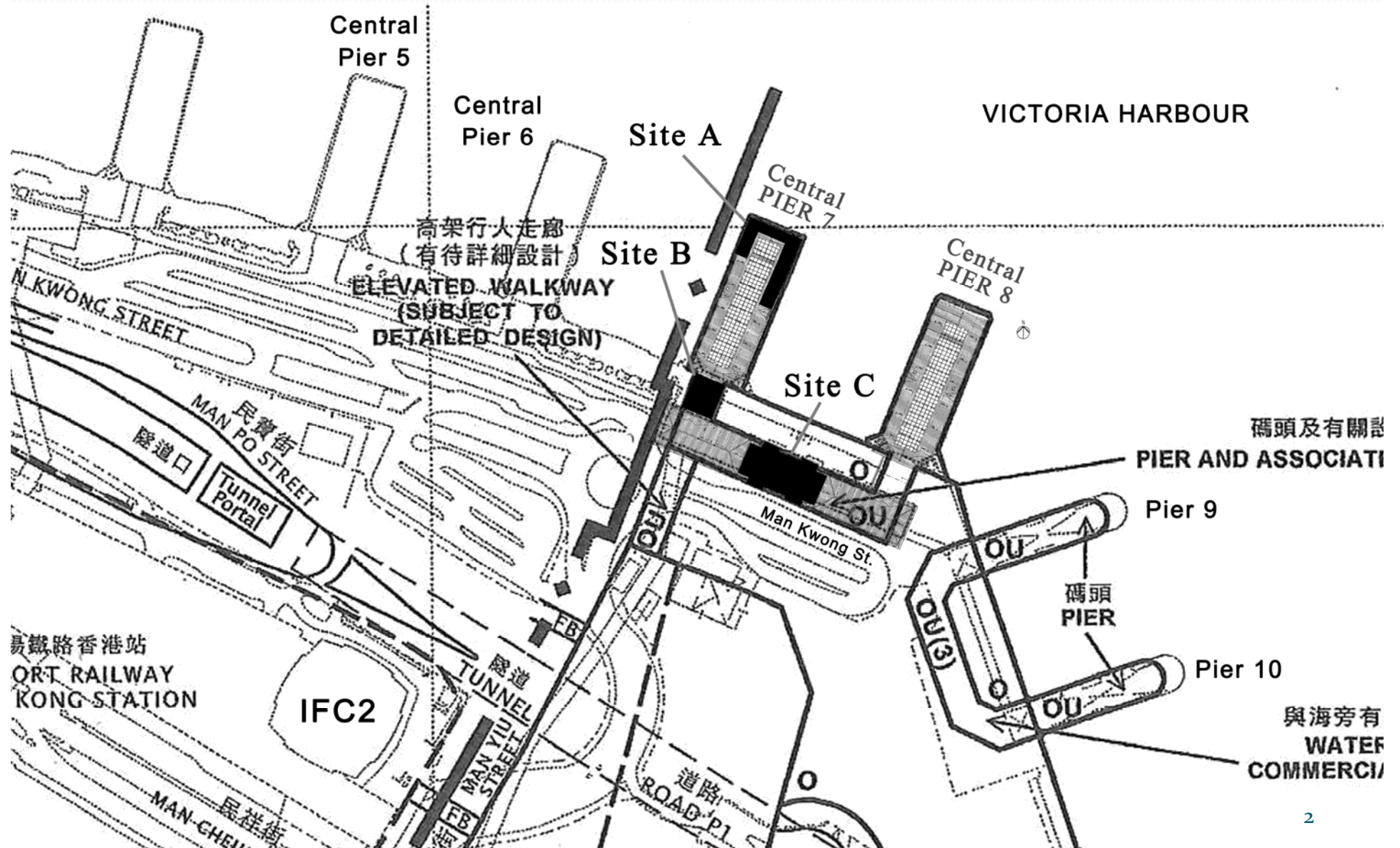


**Proposed Rationalization and Expansion of  
Public Viewing Areas at the  
Central Star Ferry Terminal  
Section 16 planning application no.  
(A/H24/22)**

