

S16 PLANNING APPLICATION
Approved Wan Chai North OZP No. S/H25/6

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, Hong Kong

SUPPORTING PLANNING STATEMENT

April 2024

Applicant:

The Automall Ltd.

Consultancy Team:

KTA Planning Ltd.

CTA Consultants Ltd.



PLANNING LIMITED
規劃顧問有限公司



S3050a/PS/V01

Executive Summary

The Applicant, The Automall Limited, is seeking approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the renewal of Planning Approval for the proposed Temporary 'Shop and Services' (Motor-vehicle Showroom) at part of basement level B1 of the Car Park Complex, Phase 1 of Hong Kong Convention and Exhibition Centre ("HKCEC"), 1 Harbour Road, Wan Chai for a period of 5 years. The current Planning Approval will expire on 26 August 2024. The Subject Premises is zoned "Open Space" ("O") on the Approved Wan Chai North Outline Zoning Plan ("Approved OZP") No. S/H25/6 and is currently used as a showroom for second-hand motor vehicles operated by the Applicant.

The Planning Application will involve the temporary suspension of 195 nos. of carparking spaces. The Parking Demand Study revealed that the impact of the temporary suspension of car parking spaces for the proposed temporary Motor-vehicle Showroom is considered insignificant on the parking condition in the Wan Chai North Area.

The Showroom has been in operation at the Subject Premises since 2003 and it is considered a compatible use within the HKCEC. Over the past 21 years, the services provided therein are well received by the public and the Showroom has been providing employment opportunities and supporting the second hand car sale business in Hong Kong.

In view of the above, this Planning Application should be supported by the TPB from planning and technical points of view.

申請摘要

申請人一號車場，擬就《城市規劃條例》第16條向城市規劃委員會(下稱「城規會」)申請在灣仔港灣道1號香港會議及展覽中心第一期停車場部份地庫B1層作臨時「商店及服務行業」(汽車陳列室)用途的規劃許可續期，為期5年。現時的規劃許可將在2024年8月26日到期。申請處所位於現行灣仔北分區計劃大綱核准圖(下稱「大綱核准圖」)編號S/H25/6的「休憩用地」地帶範圍內，現為申請人營運中的二手汽車陳列室。

是次申請涉及暫時取消195個車位，而車位需求報告顯示申請處所作臨時汽車陳列室並不會對灣仔北的車位供應造成影響。

自2003年開始營運以來，汽車陳列室一直是一個與香港會議展覽中心協調之臨時用途，從來沒有帶來任何不良影響。過去二十一年，汽車陳列室所提供之服務都廣受大眾歡迎，亦為全香港提供就業機會及支持二手汽車銷售市場。

基於上述理據，此申請從規劃及技術層面上應獲城規會支持。

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**S16 Planning Application
Approved Wan Chai North OZP No. S/H25/6**

**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, Hong Kong**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of The Automall Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the renewal of Planning Approval for the proposed Temporary 'Shop and Services' (Motor Vehicles Showroom) at part of basement level B1 of the Car Park Complex, Phase 1 of Hong Kong Convention and Exhibition Centre ("HKCEC"), 1 Harbour Road, Wan Chai ("the Subject Premises") for a period of 5 years. The Subject Premises is zoned "Open Space" ("O") on the Approved Wan Chai North Outline Zoning Plan ("Approved OZP") No. S/H25/6. The current Planning Approval (Application No. A/H25/21) will expire on 26 August 2024 (**Appendix 1** refers). This Supporting Planning Statement is to provide the TPB with the necessary information to facilitate the consideration of this Planning Application.

1.2 Report Structure

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The proposed development scheme will be described in Section 3. The planning merits and justifications of the proposed development are included in Section 4. Section 5 concludes and summarizes this Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Site Location

2.1.1 The Subject Premises is located at basement level B1 of the 3-storey car park cum open space complex of the Hong Kong Convention and Exhibition Centre, 1 Harbour Road, Wan Chai (**Figure 2.1** refers). It is bounded by Convention Avenue to the north and Harbour Road to the south. The Subject Premises is accessible by car via the existing carpark entrance at Harbour Road and Convention Avenue. Pedestrians can access the premises via the ground floor entrance at Harbour Road. The total floor area under this Planning Application is approximately 3,967.065 sq.m.

