

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H25/20**

關於申請編號 A/H25/20 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/H25/20		
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 香港灣仔港灣道 1 號香港會議展覽中心(第一期)停車場地庫 B1 層部分		
Site area 地盤面積	About 約 4,074 sq. m 平方米		
Plan 圖則	Approved Wan Chai North Outline Zoning Plan No. S/H25/4 灣仔北分區計劃大綱核准圖編號 S/H25/4		
Zoning 地帶	"Open Space" 「休憩用地」		
Applied use/ development 申請用途/發展	Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years 臨時商店及服務行業(汽車陳列室)(為期 5 年)		
Gross floor area and/or plot ratio 總樓面面積及/ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 約 4,074	-
No. of block 幢數	Domestic 住用	-	-
	Non-domestic 非住用	-	-
	Composite 綜合用途	-	-
Building height/No. of storeys 建築物高度/ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	-		

No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	-	

* 有關資料是為方便市民大眾參考而提供。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。

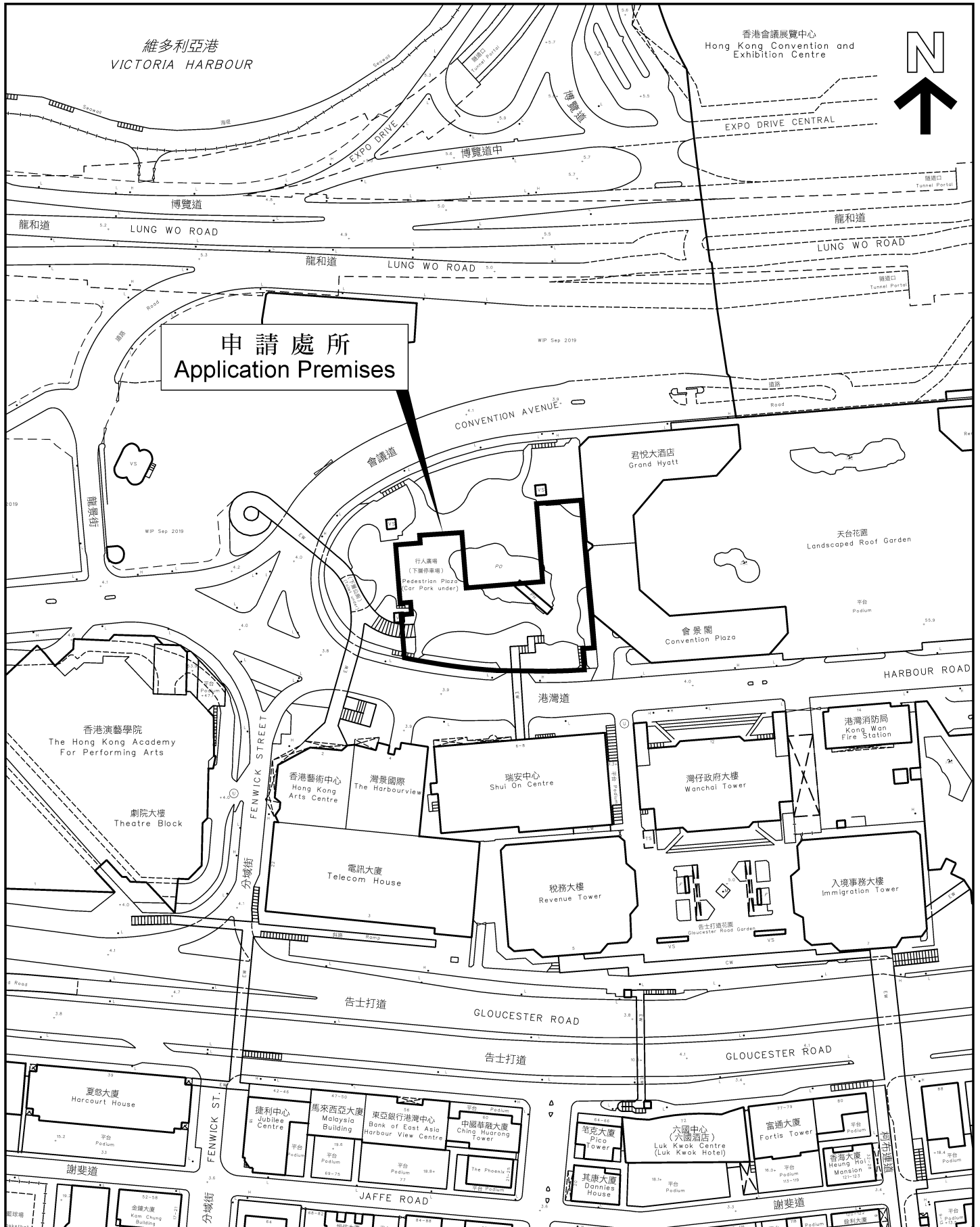
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Reports 報告書</u>		
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"/>
<u>泊車位需求研究 Parking Demand Study</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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A/H25/20