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

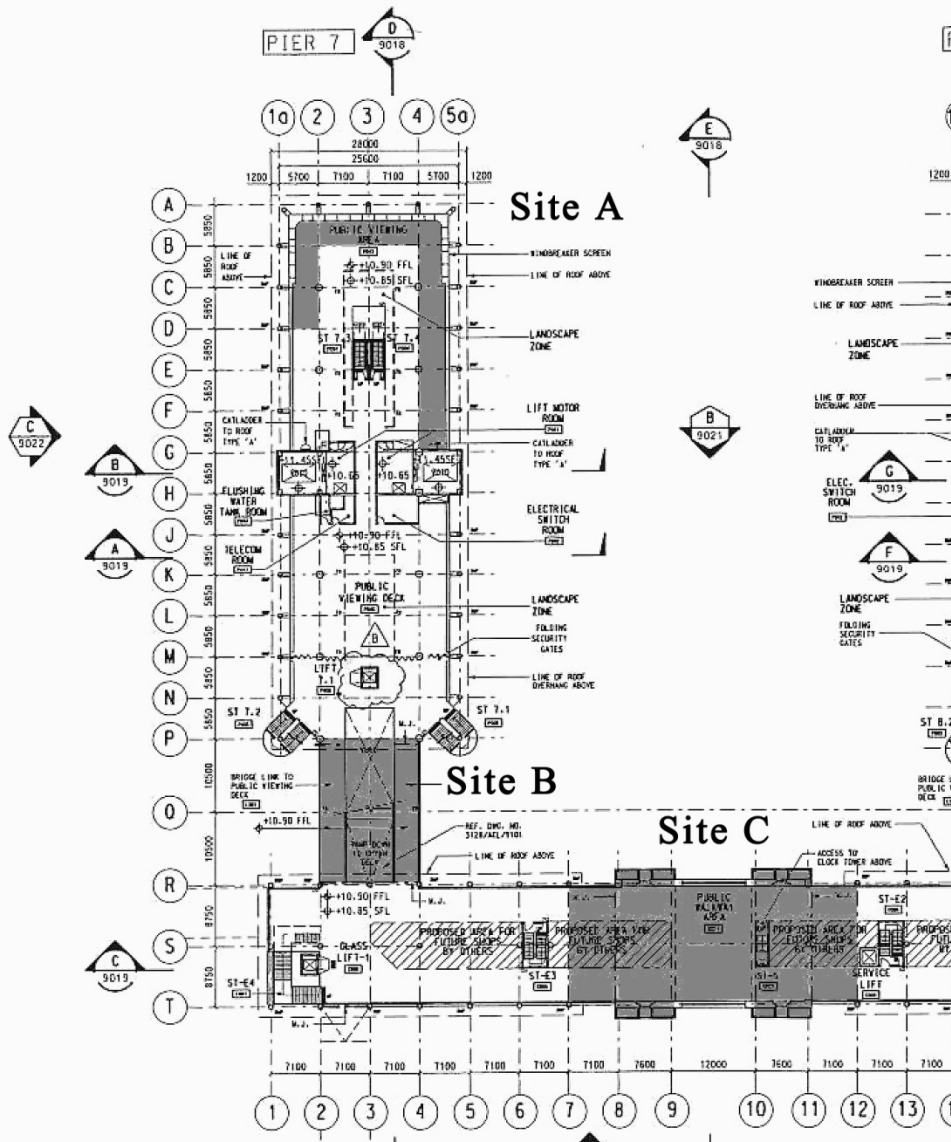
**18 February, 2014**

# The Location of Application Sites A, B and C in the Terminal





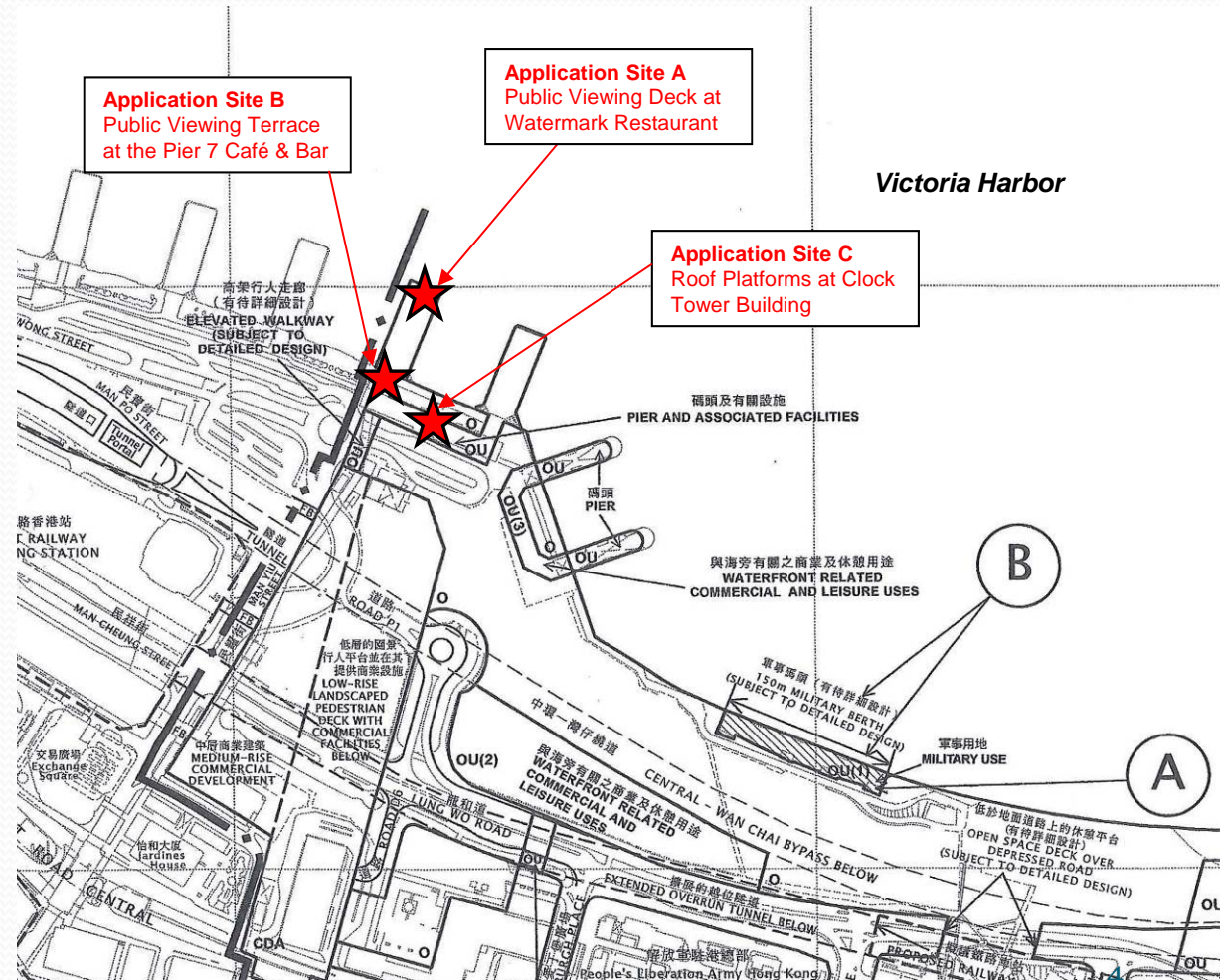
# The Location of Application Sites A, B and C in the Terminal



- Site A - Public Viewing Deck at Watermark Restaurant: 225 sq.m.
- Site B - Pier 7 Café & Bar: 294 sq.m.
- Site C - Roof Platforms at Clock Tower Building: 765 sq.m.

# Statutory Planning Aspects

- The Application Sites falls within an area zoned “Other Specified Uses” annotated “Pier and Associated Facilities” (OU), at the edge of the Draft Central District (Extension) Outline Zoning Plan No. S/H24/8 (the “OZP”). In the Schedule of Uses of the OZP, it is stated that the planning intention of this zone is “*primarily to provide land for development of pier with the provision of integrated retail/ restaurant/ tourism related facilities and pier-roof open space for public enjoyment.*”

