

Grand Promenade

Chronology of key events

- July 1998 The DPO/HK said that the Site would produce 1,008 residential flats, with an average flat size of 85 m². The maximum permissible domestic GFA was 85,720 m².
- November 1998 The marine police preferred a square or rectangular space of about 1,500 m² usable area on the ground floor of the Site.
- November 1998 The ArchSD assessed that the approximate area of the 71 parking bays was 3,200 m².
- November 1998 The Metro Planning Committee of the Town Planning Board agreed to the proposed amendments to the draft Quarry Bay OZP No. S/H21/9 to rezone the Site from GIC uses to "Other Specified Uses" annotated "Residential cum Public Transport Terminus, Commercial and Community Facilities".
- January and
October 1999 The BD said that the Site was a Class B site.
- November 1999 The BD advised the Lands D that the Government Accommodation should be included in the GFA calculation under B(P)R 23(3)(a).
- October 2000 The sale of the Site by tender was gazetted.
- November 2000 A prospective tenderer informed the Lands D that it was not feasible to accommodate all the facilities required under the Technical Schedule within the minimum net operational floor area of 1,500 m² if the parking bay design was in "forward gear only".
- November 2000 The Lands D issued statements to the prospective tenderers informing them that it was not necessary to have the "forward gear only" design for the parking bays of the MPOA.
- November 2000 A prospective tenderer (not the successful tenderer) sought clarification from the Lands D on whether the Government Accommodation would be excluded from the GFA calculation.
- November 2000 The Lands D advised the tenderer that, according to the advice given by the BD, the Government Accommodation "shall be included" in the GFA calculation under B(P)R 23(3)(a).

January 2001	The Site was sold by tender at a premium of \$2,430 million.
August 2001	At the BAC, the Building Authority agreed that the Site was Class C and that bonus areas should be granted in return for dedicating areas for public use.
September 2001	The Building Authority approved the building plans of the Site.
October 2001	At the BAC, the Building Authority decided to exclude the PTT from the GFA calculation.
April 2002	The BAC decided to uphold the Building Authority's 1 August 2001 decision on granting bonus areas.
March 2003	The Lands D agreed to the Developer's offer of \$6 million for the revision of the layout of the Control Drawings in the Technical Schedules.
September 2003	The Lands D approved the revision of the layout of the Control Drawings in the Technical Schedules.
April 2005	The Administration agreed that the planning intention under the town plan was that PTTs should be included in GFA calculation.
April 2005	The actual development of the Site comprised five 61 to 64-storey blocks (2,020 residential units with a total domestic GFA of 135,451 m ²).
July 2005	The BD has refined the criteria of "street" for site classification purposes in the Building (Planning) (Amendment) Regulation 2005.

Legend

MPOA	Marine Police Operational Area
BAC	Building Authority Conference
PTT	Public Transport Terminus