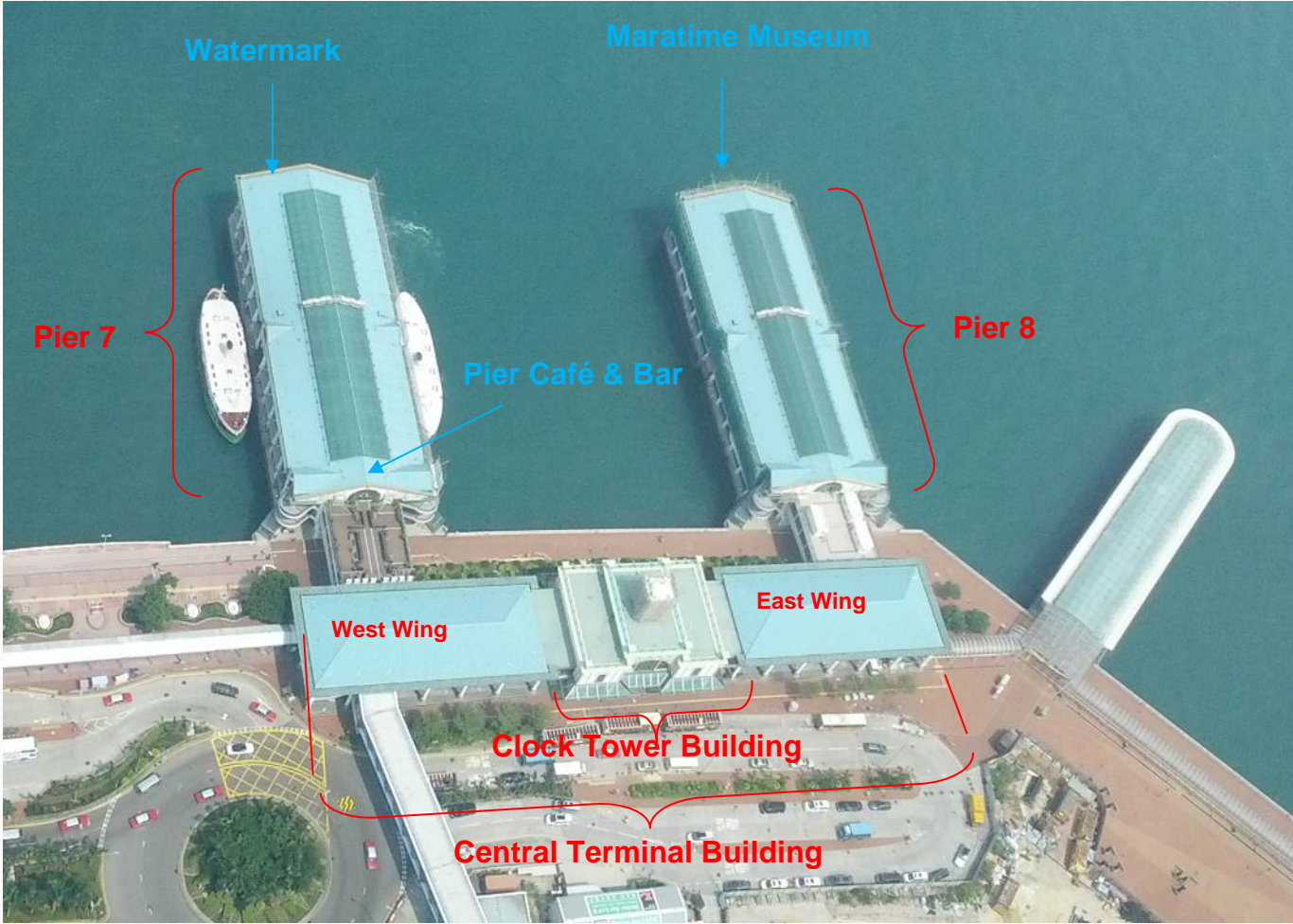


Conceptual Proposal for Rationalization and Expansion of Public Spaces at the Central Star Ferry Terminal (TFHK/03/2013)