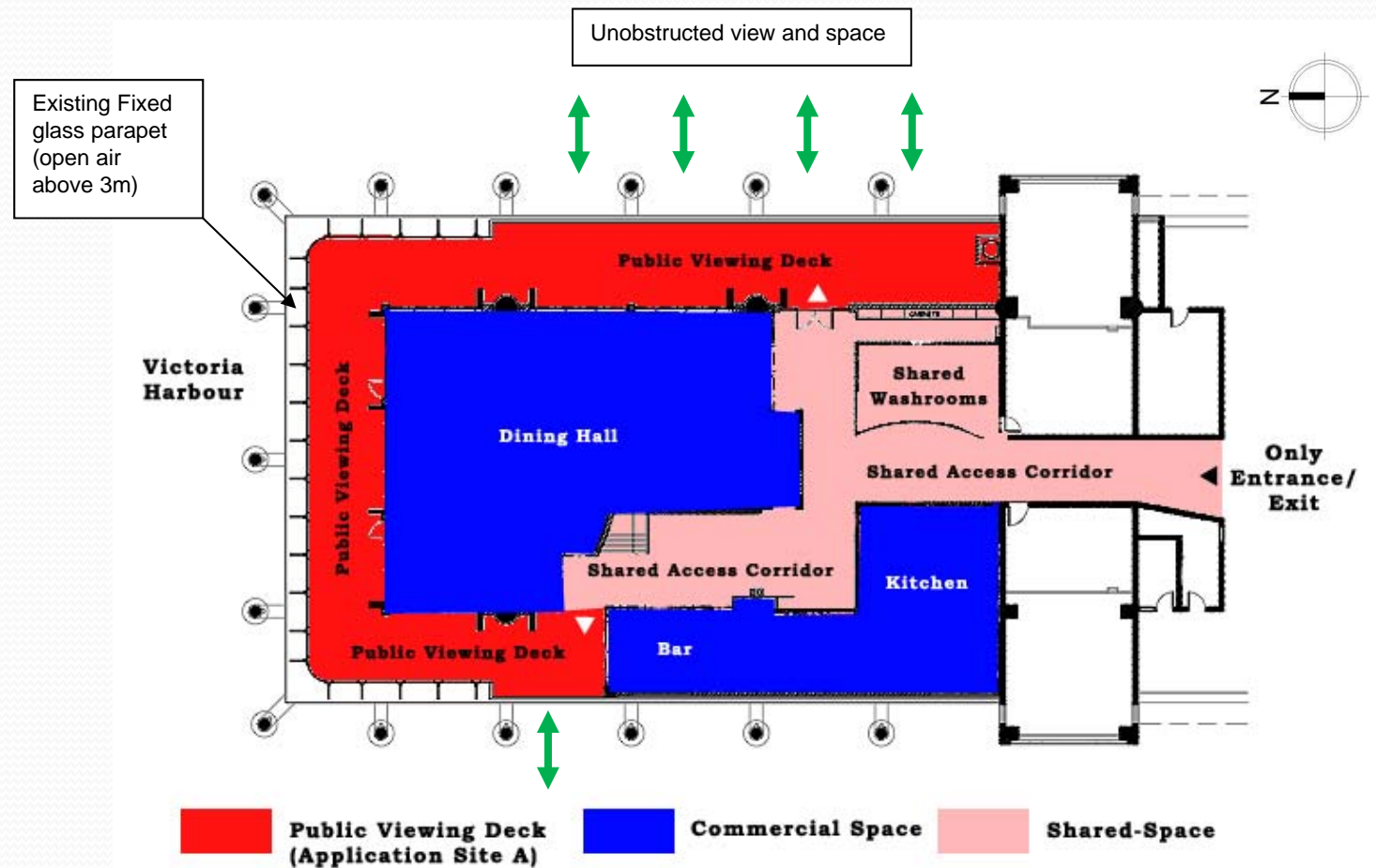




# Statutory Planning Aspects

- Any building or structure including roof-top structures, projections and advertisement signs, to be not more than a height of 21 mPD or the height of the existing building or structure, whichever is the greater.
- There are no planning restrictions on plot ratio.

# Watermark Restaurant (Site A) (existing problematic arrangement)





# Watermark Restaurant (Site A) (existing problems)

Existing Fixed  
Parapet Glass  
Wall (open above  
3m)



- North side

Dining Hall of  
Watermark  
Restaurant



- East side
- Existing public viewing deck (Site A) outside Watermark. The Applicants upgraded the existing timber deck finishes from bare tiled cement of the pier.



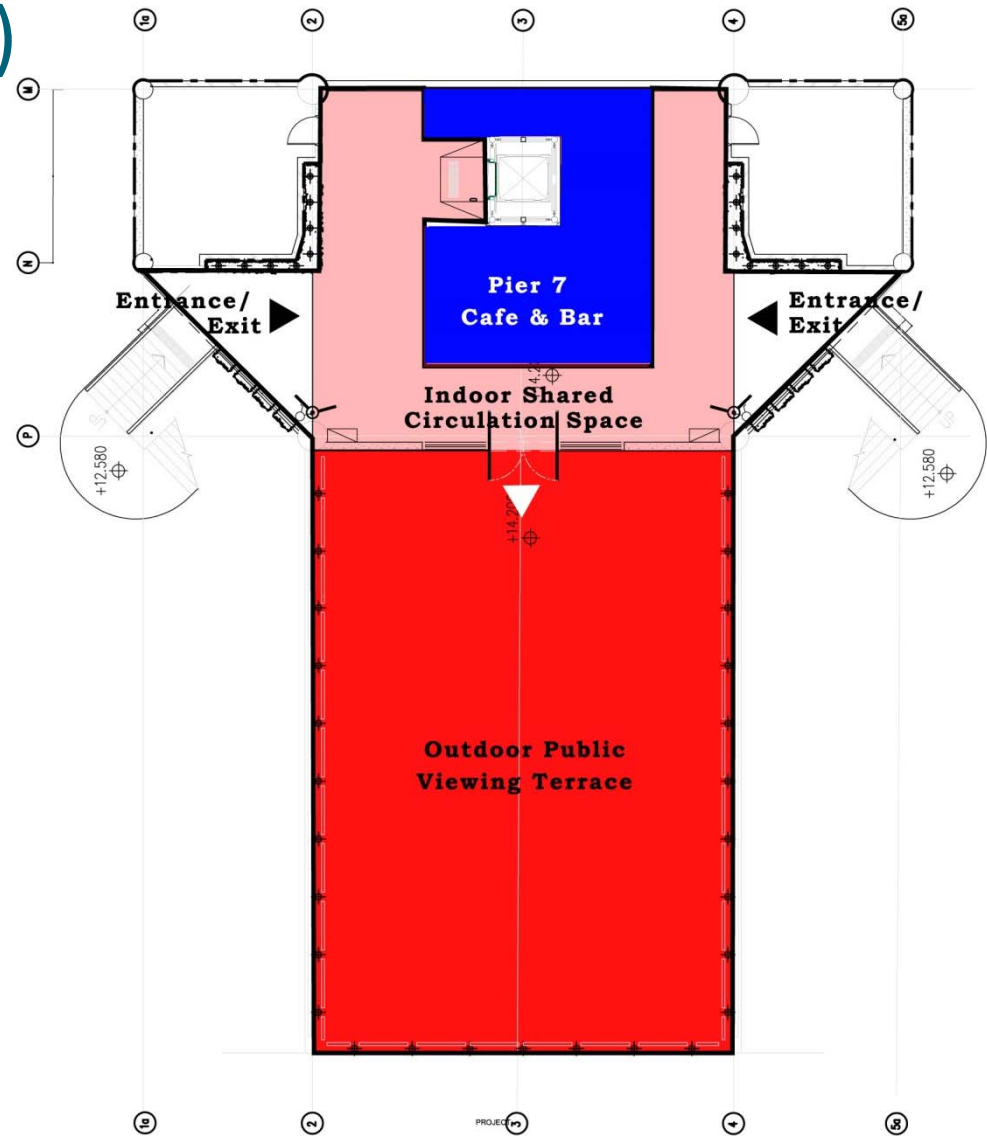
# Watermark Restaurant (Site A) (existing problematic arrangement)