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 20 July 2020. The Subject Premises is zoned "Open Space" ("O") on the Approved Wan Chai North Outline Zoning Plan ("Approved OZP") No. S/H25/4 and is currently used as a showroom for second-hand motor vehicles operated by the Applicant.

In view of the parking demand in the Wan Chai North Area, the Applicant has further reduced the scale of the Temporary Motor-vehicle Showroom in the Current Planning Application by releasing 57 nos. of carparking spaces for public parking. The no. of carparking spaces affected would reduce from 252 nos. in the previously approved Planning Application to 195 nos. in the Current Planning Application. The Parking Demand Study revealed that the impact of the 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.

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 17 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.

申請編號 Application No. : A / H 2 5 / 2 0

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

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 2020 年 7 月 20 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/H25/4 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。

因應灣仔北的車位需求情況，申請人在是次規劃申請將臨時汽車陳列室的規模再度減少，釋放多 57 個車位給公眾使用。受影響之車位數目將由先前獲批申請中的 252 個減至是次申請之 195 個。車位需求報告顯示涉及暫時取消 195 個車位作臨時汽車陳列室並不會對灣仔北的車位供應造成影響。

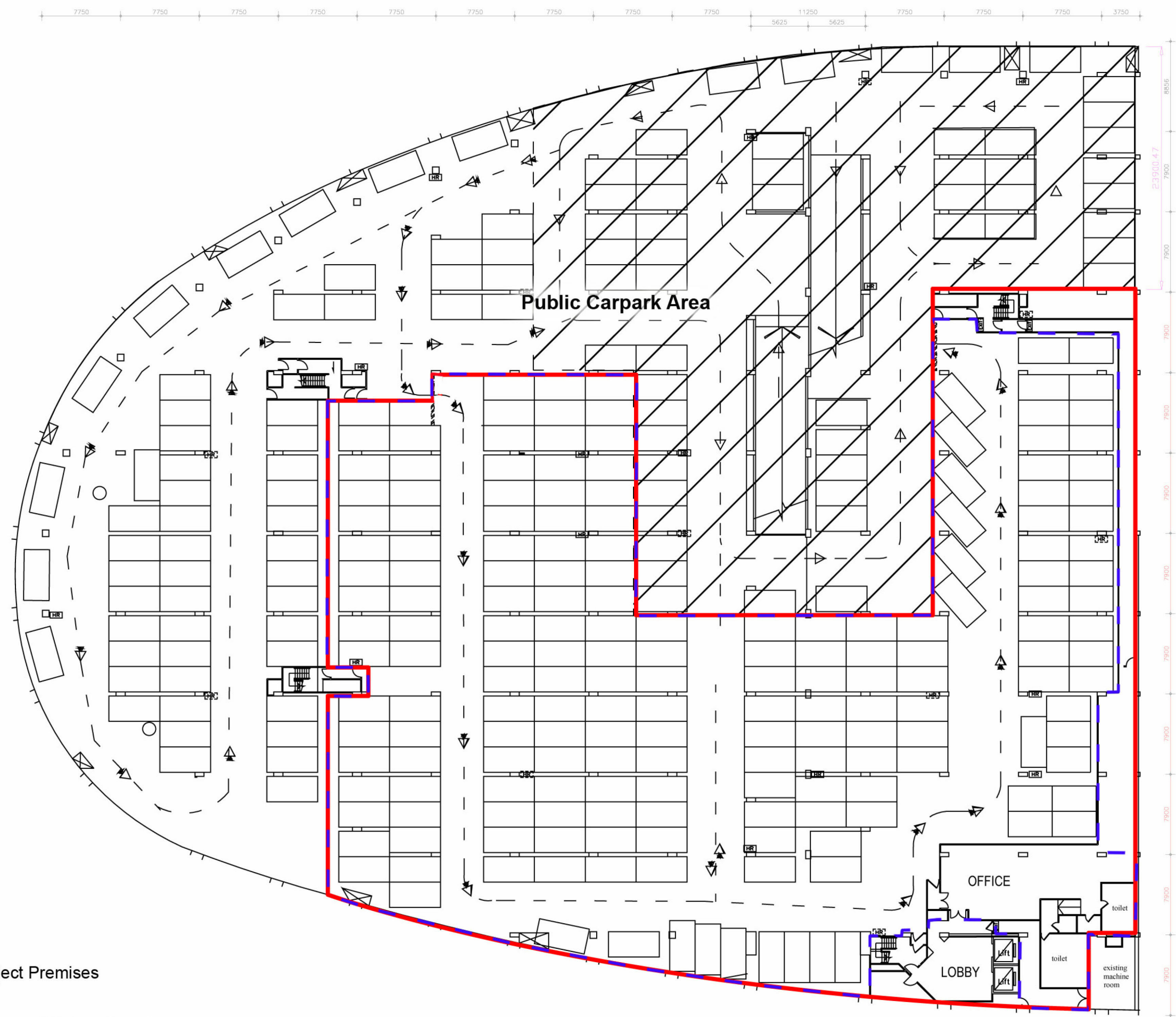
自 2003 年開始營運以來，汽車陳列室一直都是一個與香港會議展覽中心協調之臨時用途，從來沒有帶來任何不良影響。過去十七年，汽車陳列室所提供之服務都廣受大眾歡迎，亦為全香港提供就業機會及支持二手汽車銷售市場。