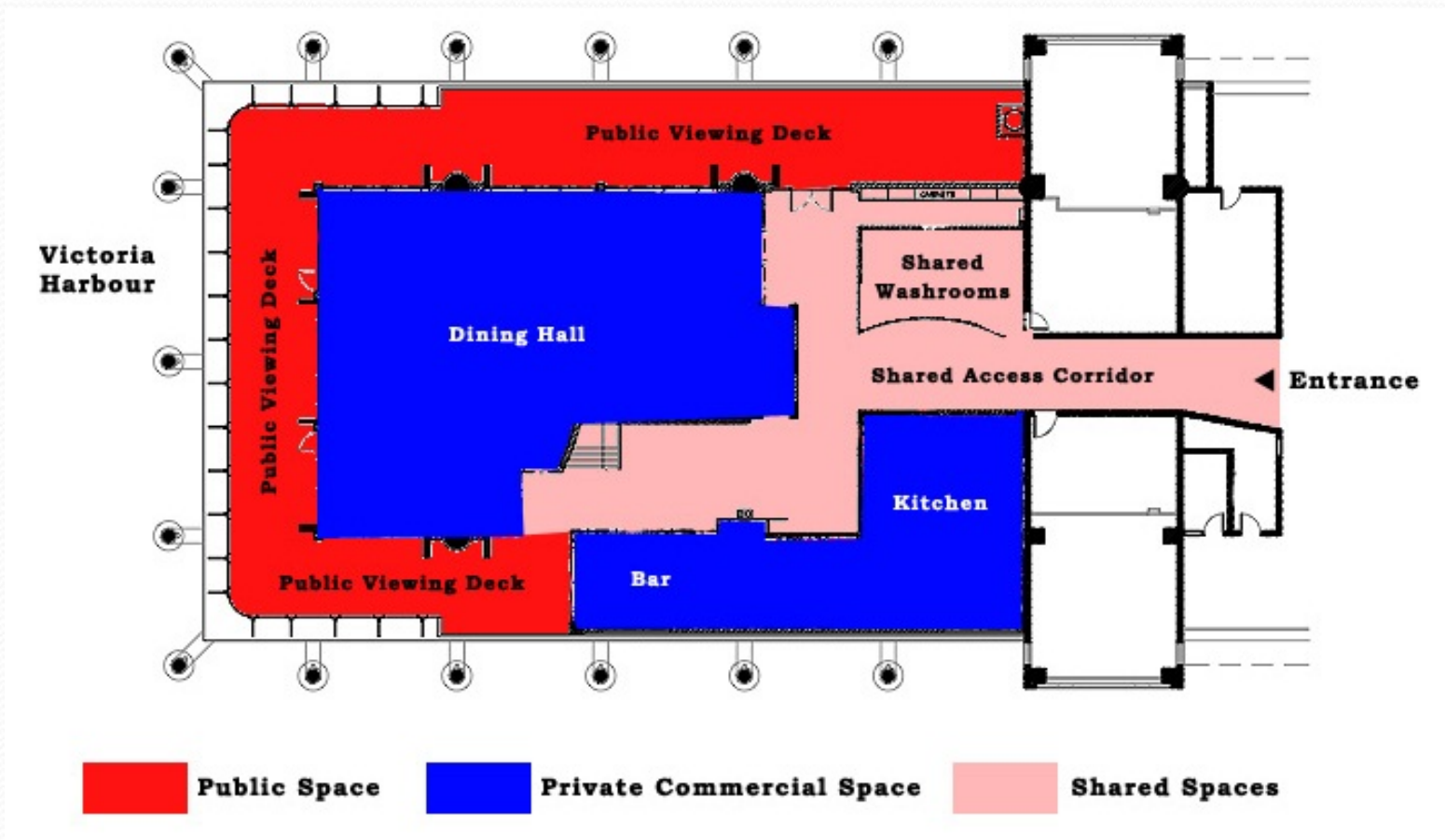
Presented by Masterplan Limited on behalf of
Café Deco Group &
The Star Ferry Company Limited

21 February, 2013

Context: The Central Star Ferry Terminal



Watermark Restaurant (existing problematic arrangement)



Watermark Restaurant (existing problems)



- Existing underused and inconvenient arrangements of public viewing deck

Roof-top of Clock Tower Building (existing underutilized space)



- Existing underused and prime location of roof-top platform of Clock Tower Building

Roof-top of Clock Tower Building (existing underutilized)



