for a Period of 5 Years	7.10.2011 (MPC)	Approved for a period of 2 years	(A1), (A5), (A6), (A8), (A9), (A10) & (A17)
A/H25/14	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	16.5.2014 Town Planning Board (TPB)	Approved for a period of 2 years upon review application [#]	(A1), (A5), (A6), (A8), (A9), (A10), (A15) & (A22)
A/H25/18	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	29.7.2016 (MPC)	Approved for a period of 2 years	(A1), (A5), (A6), (A8), (A9), (A10), (A15), (A20) & (A21)
A/H25/19	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	20.7.2018 (MPC)	Approved for a period of 2 years	-Ditto-
A/H25/20	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years	10.7.2020 (MPC)	Approved for a period of 2 years	-Ditto-

Main Reason(s) for Approval/Approval Condition(s)

- (A1) No motor shows or car fairs or any related events should be undertaken at the premises
- (A2) The provision of means of escape to the satisfaction of the Director of Buildings or the TPB
- (A3) The provision of fire services installations to the satisfaction of the Director of Fire Services or of the TPB before the proposed use was put into operation

- (A4) The provision of fire service installations and submission of documentary proof to indicate that the fire safety requirements, so endorsed, were fulfilled within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 3.5.2007
- (A5) The number of cars to be parked at the car parking area of the application premises should not exceed 345 (276 for application No. A/H25/19 and 184 for application No. A/H25/20) at any time
- (A6) The number of visitors allowed at the car parking area of the application premises should not exceed 300 at any time
- (A7) The installation of a mechanical monitoring system to control the number of visitors to the car parking area of the application premises, as proposed by the applicant, before the proposed use was put into operation, to the satisfaction of the Director of Buildings or of the TPB, and to employ an independent professional to monitor the system and prepare monitoring reports on a monthly basis
- (A8) To employ an independent professional to monitor the mechanical monitoring system to control the number of visitors to the car parking area of the application premises and prepare monitoring reports on a monthly basis
- (A9) To employ an Authorized Person to conduct audit checks on the monitoring system and the monitoring reports on the number of visitors to the car parking area of the application premises, as proposed by the applicant, on a bi-monthly basis
- (A10) In relation to (A9) above, to submit the audit reports every two months, with/highlighting any non-compliance on the number of visitors to the car parking area of the application premises highlighted, to the satisfaction of the Director of Buildings or of the TPB
- (A11) The submission of proposal for means of escape within 3 months from the date of approval to the satisfaction of the Director of Buildings or of the TPB by 18.3.2010
- (A12) In relation to (A11) above, the implementation of the means of escape within 6 months from the date of approval to the satisfaction of the Director of Buildings or of the TPB by 18.6.2010
- (A13) The submission of proposal for fire service installations within 3 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 18.3.2010
- (A14) In relation to (A13) above, the implementation of the fire service installations and submission of documentary proof to indicate that the fire safety requirements were fulfilled within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 18.6.2010
- (A15) The provision of fire service installations (within 3 months from the date of approval for application No. A/H25/18, No. A/H25/19 and No. A/H25/20) to the satisfaction of the Director of Fire Services or of the TPB (by 29.10.2016 for application No. A/H25/18, by 20.10.2018 for application No. A/H25/19 and by 10.10.2020 for application No. A/H25/20)

- (A16) If any of the above planning conditions (A1), (A5), (A6), (A7), (A9) or (A10) was not complied with during the approval period, the approval hereby given should cease to have effect and should be revoked immediately without further notice
- (A17) If any of the above planning conditions (A1), (A5), (A6), (A8), (A9) or (A10) was not complied with during the approval period, the approval hereby given should cease to have effect and should be revoked immediately without further notice
- (A18) If the planning condition (A4) above was not complied with by the specified date, the approval given hereby should cease to have effect and should on the same date be revoked without further notice
- (A19) If any of the above the planning condition (A11), (A12), (A13) or (A14) was not complied with by the specified date, the approval given should cease to have effect and should on the same date be revoked without further notice
- (A20) If any of the above planning condition (A1), (A5), (A6), (A8), (A9) or (A10) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice
- (A21) If any of the above planning condition (A15) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice
- (A22) If any of the above planning condition (A1), (A5), (A6), (A8), (A9), (A10) or (A15) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice

