

# TOWNLAND

## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
Fancheng Central Area Study, Guangxi Province.	Critique of previous study output, specialist advice on planning and townscape principles and development of a new concept plan.	Xi Nan (China) Enterprises Ltd./Kwan, Ng & Wong Architects	1	1985
Guan Hai Yuan, Gulang Yu Island, Xiamen, Fujian Province.	Planning and layout advice for the renovation of an existing partially completed low rise recreation and hotel development on a beachfront site of 8ha. Revisions to layout and development schedule proposed to improve occupancy and implementation programme.	Xing Xia Co Ltd./ Daniel Heung & Associates Architects	4	1986
The Golden Bridge Hotel, Xiamen, Fujian Province.	Preparation of a Master Landscape Plan.	Daniel Heung & Associates, Architects	1	1986
Development Feasibility Study, Shenzhen, Guangdong Province	Development Feasibility Study for an industrial park development on a 6 ha site at Henggang Town, Shenzhen. High technology manufacturing units and dormitory style workers accommodation proposed.	Private Hong Kong/US Consortium	3	1989
Cassia Beach Resort, Hainan Island.	Preparation of a Master Layout Plan for a comprehensive beachfront resort on a site of 85 ha. Development comprised 1,000 housing units in 3 phases, a 150 room hotel, country club and 300 room beachfront hotel with conference facilities and marina.	Pacific Paradise Resort Ltd.	6	1992
Sun City Development, Huiyang County, Guangdong Province	Critique on layout planning and community facilities provision for an 8.6 km <sup>2</sup> new town for 110,000 population.	Sanhe Group Co & China Treasure Enterprise Ltd./ Hackett Design Architects	1	1992
Residential and Recreational Development, Hai Dian District, Beijing	Co-ordination of the planning and engineering inputs and preparation of Master and Detailed Layout Plans and Development Schedules for a 67 ha site in northern Beijing. The development of 2,300 houses included major recreational club facilities, commercial centre, hotel and conference facilities together with supporting infrastructure and community facilities such as schools and clinics. Development proposals were prepared following relevant municipal codes and guidelines.	Private Developer from Hong Kong/ Wong & Tai Associates Architects	6	1993
Waterfront Planning and Urban Design Study, Beihai, Guangxi Province.	In J/V with the China Academy of Urban Planning and Design, preparation of zoning and layout plans, development schedules and urban design guidelines for a 7km length of downtown waterfront development (approx. 392 ha). Proposals included commercial, residential and recreation developments on new reclamation together with upgrading and conservation proposals for existing urban development areas.	Planning Bureau, Beihai City	9	1994
Town Planning in the PRC: Prospectus for Dutch Investment Bank: Asian Property Investment Fund	General advice and reporting as part of the Prospectus to assist the Bank's decision-making.	Colliers Jardine	½	1994