- Looking inland on Hong Kong side



- The clock tower attraction

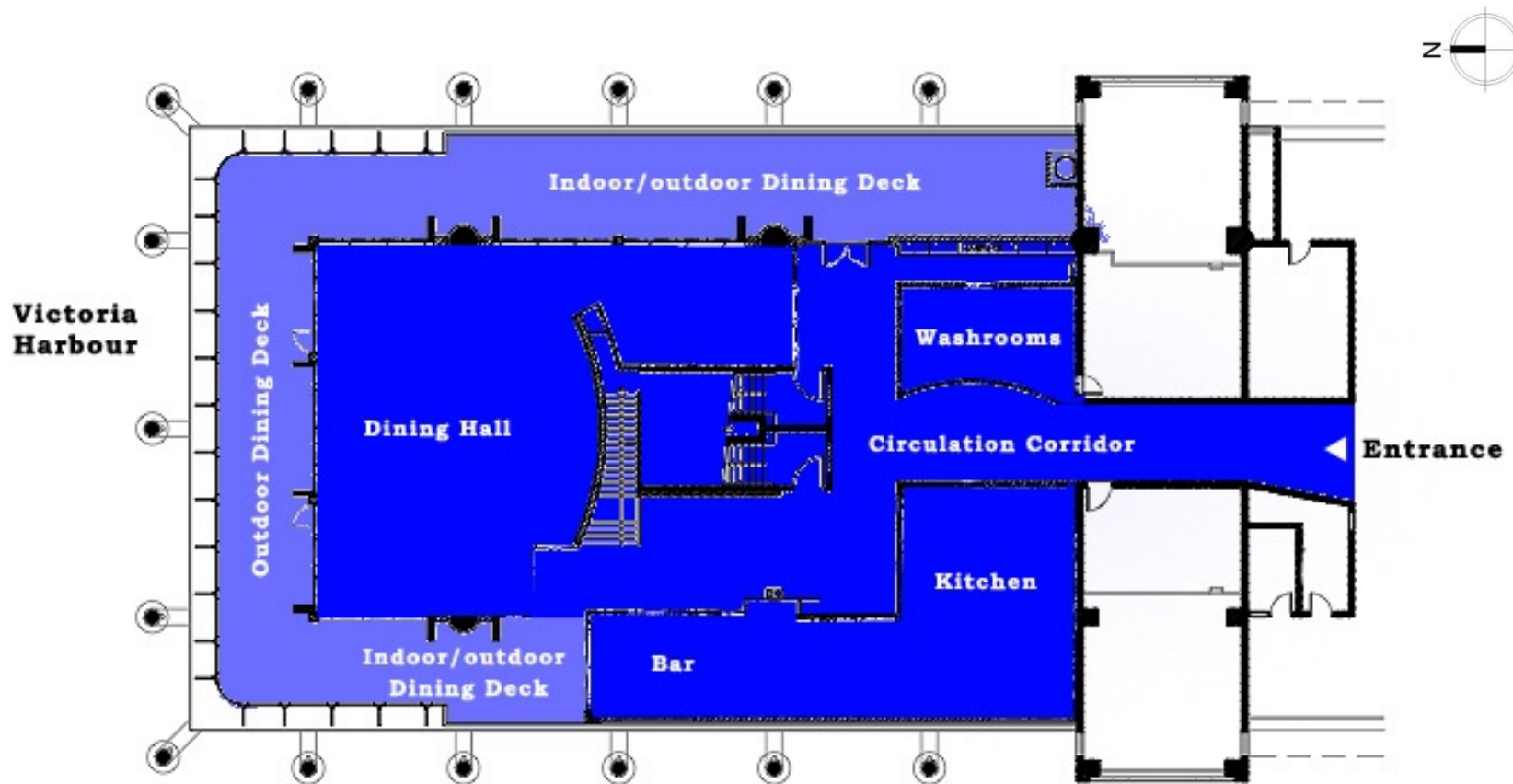
Roof-top of Clock Tower Building (spectacular views and spacious platform)