Remarks

- * *The planning permission (No. A/H25/6) was the subject of four s.16A applications (No. A/H25/6-1 to A/H25/6-4) for extension of time for compliance with approval condition (A4) and (A18) and the planning permission granted under s.16A application No. A/H25/6-4 was revoked on 14.5.2009 due to non-compliance with condition (A4) and (A18) stated above.*
- # *The planning application (No. A/H25/14) was approved by the MPC on 17.1.2014 for a period of one year (instead of three years sought) from 17.1.2014 to 17.1.2015 so as to enable close monitoring and better control of the supply and demand of car parking spaces at Hong Kong Convention and Exhibition Centre and its vicinity. The applicant applied for a review of the MPC's decision to approve the application for a period of one year. On 16.5.2014, having considered that the Secretary of Commerce and Economic Development and the Commissioner for Transport had re-affirmed their no objection to approve the application for a period of two years at the review stage, the TPB approved the application with conditions for a period of two years until 16.5.2016.*

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reason
A/H25/9	Temporary Exhibition Hall for Motor Vehicles up to November 2009	24.10.2008 (MPC)	(R1)

Main Reason(s) for Rejection:

- (R1) There was insufficient information in the submission to demonstrate that fire safety installations would be provided early for the temporary exhibition hall use

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) No in-principle objection to the subject application subject to the compliance with the terms and conditions of existing temporary waiver as amended.
- (b) The application premises (the Premises) falls within Inland Lot No. 8593 which is held under the Conditions of Grant No. UB11784 dated 28.2.1985 as varied or modified by a Modification Letter dated 8.6.1990 ("the Conditions"). Under Special Condition No. (10)(a) of the Conditions, 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.
- (c) A temporary waiver was issued on 31.12.2014 to permit car parking area of the Basement Level 1 (with waiver area of 8,200m²) for the purpose of the 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 345 motor vehicles to be parked at the waiver area for a term of two years certain commencing on 27.1.2010 and thereafter quarterly. The temporary waiver is currently on quarterly basis. To tally with the planning application No. A/H25/19 approved on 20.7.2018, a supplementary waiver agreement dated 20.12.2019 allowed the reduction of the waiver area and the maximum number of motor vehicles to be parked at the waiver area to 6,161m² and 276 respectively with effect from 27.1.2019.
- (d) The previous application No. A/H25/20 approved on 10.7.2020 under which the area of the Premises had been further reduced. The owner of the Premises (the Owner) pursuant to the Application No. A.H25/20 applied to his office to reduce the waiver area and the maximum number of motor vehicles to be parked at the waiver area to 3,967.065m² and 184 respectively with effect from 18.8.2020. The application for the proposed amendments to the waiver terms was approved by his office and the basic terms of which have been accepted by the Owner.
- (e) The subject application is basically same as the Application No. A/H25/20 with area of 3,967.065m². The proposed boundary as shown in **Appendix Ia** of the Paper and the area of the maximum number of motor vehicles to be parked at the area as stated in the **Appendix Ia** of the Paper are tallied with the approved amendments on the waiver terms as mentioned above.

2. Traffic Aspect

Comments of the Commissioner of Police (C of P):

- (a) No specific traffic comment on the application.

- (b) It is advised that the applied use should not cause adverse traffic obstruction in or beyond the application premises.

3. Building Matters

Comments of the Chief Building Surveyor/Hong Kong East & Heritage Section, Buildings Department (CBS/HKE&H, BD):

- (a) No adverse comment under the Buildings Ordinance (BO) on the planning application.
- (b) For the purpose of monitoring the mode of operation as proposed by the applicant in order to ensure not to affect the Means of Escape and Fire Services Installations requirements, he has no objection in principle to impose the conditions regarding the maximum number of visitors permitted, employment of an independent professional to monitor the mechanical monitoring system and an Authorised Person to conduct bi-monthly audit checks on the monitoring system as well as submission of bi-monthly audit reports which were imposed in the previous planning approval (No. A/H25/20).
- (c) The applicant is reminded that all building works should be carried out in accordance with the BO.