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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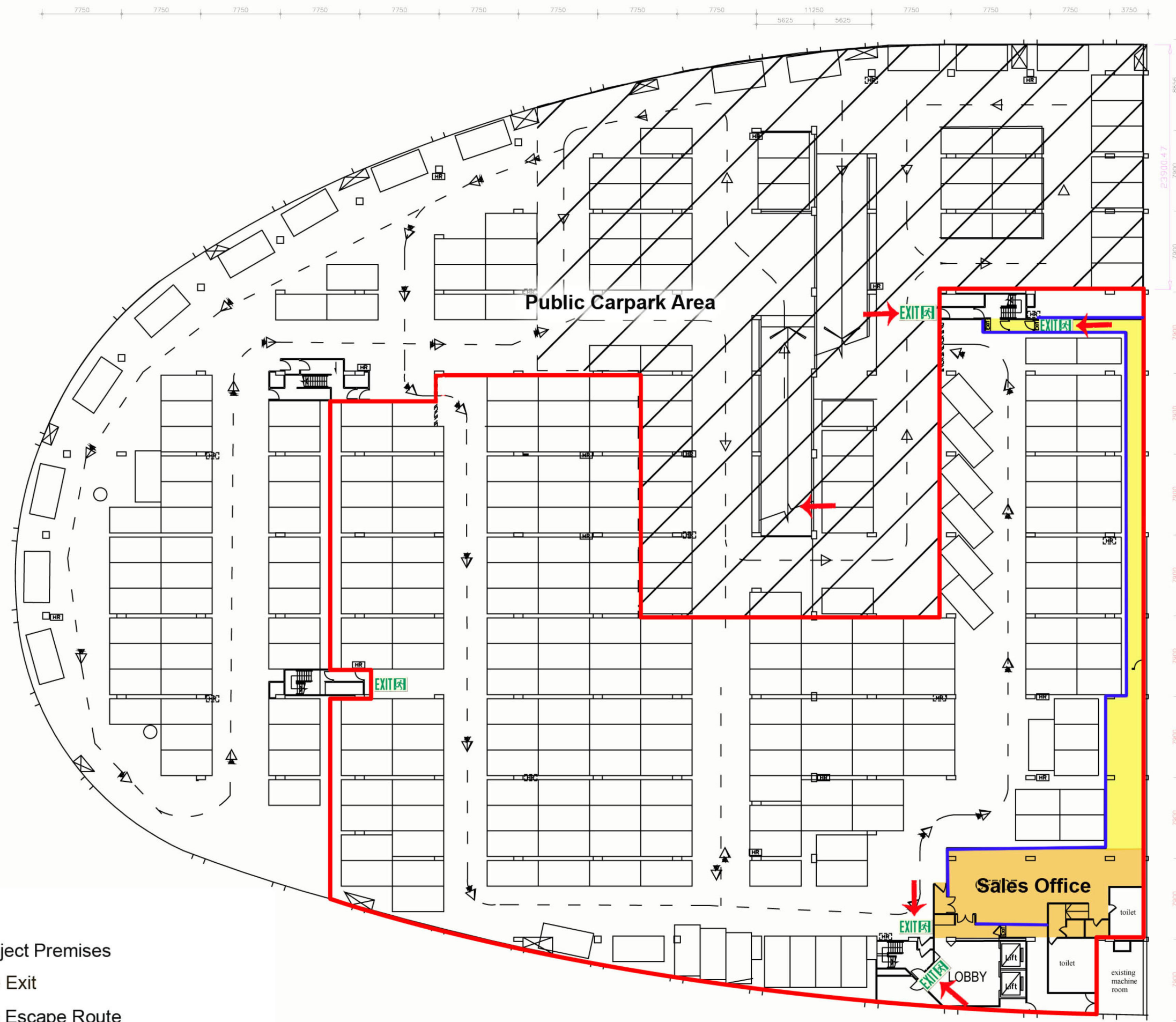
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Legend
 Subject Premises
 Proposed Waiver Boundary