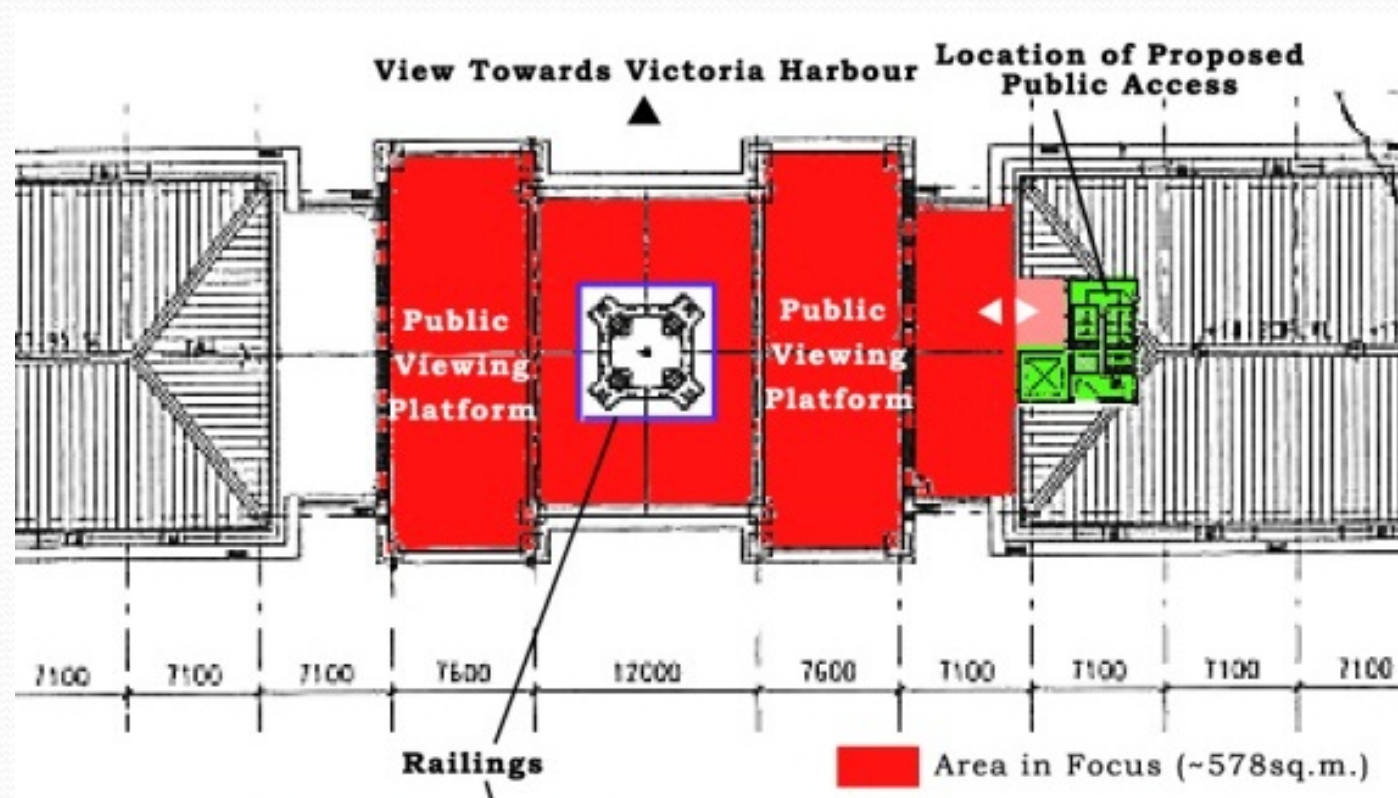
- Looking at panoramic spectacular view of Victoria Harbour



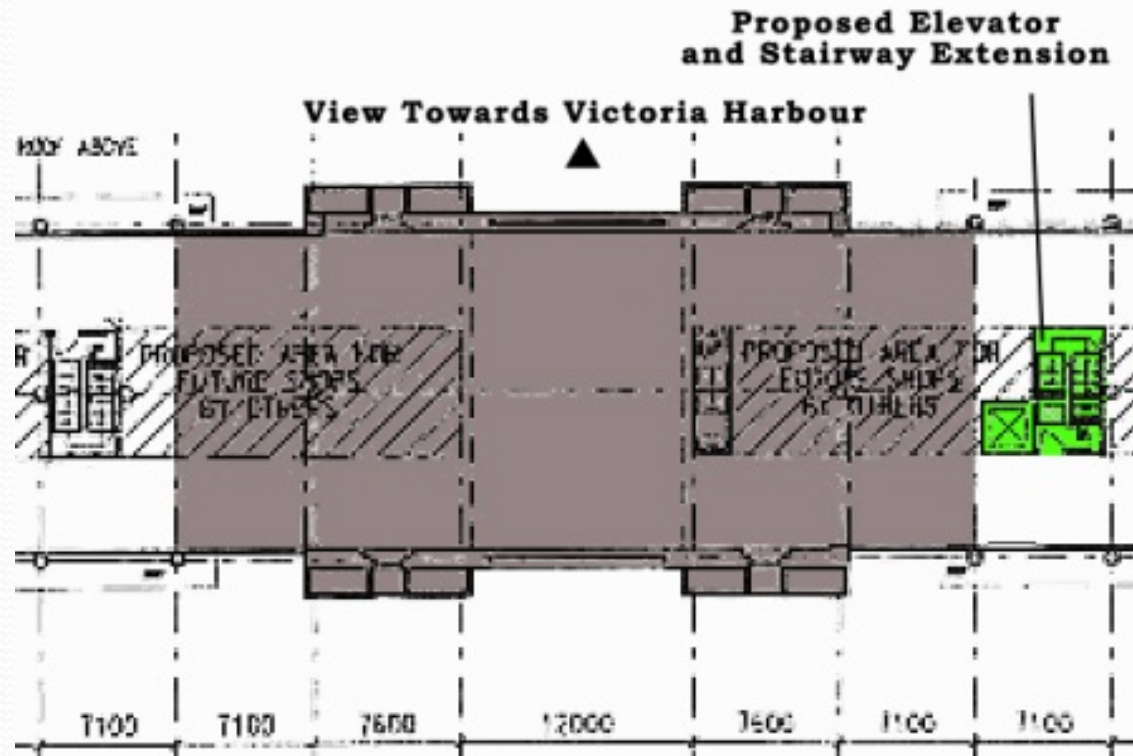
Proposed Arrangements: Watermark Restaurant