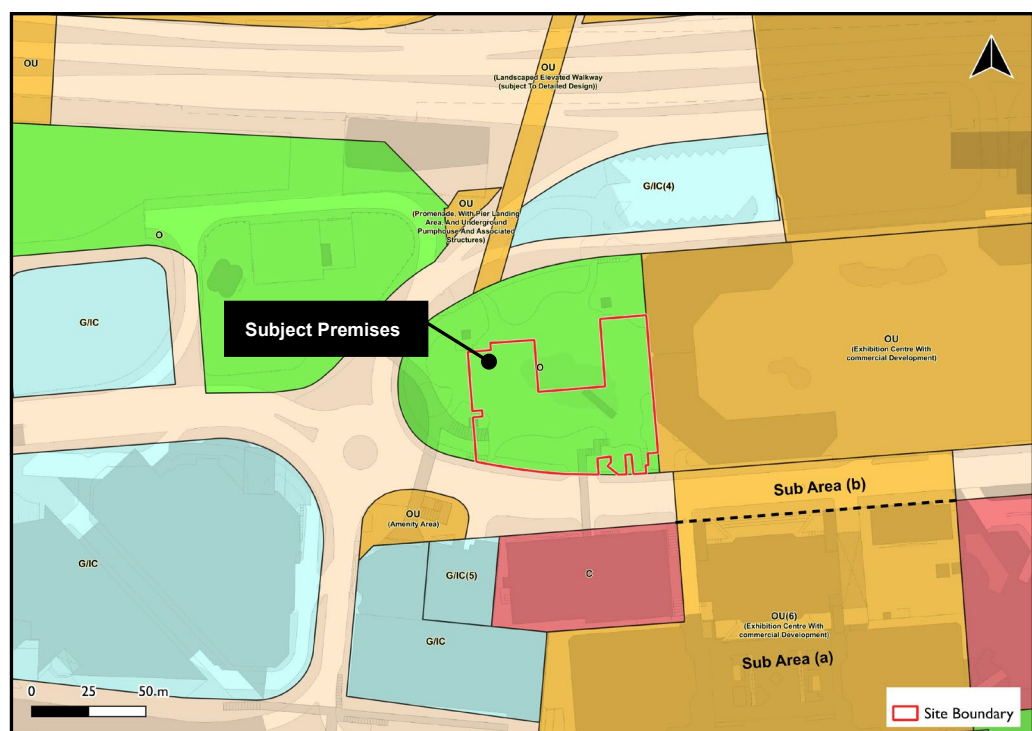


Figure 2.1 Site Location and Zoning Plan (Extracted from Approved OZP No. S/H25/6)

2.2 Existing Condition

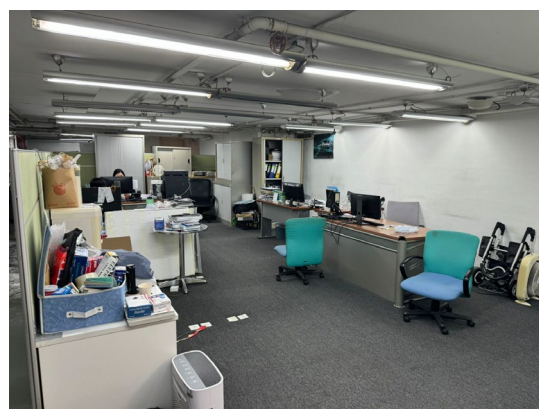
2.2.1 The Subject Premises is currently being used as a temporary showroom for second-hand motor vehicles operated by The Automall Limited.