4. Environmental Aspect

Comments of the Director of Environmental Protection (DEP):

- (a) No objection to the application from environmental planning perspective and no approval condition is required to be imposed in the permission. It is noted that the current application is similar to the previous applications.
- (b) For air quality aspect, the applicant is advised on the following:
 - (i) to switch on vehicle engines only when necessary and switch off the engines immediate after use to minimise air pollutants in the showroom;
 - (ii) to make reference to and comply with the Motor Vehicle Idling (Fixed Penalty) Ordinance (Cap. 611); and
 - (iii) to make reference to the Practice Note for Professional Persons on "Control of Air Pollution in Car Park" (ProPECC PN 2/96) which provides information on the air quality standards in car park.

5. Fire Safety

Comments of the Director of Fire Services (D of FS):

No objection to the planning application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of his department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

6. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) Secretary for Development (Harbour Unit);
- (b) Project Manager (South), Civil Engineering and Development Department (PM(S), CEDD);
- (c) Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK, HyD); and
- (d) District Officer (Wan Chai), Home Affairs Department (DO(WC), HAD).

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/H25/21 HKCEC Automall
08/06/2022 02:54

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/H25/21

Part of Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai

Site area : About 3,967sq.m

Zoning : "Open Space"

Applied use : Renewal Automall / 5 Years

Dear TPB Members,

This is ridiculous, approved 10 July 2020 for two years until the MTR station would open.

Well this is now in operation. Anyone who visited HKCEC last week during Art Basel and other art related viewings knows that it is time that the HKCEC parking revert fully to its intended purpose as, hopefully, the borders will gradually open up after the 20th National Party **Congress** in Autumn.

In addition in order to encourage 'Park and Ride' use of the extended MTR service it is essential that there be adequate parking facilities within easy walking distance of the MTR station in order to reduce cross harbour vehicular traffic.

*"the HKCEC (Phase 1) car park complex had provided some monthly rental parking spaces. According to the PDS submitted by the applicant, there were vacant parking spaces during mega exhibitions and **only on several occasions that all the parking spaces were fully occupied.** Hence, sufficient parking spaces were available at the car park complex to satisfy different parking needs."*

Several occasions is not a trivial matter and note that this was in 2020 when international travel was already being impacted by Covid.

NWD has taken advantage of its role as manager of HKCEC to further its own commercial interests. On street parking cannot be tolerated in the vicinity.

Members must now ensure that the community interests be paramount and advise

NWD that it is time to relocate the Automall.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Saturday, June 13, 2020 5:57:33 AM
Subject: A/H25/29 Automall

A/H25/20

Part of Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai
Site area : About 4,074sq.m
Zoning : "Open Space"
Applied use : Renewal Automall / **5 Years**

Dear TPB Members,

The operator claims to further reduce the number of spaces to be used for Automall from 252 to 195 but also to lock in for a further **FIVE YEARS**.

The previous application was reduced to two years

The Secretary for Commerce and Economic Development (SCED) considered that the conversion of a portion of the basement car park into a motor-vehicle showroom would reduce the number of parking spaces available to visitors of the Hong Kong Convention and Exhibition Centre (HKCEC) and the approval period should be limited to two years given that the parking demand might change with the passage of time and the on-going developments around the application premises (the Premises).

HKCEC has been closed for many months now but expectations are that trade fairs and forums will recommence in coming months and the facilities will be put to full use again.

At the same time many showrooms and shops all over the city have been vacated and with the changes in retail patterns it is clear that some will remain so for considerable periods. This is an opportune time for this used car sales operation to find a new home

The Automall operation is clearly an inappropriate use of a facility built for exhibition and convention purposes and the zoning. NWD has taken advantage of its management contract to promote its own commercial businesses there.

The Shatin to Central Line is scheduled for completion in two years. There are certainly community services that could be provided at what will become a much more convenient location going forward.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 26, 2018 2:17:02 AM
Subject: A/H25/19 Automall

A/H25/19

Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai

Zoning : "Open Space"

Applied Use : Renewal Automall

Dear TPB Members,

The operator claims to reduce the number of spaces to be used for Automall from 305 to 252.