Proposed Arrangements: Public Viewing Space at the Roof-levels



Proposed Arrangements: Elevator and Staircase Extension (1/F) for public access



- Existing elevator & stairway at 1/F

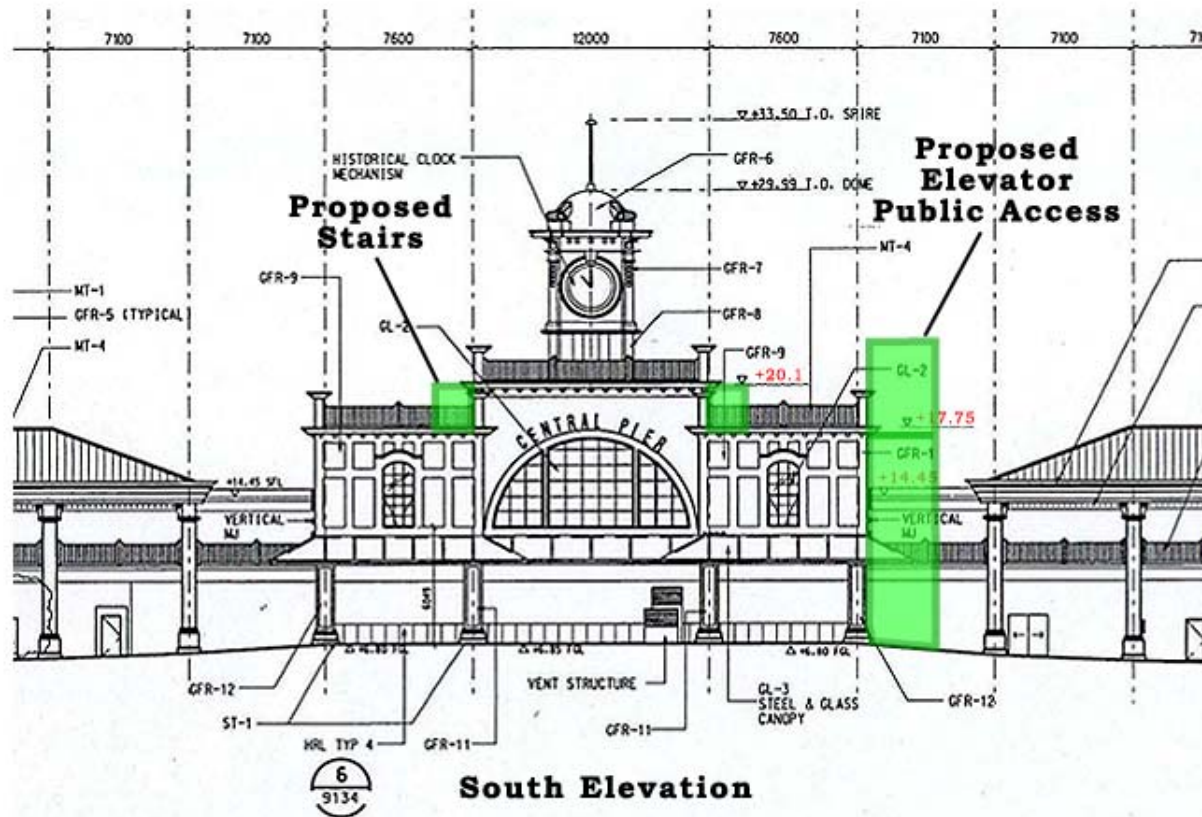
Addition of High Quality Public Viewing Spaces