2.2.2 Photos showing the existing condition of the Subject Premises can be found in **Figure 2.2**.

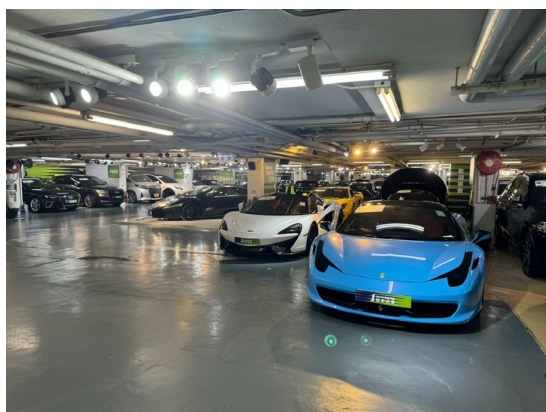
Figure 2.2 Photos of Existing Condition of the Subject Premises



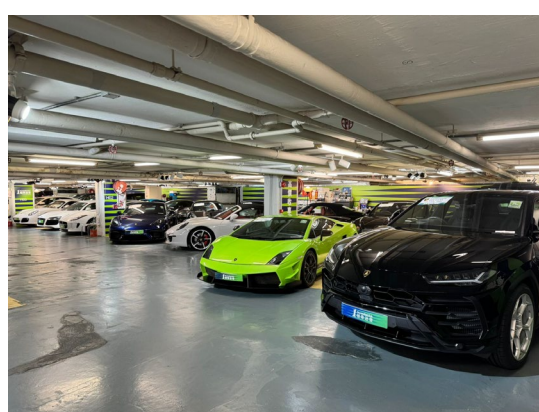
Entrance to the Subject Premises at G/F



Sales Office



Vehicle Display Area



2.3 Planning History

2.3.1 The planning history of the Temporary Motor-vehicle Showroom at the Subject Premises is briefly set out in the table below:

Table 2.1 Planning History of the Temporary Motor-vehicle Showroom

Date	Details	Decision
10 October 2003	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years (Application No. A/H25/2)	Approved temporarily with conditions by Metro Planning Committee ("MPC") for a period of 3 years until 10 Oct 2006
3 November 2006	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years (Application No. A/H25/6)	Approved temporarily with conditions by MPC for a period of 3 years until 3 Nov 2009
24 October 2008	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 15 months (Application No. A/H25/9)	Refused by MPC

Date	Details	Decision
18 December 2009	Application for Temporary Exhibition Hall for Motor Vehicles for a period of 3 years (Application No. A/H25/10)	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 (Application No. A/H25/12)	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 (Application No. A/H25/14)	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 (Application No. A/H25/14)	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 (Application No. A/H25/18)	Approved temporarily with conditions by the MPC for a period of 2 years until 29 July 2018
3 August 2018	Application for Temporary Shop and Services (Motor-vehicle Showroom) for a period of 3 years (Application No. A/H25/19)	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 (Application No. A/H25/20)	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 (Application No. A/H25/21)	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;

- (d) To employ an independent professional to monitor the mechanical system to control the number of visitors to the car parking area of the application premises and prepare monitoring reports on a monthly basis;
- (e) To employ an Authorised 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 on a bi-monthly basis;
- (f) In relation to (e) above, to submit the audit reports every two months highlighting any non-compliance on the number of visitors to the car parking area of the application premises to the satisfaction of the Director of Buildings or of the TPB;
- (g) The provision of fire service installations within 3 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 26.11.2022;
- (h) If any of the above planning conditions (a), (b), (c), (d), (e) or (f) 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; and
- (i) If the above planning condition (g) 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.

2.4 Efforts Put Into Complying with Approval Conditions attached to the Planning Approval

2.4.1 Since obtaining the latest Planning Approval (Application No. A/H25/21), the Applicant has continued to put into efforts in complying with the various Approval Conditions.

2.4.2 A mechanical monitoring system had been installed at the Subject Premises following the approval of the previous Planning Application to monitor the no. of visitors to the Subject Premises. There are 6 nos. of access points to the display area and people counting devices are installed at each access point. The 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 (**Appendix 2** refers).