- The only entrance and exit to Watermark Restaurant and Public Viewing Deck





# Pier 7 Café & Bar (Site B) (existing problems)



**Public Viewing Terrace (Application Site B)**   **Commercial Space**   **Shared-Space**

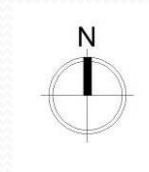
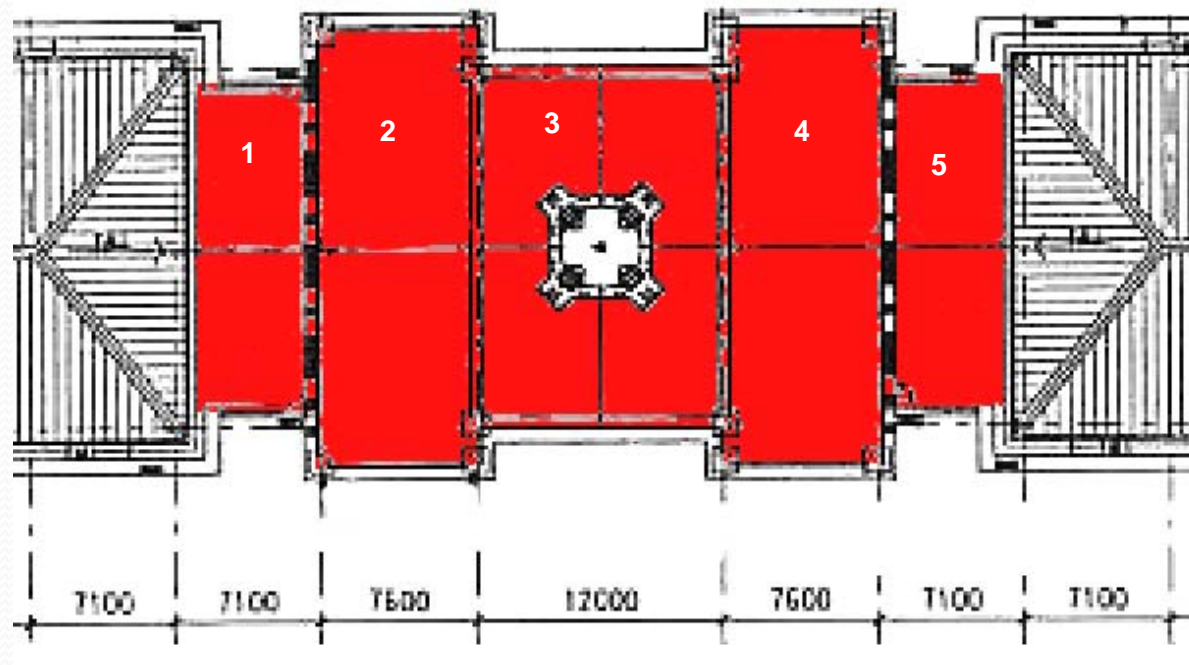
## Pier 7 Café & Bar (Site B) (existing problems)

- Existing indoor commercial and shared-use space
- Existing terrace, which is shared by customers and public; demand for private parties





# Existing Roof plan of Clock Tower Building (Site C) (underutilized space)



 Area in Focus  
(Platform No. in White)

# Existing Roof plan of Clock Tower Building (Site C) (underutilized space)



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



## Existing Roof plan of Clock Tower Building (Site C) (underutilized space)



- Looking inland on Hong Kong side



- The clock tower attraction



# Existing Roof plan of Clock Tower Building (Site C) (underutilized space)



- Looking at panoramic spectacular view of Victoria Harbour





# Existing staircase and ladder to roof for maintenance of Clock Tower

Door to staircase and ladder to Site C, CTB roof platforms



Staircase and ladder to Site C, CTB roof platforms (unsuitable for public access)