	Existing		Proposed/ New		Change
	Public Viewing Space (m ²)	Private Dining Space (m ²)	Public Viewing Space (m ²)	Public Dining Space (m ²)	Public Viewing Space (m ²)
Watermark Restaurant	335 (viewing deck) *	171 (indoor hall)	0	335 (indoor/ outdoor dining deck)	- 335
Clock Tower Building Roof-Level	0	0	578 (viewing platform)	0	+578
Total	335	171	578	335	+243

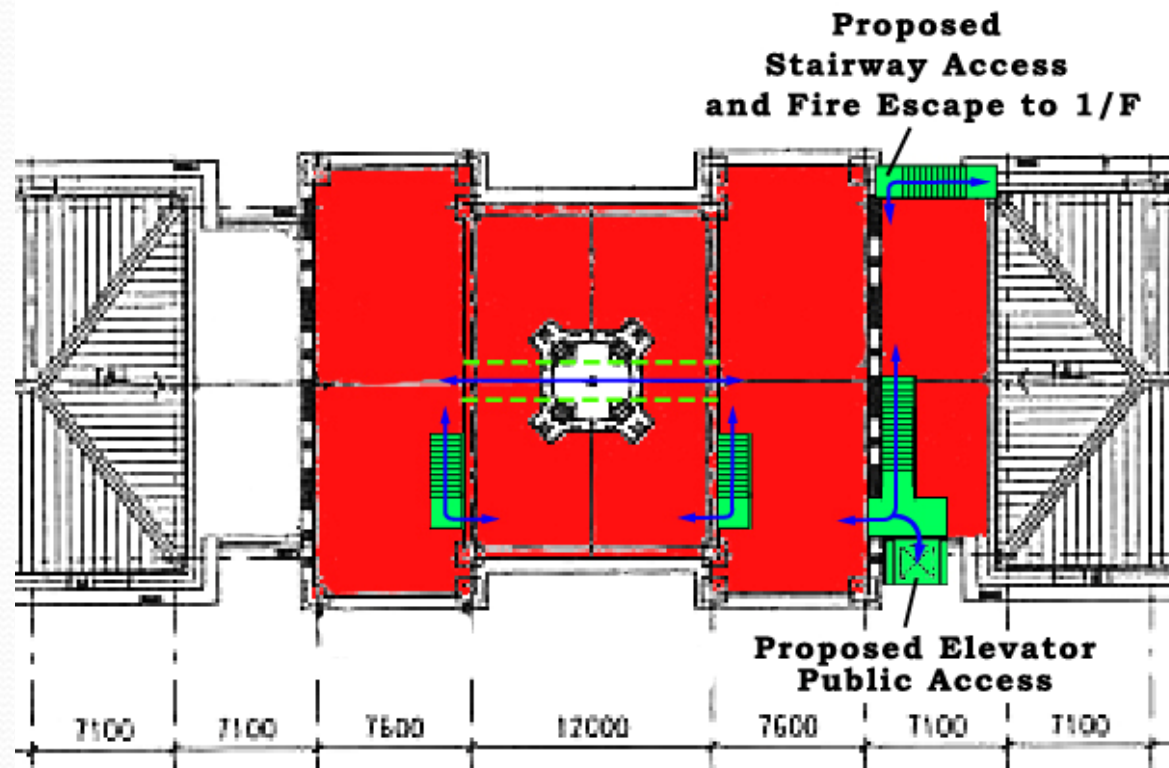
Remarks:

* Excludes 179m² of shared-access space through Watermark to viewing deck.
 Floor areas are approximately calculated.