2.4.3 An independent professional had been appointed to prepare the bi-monthly audit report on the number of visitors to the car parking area and the reports have been audited by an Authorized Person. Since April 2010, 67 nos. of bi-monthly audit reports were submitted to the TPB and

Buildings Department ("BD"). No exceedance of no. of visitors inside of the Motor-vehicle Showroom has ever been recorded.

- 2.4.4 All Approval Conditions have been complied with including Approval Conditions (e), (f) and (g) which involve the conducting of audit checks on the monitoring system and the monitoring reports on the number of visitors to the car parking area of the Application Premises on a bi-monthly basis; the submission of audit report every two months, with any non-compliance in 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, as well as the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB respectively.

2.5 Statutory Planning Context

- 2.5.1 The Application Site falls within an area zoned "O" on the Approved Wan Chai North Outline Zoning Plan No. S/H25/6 ("the Approved OZP") (Figure 2.1 refers). 'Shop and Services' use is a column 2 use which requires permission from the TPB.

2.6 Surrounding Land Use

- 2.6.1 The Application Site is surrounded mainly by "Other Specified Uses" annotated "Exhibition Centre with Commercial Development" ("OU"), "Commercial" ("C") and "Government, Institution and/or Community" ("G/IC") zones. To its immediate east are the Hong Kong Convention and Exhibition Centre, Grand Hyatt Hotel, Convention Plaza, Renaissance Harbour view Hotel, and Convention Plaza Office Tower located in an area zoned "OU". To its further northeast is the "OU (Exhibition Centre)" where the HKCEC extension and the Atrium Link Extension are located. To its southeast is an area zoned "OU(6)" earmarked for a proposed composite development comprising exhibition and convention ("C&E") facilities, hotel and office upon the redevelopment of the existing Wanchai Tower, Revenue Tower, Immigration Tower, Kong Wan Fire Station and Gloucester Road Garden together with part of Harbour Road. To its southwest is a large "G/IC" zone where the Hong Kong Academy for Performing Arts, Hong Kong Arts Centre, Telecom House and The Harbourview are located. Other surrounding land use including various "C" zonings where Shui On Centre, Central Plaza, Great Eagle, Harbour Centre and China Resources Building are situated.

3. PROPOSED DEVELOPMENT SCHEME

3.1 The Proposed Motor-vehicle Showroom Layout

3.1.1 Schematic drawings for the proposed Temporary Motor-vehicle Showroom are presented in **Appendix 3** of this Supporting Planning Statement. The "Means of Escape" ("MoE") and "Fire Service Installations" ("FSIs") would continue to adopt the existing approach in which the "sales office" has been demarcated from the "parking area for displayed cars (for sale)". The "sales office" has been provided with a new corridor with the Y-Tong Block Wall (4 hours fire resistance period) to meet MoE requirement. Enhanced FSIs e.g. smoke detection system, public announcement system, use of CCTV and fast response sprinkler have been provided at the Subject Premises in lieu of the provision of a smoke extraction system and the same overall level of safety will be achieved. The plan showing the location of the fire exit and fire escape routes can be found at **Appendix 4**.

3.1.2 The Motor-vehicle Showroom will temporarily affect 195 nos. of carparking spaces. Therefore, the parking provisions at HKCEC Phase 1 Carpark will temporarily be reduced from 1,070 nos. to 875 nos. when the Motor-vehicle Showroom is in operation. The car display area of the Motor-vehicle Showroom and the public carpark area will be demarcated by traffic cones to ensure that the fire escape route will not be obstructed. The maximum number of visitors to be allowed in the car display area is 300.