# Existing Public Viewing Provisions in the Terminal



North side corridor in the Central Terminal Building



Seating and tables for public use in Central Terminal Building



# Existing Public Viewing Provisions in the Terminal



Pedestrian circulation in the  
Central Terminal Building



Events like organic farmers' market  
held weekly in Central Terminal  
Building

# Existing Public Viewing Provisions in the Terminal



Views of harbor at North side  
corridor in the Central Terminal  
Building



# Existing Public Viewing Provisions in the Terminal



Atrium in CTB with seating and tables for visitors

# Existing Public Viewing Provisions in the Terminal



Covered public space with viewing areas in Pier 7, in front of Watermark



# Existing Public Viewing Provisions in the Terminal

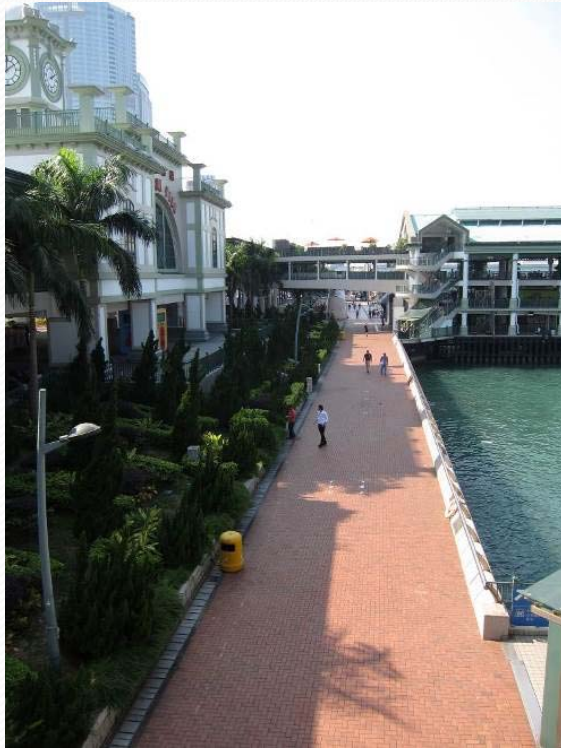


HK Maritime Museum  
indoor viewing spaces  
facing north



HK Maritime Museum indoor  
viewing spaces facing west

# Existing Public Viewing Provisions in the Terminal



Waterfront Promenade at  
the Terminal



Waterfront Promenade at Central  
Piers



# Existing Public Viewing Provisions in the Terminal



Waterfront Promenade at  
Pier 9 and 10



Wine and Dine Festival 2013 on  
Central Waterfront Promenade at  
day time



# Existing Public Viewing Provisions in the Terminal



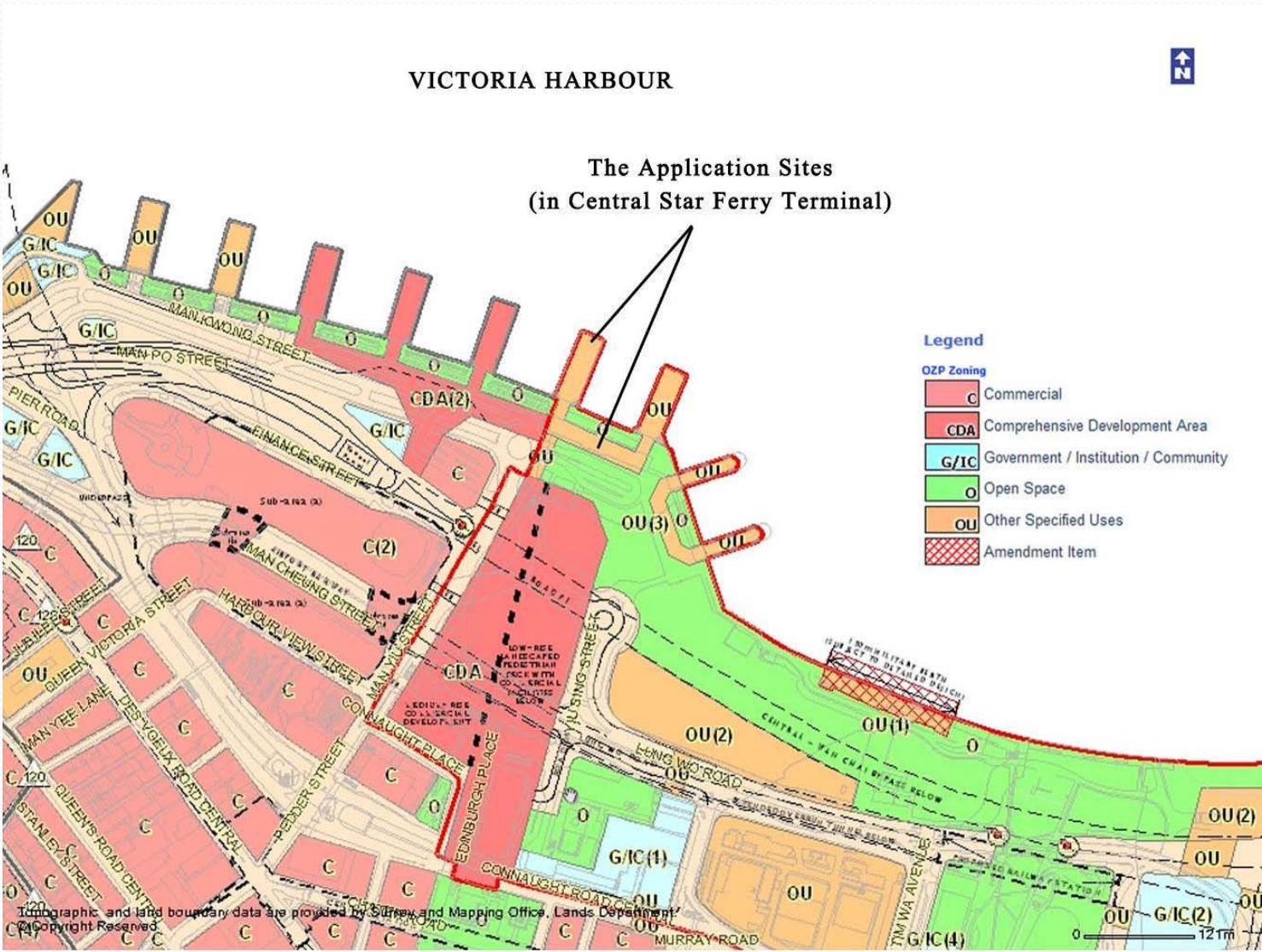
Wine and Dine Festival  
2013 on Central Waterfront  
Promenade at night time