One whole floor of parking intended to alleviate congestion on local streets has been used as a used car showroom since 2003. Meanwhile on Harbour Road there is frequently double parking in front of the government buildings, etc. Illegal parking on both sides of the streets is a daily occurrence.

There is often a long line of idling cars in front of the parking facilities. This is adjacent to a public park and is totally inappropriate. The police should be conducting more frequent enforcement. I have complained to EPD on a number of occasions that it could give out dozens of idling engine fines there every day if officials would come down from their offices in Revenue Tower occasionally.

During periods when HKCEC is hosting large trade fairs there is chronic congestion on nearby streets. The parking is full so vehicles circulate looking for illegally street side parking and cause unnecessary pollution. The effect can be felt even further away at locations such as the Harbour Road Garden in front of China Resources complex.

Originally there were supposed to be 1,300 parking spaces provided at the complex. However currently there are actually only

G/F Public Parking 169 W slots plus 90 on the other side = 259

B has 280 W and then a tunnel under the road to another 224 under HKCEC new wing.

B1 Auto Mall 304 slots

Total: 259 + 280 + 224 + 304 = 1,067

So even with all spaces allocated to parking there would be a **short fall of almost 250 slots**. Moreover the parking facilities serve not only HKCEC but also the **600 apartments at Convention Plaza**. Perhaps TD could advise members how many spaces should be provided under the lease for that facility?

I noted previously that a significant number of the slots on Level B W appear to be

devoted to long time parking. There were around ten Ferrari's with covers and a number of very clean vintage cars out of proportion to the number one would normally see around. Conclusion is that they are related to Auto Mall unless there are an exceptional number of vintage lovers living at the apartments.

Can TPB members question what is going on there, is it appropriate that public parking intended to cater for an exhibition centre be used for vehicle storage.

The application states the Parking Demand Study shows that suspension of parking spaces would have no impact on local traffic conditions. They would wouldn't they?

There will be exits to the Central/Wanchai Bypass close by that will certainly bring additional traffic to this area. There is no data provided but the Bypass should open at some point??? The MTR station will probably be delayed further due to recent revelations.

Application also states that a second hand car showroom is compatible use with HKCEC? Again one has to question how this statement can be justified.

While Shops and Services are a Col 2 use, the facilities are under a public park. If there is indeed no genuine need for parking then a more community focus use for the facilities should be explored. With the Arts Centre close by some related used would be appropriate.

Planning Intention OS

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public

IF there is indeed excess capacity then the W section of GF be sealed off, given a separate entrance and used for community and recreation. Car parking could be accommodated in B and B1.

A valuable community resource has been exploited for commercial gain by the HKCEC management for far too long.

TPB should reject the application and advise related departments to address the parking issues and the ensure that the facilities are devoted to uses that are in line with the zoning intention.

Mary Mulvihill

Advisory Clauses

- (a) to note that a shorter approval period of two years is approved by the Metro Planning Committee (instead of five years sought) as recommended by the Secretary for Commerce and Economic Development and Commissioner for Transport so as to timely review the parking requirements for Hong Kong Convention and Exhibition Centre in view of the impact of the future developments, e.g. the redevelopment of Wan Chai Government Offices Towers and phased opening of Wan Chai North harbourfront development;
- (b) to note the comment of the Commissioner of Police that the temporary motor-vehicle showroom should not cause adverse traffic obstruction in or beyond the application premises;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage Section, Buildings Department that all building works should be carried out in accordance with the Buildings Ordinance;
- (d) to note the comments of the Director of Environmental Protection that from air quality aspect, you are advised to switch on vehicle engines only when necessary and switch off the engines immediate after use to minimise air pollutants in the proposed showroom, to make reference to and comply with the Motor Vehicle Idling (Fixed Penalty) Ordinance (Cap. 611), and to make reference to the Practice Note for Professional Persons on "Control of Air Pollution in Car Park" (ProPECC PN 2/96) which provides information on the air quality standards in car park; and
- (e) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.