3.2 Parking Demand Study

3.2.1 A Parking Demand Study was carried out in order to review the current parking condition of the HKCEC Phase I Carpark and investigate the adequacy of the short-term public parking supply in the area with the existence of the temporary Motor-vehicle Showroom. Records of maximum parking demand at HKCEC Phase I carpark during major exhibitions/functions/events held at HKCEC from March to December 2023 were obtained from the carpark operator. It is revealed that in general, HKCEC Phase I carpark would still have vacant parking spaces during major exhibitions held in HKCEC. Moreover, it is envisaged that adequate car parking spaces are still available in adjacent carparks (including Central Plaza, China Resources Building, Sun Hung Kai Centre, Causeway Centre, Eagle Harbour, Wan Chai Tower and Hong Kong Academy for Performing Arts).

3.2.2 A review was carried out based on the surplus parking spaces available in HKCEC car park during the event days in years 2015, 2017, 2018, 2019, 2021, 2022 and 2023. The data demonstrated the average number of car park vacancies in each hour during the event days and the average

surplus parking spaces available per each event day was calculated. To forecast the potential supply/demand ratio in year 2029, the growth trend of the supply and demand from year 2006 to 2011 was adopted as basis and applied to the value in 2011. The forecasted figure demonstrated that there is still sufficient parking provision in Wan Chai District in year 2029. Without any major change in Wan Chai District, it is therefore reasonable to believe that the current parking condition will be similar to the year 2029 situation. Hence, the impact of the extension of the Temporary Motor-vehicle Showroom for further 5 years is considered insignificant to the parking condition in the area. The Parking Demand Study can be found in **Appendix 5** of this Supporting Planning Statement.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 No Material Change in Planning Circumstances

4.1.1 Since the approval of previous Planning Application for the proposed temporary 'Shop and Services' (Motor-vehicle Showroom) at the Subject Premises, there has not been any material change in planning circumstances in the Wan Chai North Area. Although a site (currently occupied by three existing government buildings, Gloucester Road Garden and Kong Wan Fire Station) located to the southeast of the Application Site was recently rezoned to "OU(6)" to enable the development of convention and exhibition facilities, office and hotel, the change in land-use zoning would further strengthen the C&E and commercial node and there is in fact no change to the planning intention of the Wan Chai North Area.

4.1.2 It is understood that the three government buildings will be vacated by end of 2027 and the demolition and construction works will take at least 7 years. Thus, the C&E facilities with office and hotel development at the "OU(6)" site will be completed in 2034 the earliest. In view of the above, the approval of the current Planning Application for the temporary 'Shop and Services' (Motor-vehicle Showroom) for another 5 years will not incur any adverse planning implications.

4.2 Tremendous Efforts put in by the Applicant to Meet the Fire Safety Requirements

4.2.1 Since obtaining the Planning Approval in December 2009, the Applicant and its consultants have put in tremendous efforts in complying with the Approval Conditions in order to meet the fire safety requirements for the Subject Premises. With the installation of mechanical monitoring system and the provision of enhanced FSIs e.g. smoke detection system, public announcement system, use of CCTV and fast response sprinkler, the Subject Premises is deemed to have met the relevant fire safety and MoE requirements for the temporary Motor-vehicle Showroom to continue its operation. Since April 2010, 67 nos. of bi-monthly audit reports were submitted to the TPB and BD and no exceedance of no. of visitors inside of the Motor-vehicle Showroom has ever been recorded. Should this S16 Planning Application be approved, the Applicant will continue to submit bi-monthly audit report for the no. of visitors within the Subject Premises to the TPB and BD to meet the MoE requirements.

4.3 No Adverse Effect on the Provision of Carparking Spaces in Wan Chai North Area

4.3.1 Records of maximum parking demand at HKCEC Phase I carpark during major exhibitions/functions/events held at HKCEC from March to December 2023 were obtained from the carpark operator. It is revealed that in general, HKCEC Phase I carpark would still have vacant parking spaces during major

exhibitions held in HKCEC.