Pier 9 used by the public



# Planned Public Open space Provisions





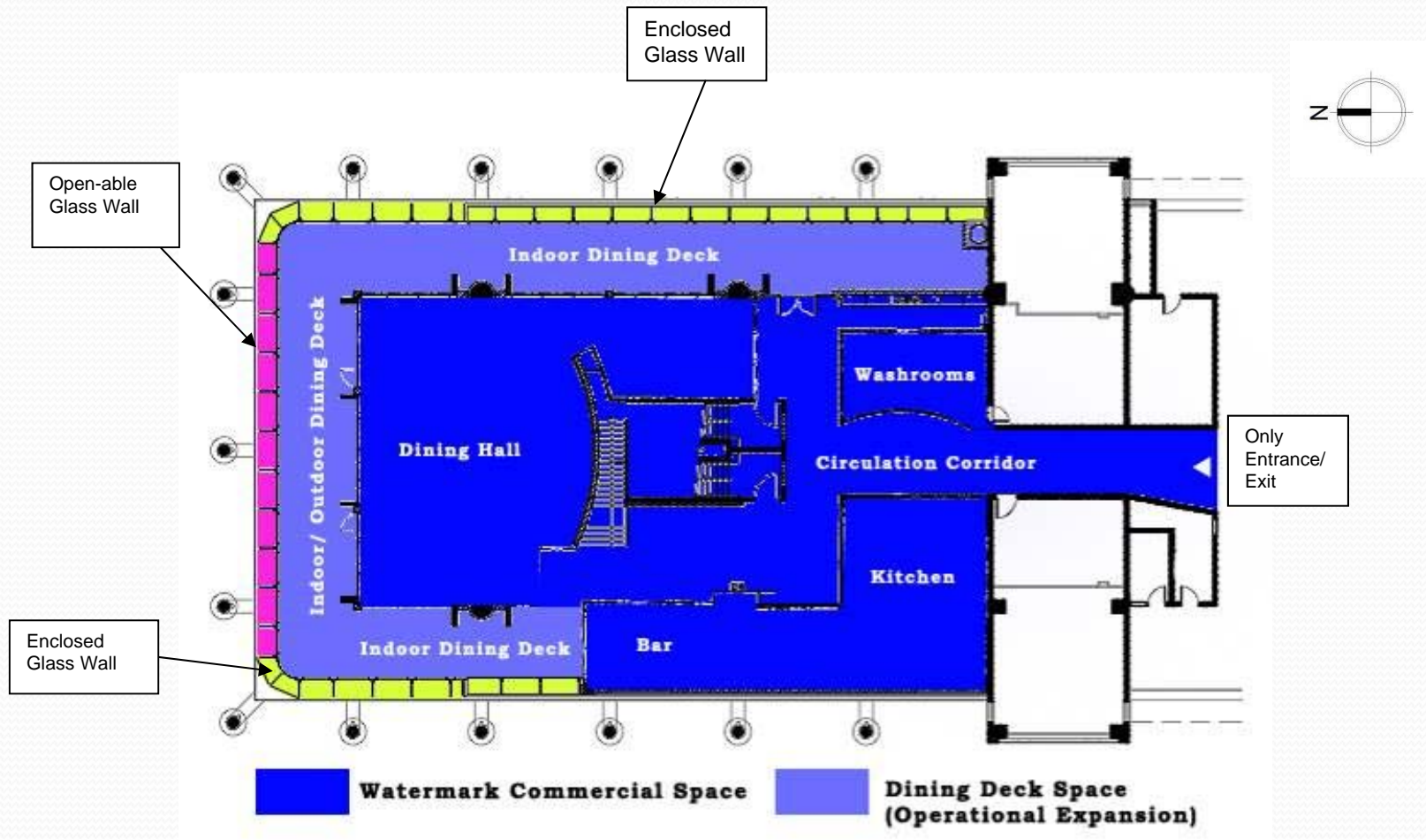
# Planned Public Open space Provisions



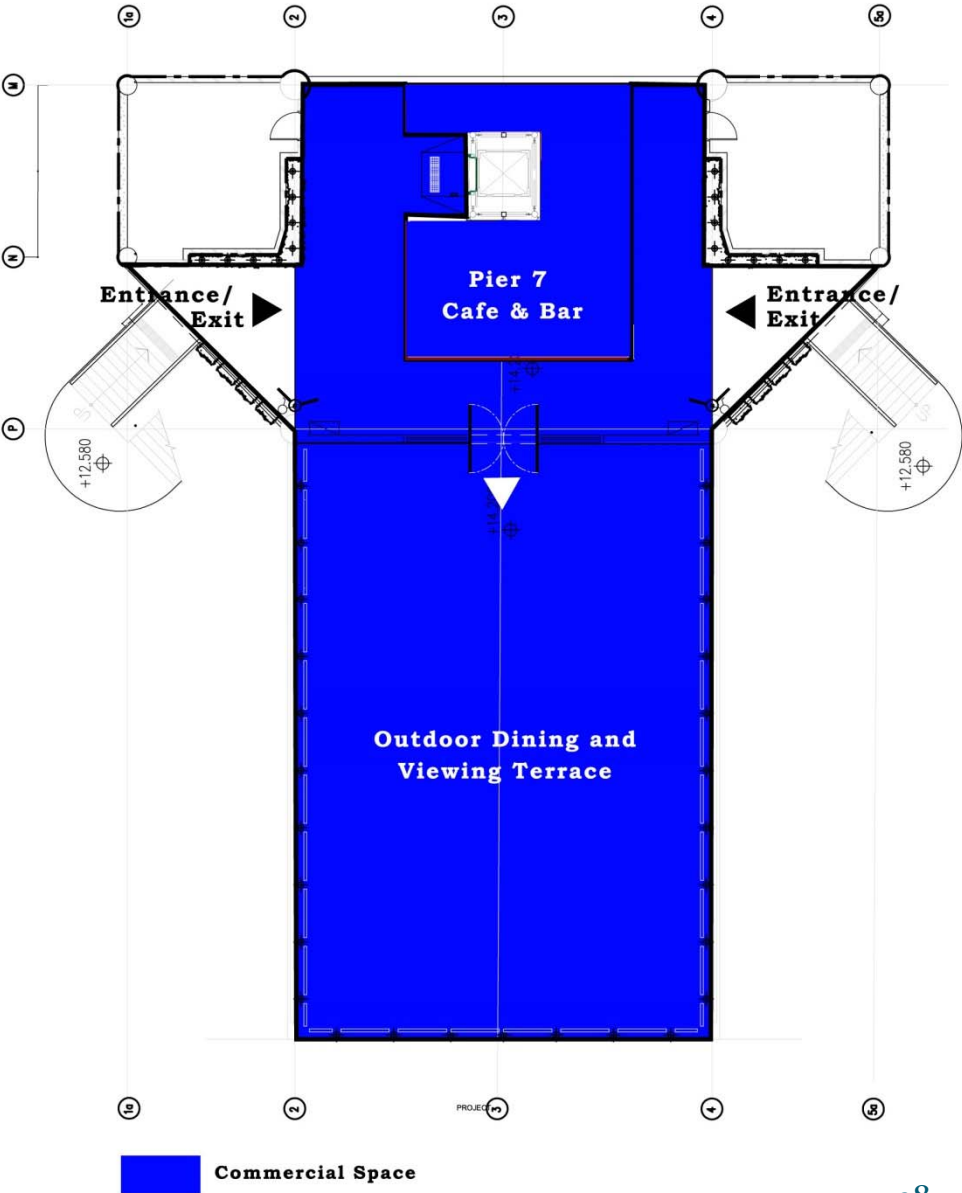
Planned Renovation of Piers 4, 5 and 6 with landscaped deck  
(Extracted from TPB paper of Application No. A/H4/90)



