

Our Ref: S3050a/HKCEC/22/003Lg

7 June 2024

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/H25/23)**

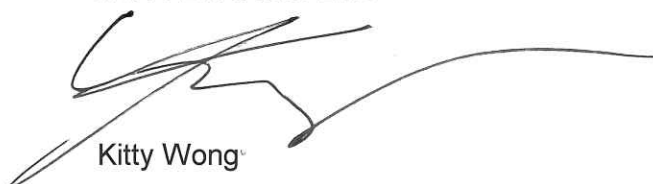
Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board at its meeting on 21 June 2024 and the comments from Lands Department ("LandsD") forwarded from Hong Kong District Planning Office via email on 31 May 2024.

Enclosed please find the responses-to-comments table together with the replacement page of the Parking Demand Study (**Annex A** refers) for the consideration of LandsD. We would also like to take this opportunity to update Figure 2 of the Parking Demand Study with the correct application site boundary (**Annex A** refers) as well as Table 2.1 of the Supporting Planning Statement with the approval date for Planning Application No. A/H25/19 rectified (**Annex B** refers).

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LTD

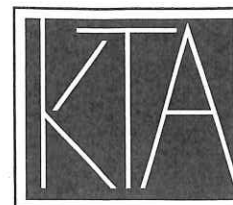


Kitty Wong

Encl.: Responses-to-Comments table with Annexes A and B

cc. DPO/HK – Mr David Leung / Ms Dates Yeung (by Email)  
Applicant

KT/KW/vy



**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



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/H25/23)**

**Comments Forwarded from Hong Kong District Planning Office**

Comments	Responses
<b>Comments from DLO/HKE, LandsD (received on 31 May 2024)</b>	
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. The Applicant should consider revising the number of spaces for short-term public parking as stated in para. 1.1.2 of the Parking Demand Study at Appendix 5 of the SPS from 640 to 670.	Noted. Para. 1.1.2 of the Parking Demand Study has been updated ( <b>Annex A</b> refers).