Alternative Proposal: South Elevation



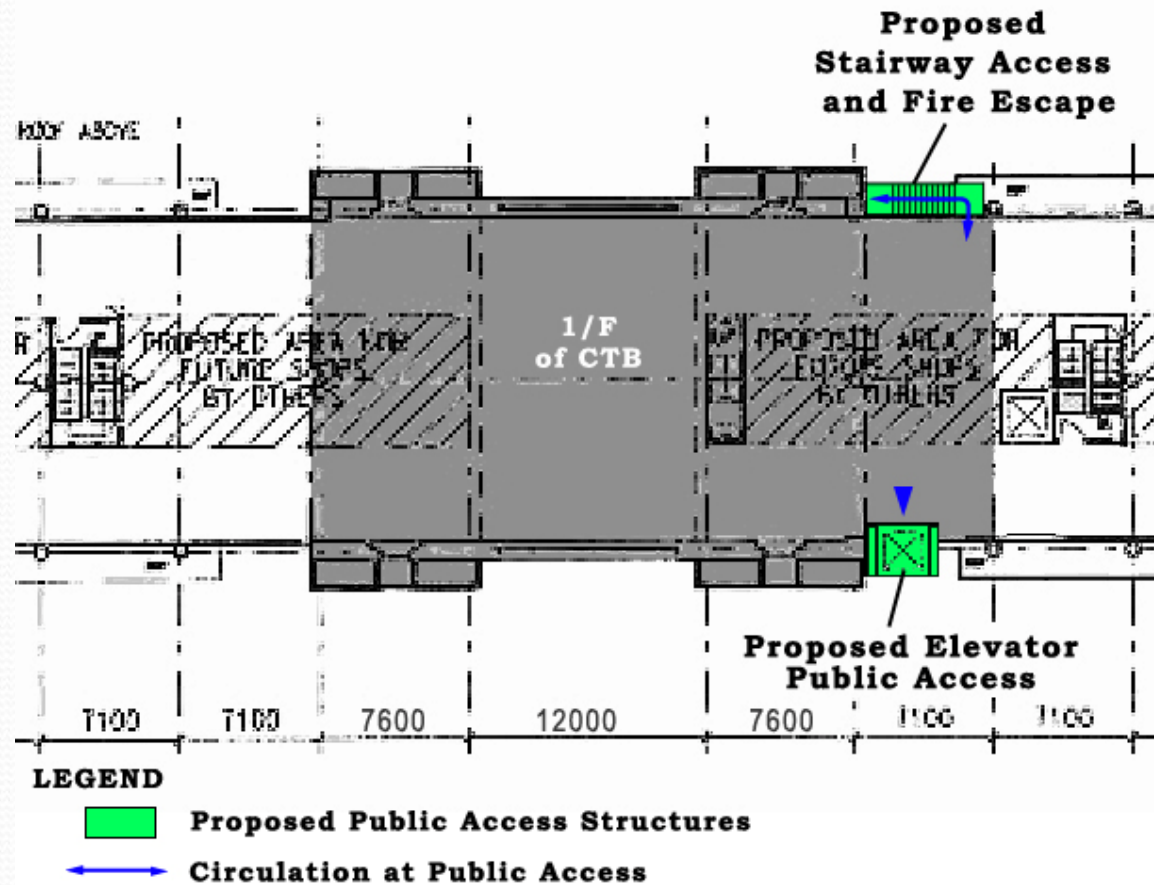
Alternative Proposal: Upgrading works of staircases and elevator