# Proposed Layout of Watermark Restaurant



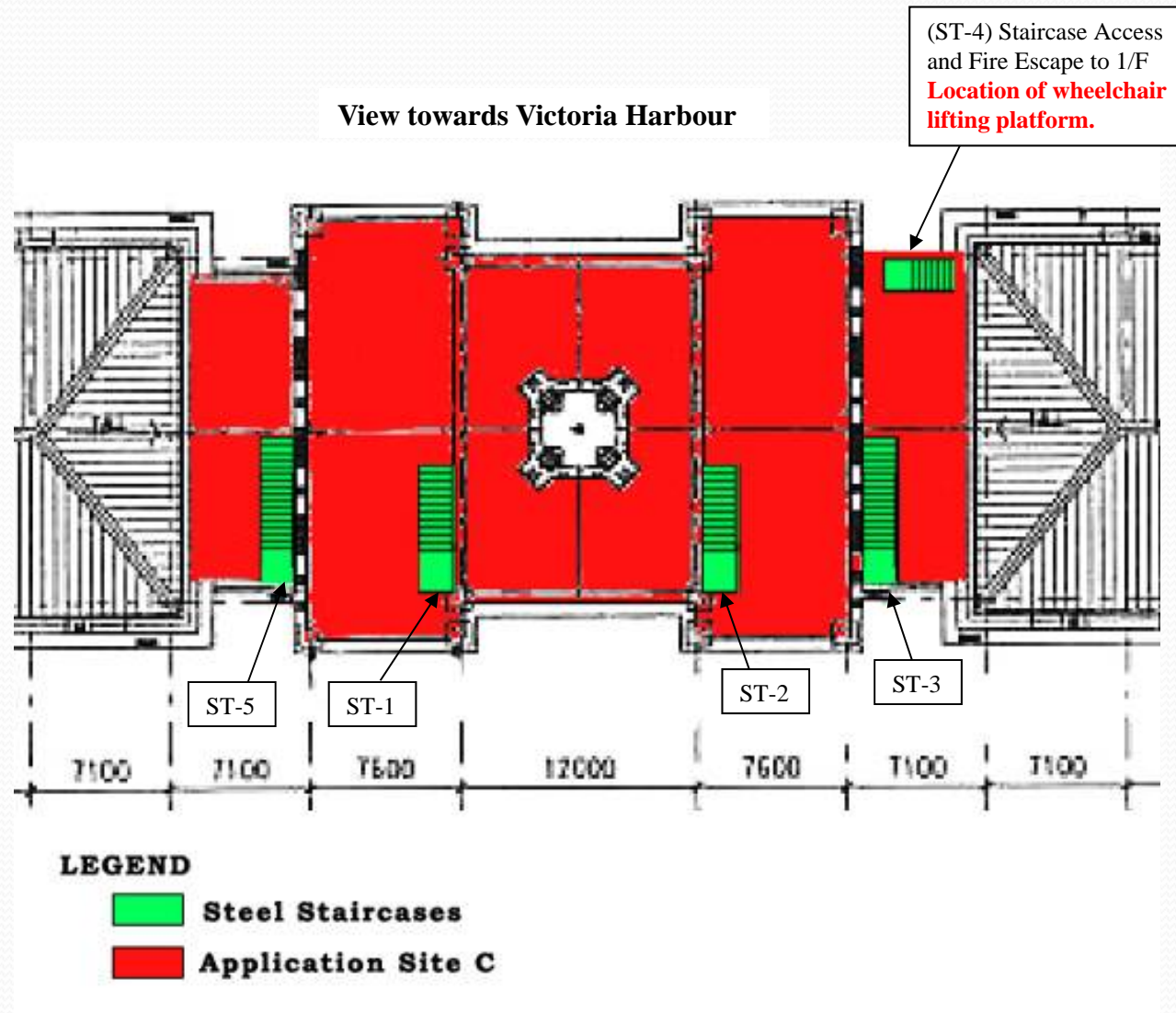
# Proposed Layout of Pier 7 Café & Bar



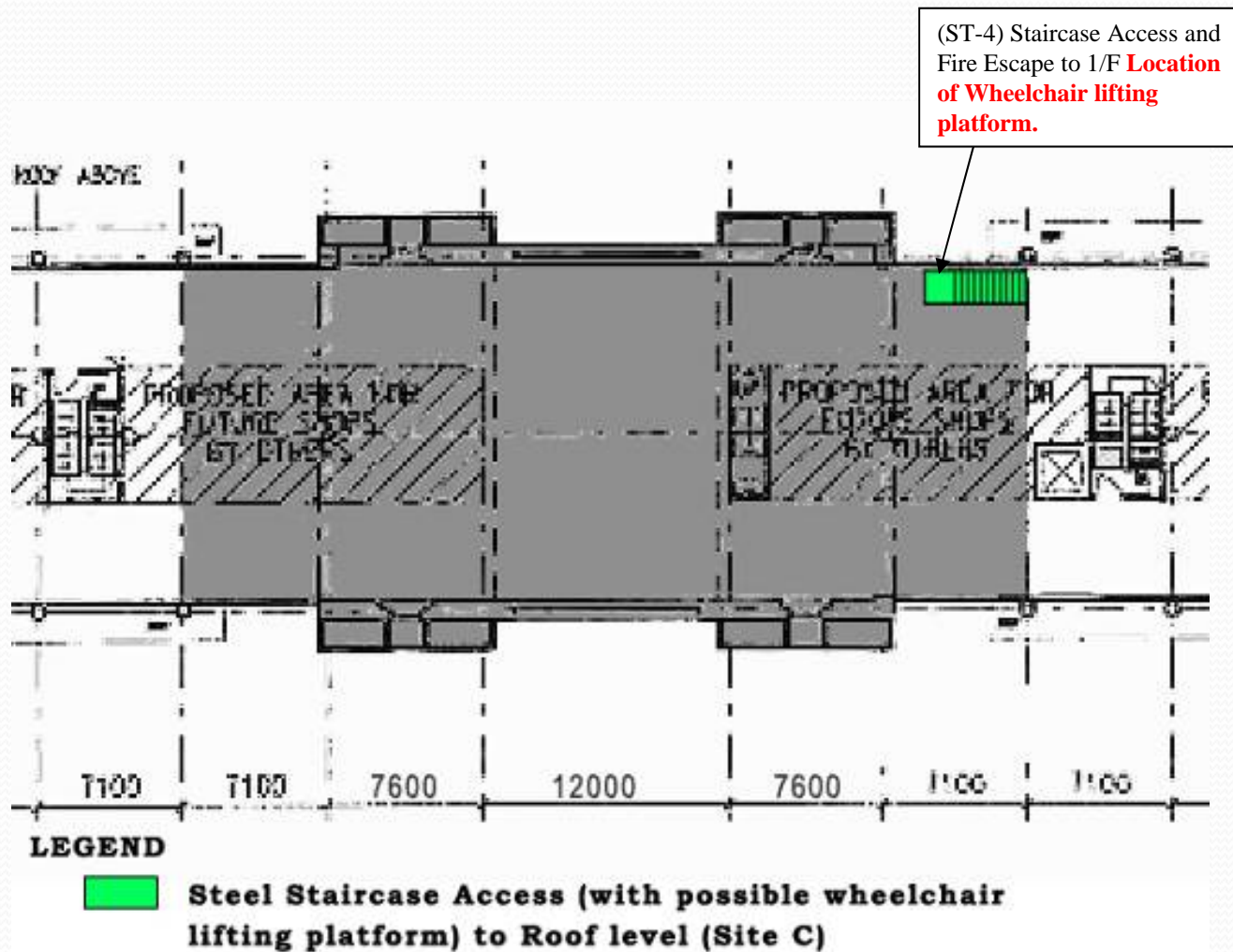


# Proposed Indicative Layout of Roof Platforms (Site C)

View towards Victoria Harbour

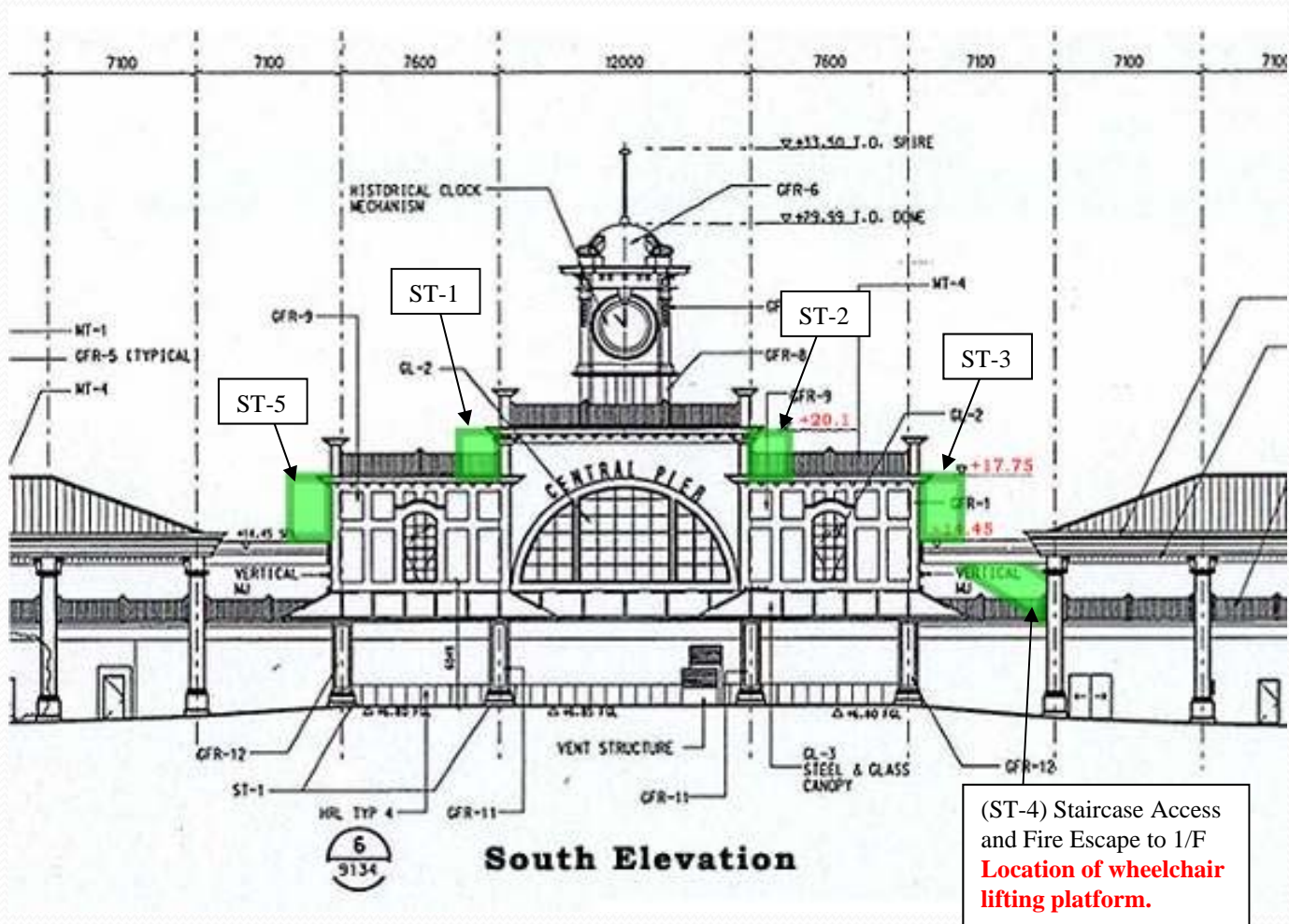


# Proposed Indicative Layout at 1/F





# Proposed Indicative Elevation





# Planning Justifications and Assessments



## In line with OZP Planning Intention

- The improvement of the Watermark operations would contribute to the development of integrated commercial and tourism-related facilities at the Terminal. The conversion of Site C into a prime, public viewing space fully complies with the intention to provide “pier-roof open spaces” for public enjoyment. Through these improvements, the Terminal as a commercial and iconic landmark would be reinforced.
- The new upgrading works and steel staircases at the CTB would be within the pier building / structure height requirement of not more than 21mPD.

# Upgraded Viewing Spaces at Site C

- Access to the viewing platform is clearly identifiable and would not be affected by interface problems;
- The entrance to the platform is closer to the commercial shops and activities on the 1/F;
- Higher vantage point and more views of the Harbor and surrounding cityscape;
- It has a larger open platform area for people to move around ;
- There will be amenity seating provided;
- The platform contains the clock tower, which would allow the public to appreciate it up close as an attraction, instead of only observing it from a far distance;
- It will be easily accessible by a staircase, and it's at a more convenient central location to get to;





## Operational Upgrade at Watermark (Site A) and Pier 7 Café & Bar (Site B)

- The existing Site A and B, would be better used as a unique dining area where hundreds of people (who are also members of the public) could use and enjoy the view while eating.
- Right now only about 11 people on average walk in the viewing deck (per day) at Site A; and there is demand from customers to use the terrace at Site B for parties.



# Financial Aspects

- The Applicants will cover the costs of upgrading works at Site C, and refurbishing Sites A and B.
- Any improvement in rental income achieved through the processes in this proposal would be contributed to the non-fare box revenue for cross-subsidizing Star Ferry operations, thus alleviating pressure to increase ferry fares on the public.





# Implementation

- The Watermark has indicated that they are prepared to take up the whole cost of implementation, noting that it will be beneficial to them as well as to the general public, the Hong Kong Maritime Museum, the Hong Kong Tourism Board and the New Central Waterfront Park.
- The management of the new public viewing spaces at Site C would be taken up by the operators, at **no cost to the Government**.



# In line with Harbourfront Principles

- ☑ Principle 1 - Preserving Victoria Harbour
- ☑ Principle 2 - Stakeholder Engagement
- ☑ Principle 3 - Sustainable Development
- ☑ Principle 4 - Integrated Planning
- ☑ Principle 5 - Proactive Harbour Enhancement