Compiled by: KTA

Date: 7 June 2024

File Ref.: 20240607\_A\_H25\_23\_FI1\_V01

## ***Annex A***

---



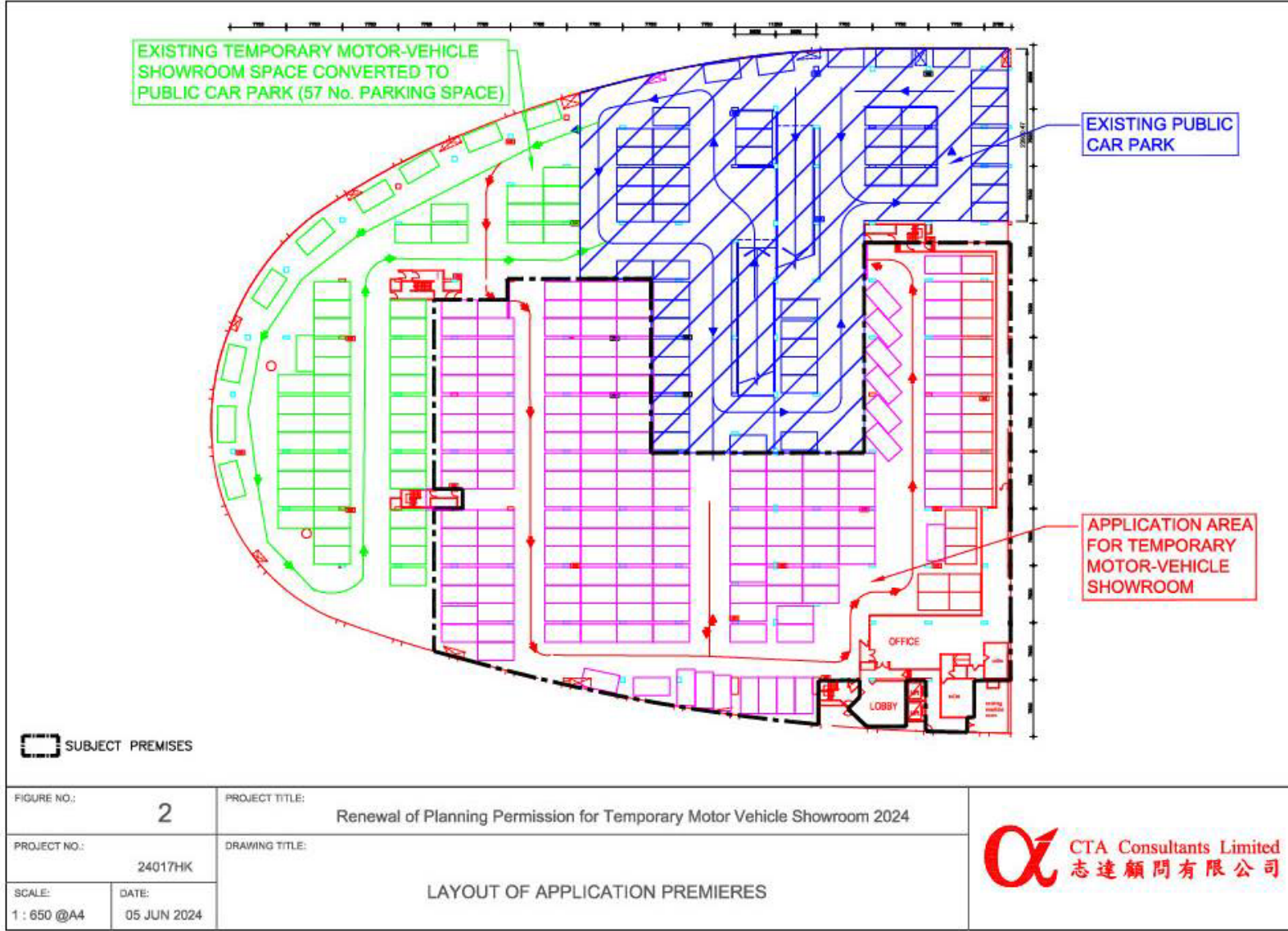
## 1 INTRODUCTION

### 1.1 Background

- 1.1.1 There are 1,070 parking spaces in total at the underground car park of Hong Kong Convention and Exhibition Centre (HKCEC) Phase I on 1 Harbor Road, Wan Chai as shown in **Figure 1**.
- 1.1.2 Under the Conditions of Grant, out of these 1,070 parking spaces, the grantee should provide 670 spaces for short-term public parking.
- 1.1.3 The Temporary Motor-vehicle Showroom on the Basement Level B1 of the HKCEC Phase I car park is currently in operation. It takes up 195 parking spaces with 875 parking spaces remained.
- 1.1.4 Due to the upcoming expiry of the Planning Approval in August 2024, the Applicant would like to renew and extend the planning permission for further 5 years (till 2029).
- 1.1.5 This study is to review the situation and to investigate the feasibility of the Temporary Motor-vehicle Showroom extension for further 5 years (till 2029).

### 1.2 Study Objectives

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



## ***Annex B***

---

Date	Details	Decision
18 December 2009	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years <b>(Application No. A/H25/10)</b>	Approved temporarily with conditions by the MPC for a period of 2 years until 18 December 2011
7 October 2011	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 5 years <b>(Application No. A/H25/12)</b>	Approved temporarily with conditions by the MPC for a period of 2 years until 18 December 2013
17 January 2014	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years <b>(Application No. A/H25/14)</b>	Approved temporarily with conditions by the MPC for a period of 1 year until 17 January 2015
16 May 2014	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years <b>(Application No. A/H25/14)</b>	Approved temporarily with conditions by the MPC upon review for a period of 2 years until 16 May 2016
29 July 2016	Application for Temporary Shop and Services (Motor-vehicle Showroom) for a period of 3 years <b>(Application No. A/H25/18)</b>	Approved temporarily with conditions by the MPC for a period of 2 years until 29 July 2018
20 July 2018	Application for Temporary Shop and Services (Motor-vehicle Showroom) for a period of 3 years <b>(Application No. A/H25/19)</b>	Approved temporarily with conditions by the MPC for a period of 2 years until 20 July 2020
10 July 2020	Application for Temporary Shop and Services (Motor-vehicle Showroom for a period of 5 years <b>(Application No. A/H25/20)</b>	Approved temporarily with conditions by the MPC for a period of 2 years until 10 July 2022
26 August 2022	Application for Temporary Shop and Services (Motor-vehicle Showroom for a period of 5 years <b>(Application No. A/H25/21)</b>	Approved temporarily with conditions by the MPC for a period of 2 Years until 26 August 2024

2.3.2 The current Planning Approval (Application No. A/H25/21) is subject to the following Approval Conditions:

- (a) No motor shows or car fairs or any related events should be undertaken at the application premises;
- (b) The number of cars to be parked at the car parking area of the application premises shall not exceed 184 at any time;
- (c) The number of visitors allowed at the car parking area of the application premises shall not exceed 300 at any time;