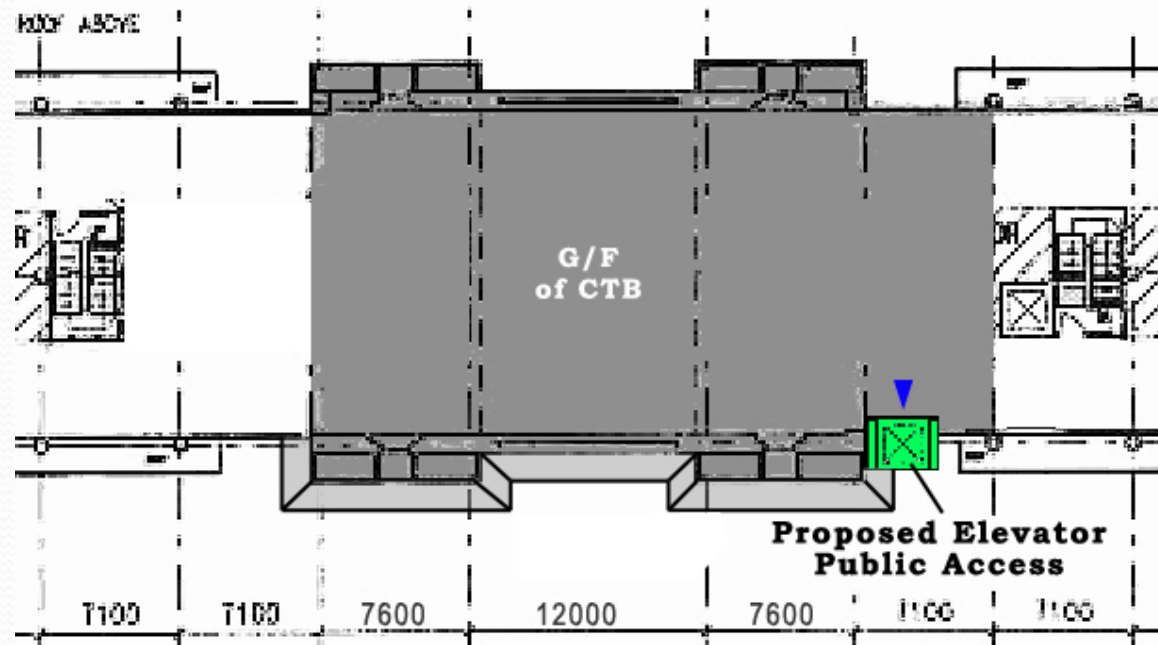
LEGEND

-  Proposed Public Access Structures
-  Proposed Public Viewing Platform Area
-  Circulation at Public Access
-  Pathway under Clock Tower Upper Platform



Alternative Proposal: Upgrading works of staircases and elevator (1/F)



Alternative Proposal: Upgrading works of staircases and elevator (G/F)



LEGEND

-  Proposed Public Access Structures
-  Circulation at Public Access

Alternative Proposal: Minimal Visual Impact



Before

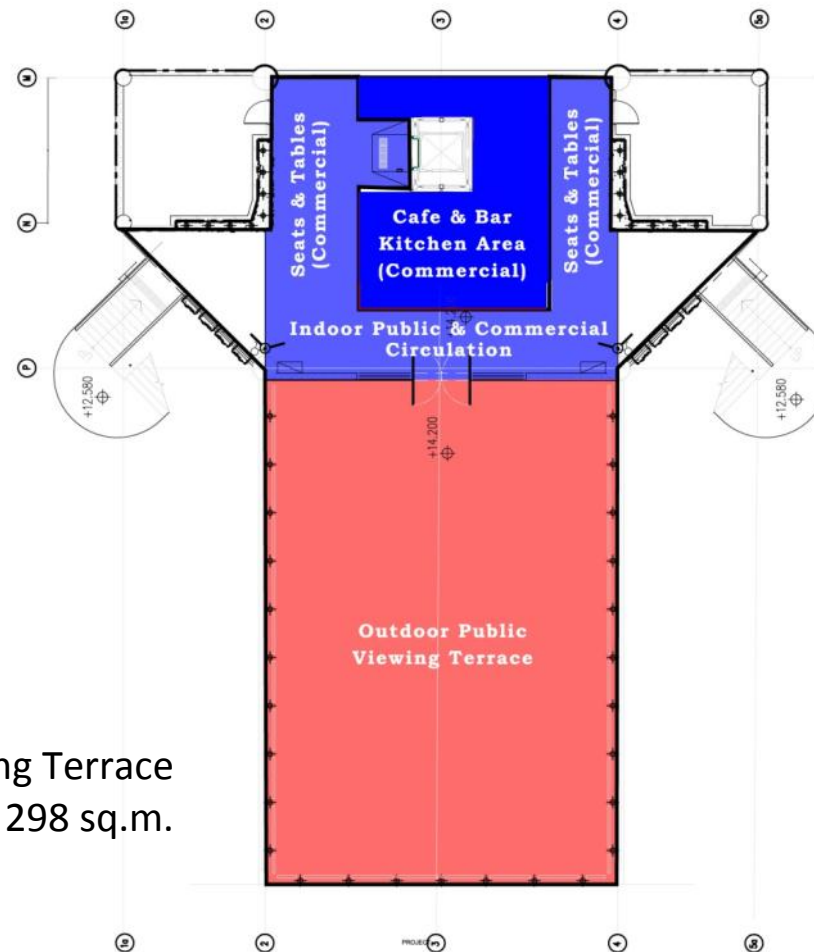


After



End of Presentation

Pier 7 Café & Bar (Existing Problematic Arrangements)



Outdoor Public Viewing Terrace
Floor Area = (about) 298 sq.m.

Central Star Ferry Terminal



Utilities at G/F



Covered open space in front of watermark entrance (underutilized!)

