

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) & (A20)
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)
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-

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) 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 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) To provide fire service installations (within 3 months from the date of approval for application No. A/H25/18 and No. A/H25/19) to the satisfaction of the Director of Fire Services
- (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 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), (A10) or (A15) was not complied with during the approval period/specified date, the approval hereby given should cease to have effect and should 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 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) stated below.*
- # *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 Transport Department 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

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 Exhibition Station of Shatin to Central Link and redevelopment of Wan Chai Government Offices;
- (b) to apply to District Lands Officer/Hong Kong East, Lands Department (LandsD) to amend/vary the terms and conditions of the temporary waiver, including but not limited to the waiver area, boundary alignment and number of cars to be parked at the waiver area. However, there is no guarantee that such application will be approved and if approved by LandsD, acting in its capacity as the landlord at its discretion, it will be subject to such terms and conditions, including payment of appropriate fees as imposed by LandsD; and
- (c) to note the comments of the Director of Environmental Protection that 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 on "Control of Air Pollution in Car Park" (ProPECC No. 2/96) which provides information on the air quality standards in car park.