- 4.3.2 A review was carried out based on the surplus parking spaces available in HKCEC car park during the event days in years 2015, 2017, 2018, 2019, 2021, 2022 and 2023. The forecasted figure demonstrated that there is still sufficient parking provision in Wan Chai District in year 2029. Without any major change in Wan Chai District, it is therefore reasonable to believe that the current parking condition will be similar to the year 2029 situation. Hence, the impact of the extension of the Temporary Motor-vehicle Showroom for further 5 years is considered insignificant to the parking condition in the area.

4.4 Suitability of the Proposed Use at the Subject Premises

- 4.4.1 The proposed temporary Motor-vehicle Showroom at the Subject Premises will continue to be operated by the same operator, The Automall Limited. Based on the experience in the past, it is a suitable temporary use accommodated in the HKCEC Phase 1 Carpark. It is conveniently located with easy access by both private and public transportation. The showroom has been in operation at the Subject Premises since 2003 and it is considered a compatible use within the carpark complex of HKCEC. Over the past 21 years, the services provided therein are well received by the public and the showroom will continue to provide employment opportunities and support the second hand car sale business in Hong Kong. The Applicant is keen to respect his commitment to the exhibitors and the customers. The further extension of the Planning Approval for a longer period of 5 years will enable the continual provision of service on the sale of pre-owned vehicles by the Applicant while reducing the administrative work of the Government Departments incurred by the frequent renewal of the Planning Approval every 2 years.

4.5 No Adverse Traffic Impact

- 4.5.1 As most of the vehicles in the proposed temporary Motor-vehicle Showroom are for display only, they will not move in and out of the carpark very frequently. Hence, there will not be any adverse traffic impact on the surrounding road network. It is therefore concluded that the proposed use is considered acceptable on traffic ground.

5. SUMMARY AND CONCLUSION

5.1 In light of the above, it is evident that the proposed temporary Motor-vehicle Showroom at part of basement level B1 of the Car Park Complex of HKCEC Phase 1 for a period of 5 years can be favourably considered by the TPB from land use planning perspective.

5.2 The Planning Department is respectfully requested to give favourable consideration to support the proposed development in planning context based on the followings:

- a) This Planning Application is to seek approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed renewal of Planning Approval for the Temporary 'Shop and Services' (Motor-vehicle Showroom) use at basement level B1 of the Car Park Complex, Phase 1 of HKCEC, 1 Harbour Road, Wan Chai for a period of 5 years.
- b) The Subject Premises is currently used as a showroom for second-hand motor vehicles operated by the Applicant, The Automall Limited.
- c) Since the approval of previous Planning Application for the proposed temporary 'Shop and Services' (Motor-vehicle Showroom) at the Subject Premises, there has not been any material change in planning circumstances in the Wan Chai North Area. Hence, the approval of the current Planning Application will not incur any adverse planning implications.
- d) The Applicant and its consultants have put in tremendous efforts in complying with the approval conditions in order to meet the fire safety requirements for the Subject Premises. With the installation of mechanical monitoring system and the provision of enhanced FSIs, the Subject Premises is deemed to have met the relevant fire safety and MoE requirements for the temporary Motor-vehicle Showroom to continue its operation. The audit reports submitted so far revealed that no exceedance of no. of visitors inside the Motor-vehicle Showroom has ever been recorded.
- e) The Parking Demand Study revealed that the impact of the proposed temporary suspension of 195 nos. of car parking spaces for the proposed temporary Motor-vehicle Showroom is considered insignificant on the parking condition in the Wan Chai North Area.
- f) Based on the experience in the past, the temporary Motor-vehicle

Showroom is a suitable temporary use accommodated in the HKCEC Phase 1 Carpark. The Motor-vehicle Showroom has been in operation at the Subject Premises since 2003 and it is considered a compatible use within the HKCEC. Over the past 21 years, the services provided therein are well received by the public and the Motor-vehicle Showroom has continued to provide employment opportunities and support the second hand car sale business in Hong Kong.

- g) As most of the vehicles in the proposed temporary Motor-vehicle Showroom are for display, they will not move in and out of the carpark very frequently. Hence, there will not be adverse traffic impact on the surrounding road network.