Rev	Date	Description
04	21/02/2020	Ent.
03	28/08/2019	Car Ent.
02	21/08/2019	Space Layout
01	20/08/2019	Space Layout



Legend

- Subject Premises
- EXIT Fire Exit
- Fire Escape Route
- Y-Tong Block Wall with 4 hours FRP

Rev	Date	Description
04	21/02/2020	Ent.
03	28/08/2019	Car Ent.
02	21/08/2019	Space Layout
01	20/08/2019	Space Layout

申請編號 Application No. : A/H25/20

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/H25/2	擬議臨時汽車展覽廳(為期 3 年) Proposed Temporary "Exhibition Hall" for Motor Vehicles for a Period of 3 Years	在有附帶條件下批給臨時許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (10.10.2003)
A/H25/6	擬議臨時汽車展覽廳(為期 3 年) Proposed Temporary "Exhibition Hall" for Motor Vehicles for a Period of 3 Years	在有附帶條件下批給臨時許可，為期三年 Approved with conditions on a temporary basis for a period of 3 years (3.11.2006) (許可於 3.8.2008 被撤回) (permission was revoked on 3.8.2008)
A/H25/9	擬議臨時汽車展覽廳(為期 15 個月) Proposed Temporary Exhibition Hall for Motor Vehicles for a Period of 15 months	拒絕 Rejected (24.10.2008)
A/H25/10	擬議臨時汽車展覽廳(為期 3 年) Proposed Temporary Exhibition Hall for Motor Vehicles for a Period of 3 Years	在有附帶條件下批給臨時許可，為期兩年 Approved with conditions on a temporary basis for a period of 2 years (18.12.2009)
A/H25/12	臨時汽車展覽廳用途的規劃許可續期(為期 5 年) Renewal of Planning Approval for Temporary Exhibition Hall for Motor Vehicles for a Period of 5 Years	在有附帶條件下批給許可，為期兩年 Approved with conditions on review on a temporary basis for a period of 2 years (7.10.2011)
A/H25/14	臨時商店及服務行業(汽車陳列室)(為期 3 年) Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	經覆核後在有附帶條件下批給許可，為期兩年 Approved with conditions on review on a temporary basis for a period of 2 years (16.5.2014)
A/H25/18	臨時商店及服務行業(汽車陳列室)(為期 3 年) Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	在有附帶條件下批給許可，為期兩年 Approved with conditions on review on a temporary basis for a period of 2 years (29.7.2016)

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/H25/19	臨時商店及服務行業（汽車陳列室）（為期 3 年） Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	在有附帶條件下批給許可， 為期兩年 Approved with conditions on review on a temporary basis for a period of 2 years (20.7.2018)

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