- ☑ Principle 6 - Vibrant Harbour
- ☑ Principle 7 - Accessible Harbour
- ☑ Principle 8 - Public Enjoyment



## In line with Harbourfront Design Guidelines

- Contribute to **Diversity of Uses** on Waterfront
- Provide **Leisure Uses**
- Provide more **Prime Public Viewing Spaces**
- Appreciate **Cultural Heritage** of Central Star Ferry Pier and Clock Tower
- **Comply with Building Height Restrictions** in the OZP and would not cause any adverse visual impact to the surrounding visual corridors.
- Anchor the Terminal as an **Iconic Landmark**, a tourist attraction on Central waterfront.
- The Applicants would take up the management of the public viewing spaces as part of the **private sector involvement in managing public waterfront promenade**.
- The scheme would contribute to the **sustainable development** of the Terminal into an iconic tourist attraction, more viewing spaces and commercial uses for the public and visitors to enjoy.

# Addition of High Quality Public Viewing Spaces

	Existing		Proposed/ New		Change
	Public Viewing Space (m <sup>2</sup> )	Private Dining Hall (m <sup>2</sup> )	Public Viewing Space (m <sup>2</sup> )	Private Dining and Viewing Space (m <sup>2</sup> )	Public Viewing Area (m <sup>2</sup> )
<b>Watermark</b>	225 (viewing deck)*	171 (indoor hall)	0	225	-225
<b>Pier 7 Café &amp; Bar</b>	294 (viewing terrace)*	56	0	294	-294
<b>CTB Roof Platform</b>	0	0	765 (public viewing platforms)	0	+765
<b>Total</b>	519	227	+765	+519	<b>+246</b>

*Remarks:*

\* Excludes 179m<sup>2</sup> and 104m<sup>2</sup> of shared-access space through the Watermark and Café & Bar, respectively. Floor areas are approximately calculated.



## Environmental Aspects

- Air quality impact from the berthing ferries. Address this by installing fixed and enclosed glass walls on the west and east sides of the restaurant deck, facing the ferries berthing. This barrier would ensure visitors are not adversely affected by emissions from ferries.
- To provide flexibility of dining experience for patrons, the north sides of the Watermark deck would be installed with open-able glass walls. The air quality at this end of the restaurant is anticipated to be acceptable, because the ferries would be berthing further in the pier. During clear weather the glass walls at this end could be opened up, offering an alfresco dining experience.
- Site B is already accessible to the public and customers and a similar form of use to the existing arrangements would continue.

# Preliminary Structural Assessment

- Difference of 1kPa would need to be compensated through provision of minor structural strengthening.
- The construction of the steel staircases would require reinforcing some sections of the concrete slabs with structural steel beams. The existing superstructure and piled foundations would be able to accommodate the upgrading works.
- Concluded that the proposed public viewing space at Site C will be feasible and have insignificant structural impact.
- The Applicants would undertake these improvements at their own cost.



# Visual Aspects (View Point Location Map)



# Minimal Visual Impact



Before



After





End of Presentation