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Beijing LRT Feasibility Study	Review of the population and employment forecasts for the new LRT corridor, assessment of the effects on surrounding development that the presence of the LRT might bring, recommendations on preferred locations and no. of stations, identification of potential station developments and production of appropriate forecasts for design years.	John Holland Construction & Eng Pty Ltd./SPB Hong Kong Ltd. Transportation Planning Consultants	(Stage 1: 1½)	Stage 1 completed 1994
Nanjing Valley New Town Centre Development	Input to preparation of Strategic Location Plan and Land Use Plan for Phase 1 of the New Town Development Area in Nanjing.	Brooke Hillier Parker	(Stage 1: 2)	Stage 1 completed 1995
Daya Bay Technological and Economic Development Zone, Huizhou, Guangdong Province Development Agreements with Local Government	Working in close conjunction with an international property consultancy, TOWNLAND prepared alternative development options and guidelines to assist Client's negotiation with Local Government in relation to an extension of development rights for four sites in Daya Bay Technological and Economic Development Zone under the changing broad economic and planning context.	Panda Group Ltd/Brooke Hillier Parker	2½	1995
Daya Bay Technological and Economic Development Zone and Huiyang, Huizhou, Guangdong Province Master Layout Planning	TOWNLAND prepared Master Layout Plans and Development Schedules and Programmes for five sites in Daya Bay Technological and Economic Development Zone and Huiyang Township with a total area of approximately 4 km <sup>2</sup> . Stage 1 of the Project included submissions of Development Concept Plans and Stage 2 submissions of Master Layout Plans to Local Governments for Approval.	Panda Group Ltd/Brooke Hillier Parker	(Stage 1: 2)	1996
Tianjin Port Free Trade Zone, Phase II Development, Tianjin	Preparation of a Master Layout Plan and Development Schedule for 170 ha comprising the core portion of Phase II of the Tianjin Port Free Trade Zone. Revisions were made to existing layout and development schedules to improve marketability and efficiency of the overall layout and to maximise on design potential and a compatible landuse arrangement.	Private Developer from Hong Kong	9	1996
Tianjin Metro System, Planning Consultancy Services	General planning advice in improvement of viability of tenders for expansion and improvement to an existing underground railway.	Snowy Mountains Engineering Corporation Ltd. (SMEC)	1	1996
Versailles Garden Residential Development, Suzhou Bei Lu, Zha Bei District, Shanghai	Preparation of a Master Layout Plan and Master Landscape Plan for a comprehensive residential development on a 4.3 ha site in Shanghai. The site is the first pilot scheme site for bringing about urban renewal along the northern shore of Suzhou River in Zha Bei District of Central Shanghai. The development includes the provision of modernized multi-storey residential blocks, retail shops, transport facilities, recreational facilities and social welfare facilities. The layout was prepared following the relevant city code and guidelines. The development is divided into three phases. A detailed Master Layout Plan and Elevation Plan were prepared for the Phase 1 development.	Tian An China Investments Co. Ltd.	2	1996

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Versailles Garden Residential Development (Eastern Extension), Suzhou Bei Lu, Zha Bei District, Shanghai	Preparation of a Master Layout Plan for a comprehensive residential/ commercial/ community development on a 4.66 ha site as an extension to the Versailles Garden Residential Development. The combined site amounts to 9 ha of high quality European designed residential development with floor area of approx. 500,000 m <sup>2</sup> . The development will be developed in phases and will be self-contained in terms of supporting facilities such as kindergarten, retail shops, entertainment facilities, tennis court, resident clubhouse, etc. Generous open space provision and landscaping is also provided.	Tian An China Investments Co Ltd.	6	1997
Commercial/ Residential Development at Futian, Shenzhen, Guangdong Province	TOWNLAND was invited to prepare and submit two initial development concepts in a competitive bid for a comprehensive commercial / residential development at the future Shenzhen City Centre. The 24.45 ha site is located immediately east of the future city square with Central Government Offices. As part of the overall urban design, emphasis was put on the compatibility with the city centre and surrounding residential developments. The submission included master layout plans, models and a supporting planning statement.	Henderson (China) Investment Co. Ltd.	1	1996
Futian Residential / Commercial Development, New Shenzhen City Centre, Guangdong Province	Preparation of a Master Layout Plan for a prestigious residential/ commercial development at Futian District, which forms part of the new Shenzhen City Centre (with new CBD). The 13.6 ha site will be only 200 metres from the future municipal Government complex with city square beyond. The development will accommodate high quality apartment units of different sizes and design amongst extensive and attractive landscaped open space.	Henderson (China) Investment Co. Ltd.	3	1998
Huang Shan Lu, Chang Zhou, Jiangsu Province	Preparation of a Master Layout Plan for a comprehensive residential/ commercial development on a 13.8 ha site in the Changzhou High-Tech Enterprise Zone. The phased development will provide a variety of housing units and community services in support of this Zone.	Tian An China (Chang Zhou Investment Co. Ltd.)	9	1998
Residential Area Layout, New CBD, Chongqing	Planning and urban design inputs to the preparation of a residential area layout (over 60 ha), forming part of the District to accommodate the designated new administration, finance and business centre to the north of the old Chongqing City. The urban design principles have recognised the opportunities offered by the topography of the site on rolling hills overlooking the designated CBD. The housing mix and landuse transitional treatment were also carefully considered to ensure a high quality township in support of the future CBD.	Ho & Partners Architects Engineers & Development Consultants Ltd.	N/A	1999

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Project	Project Description	Client	Duration of Project (months)	Completed (year)
<p>Design Competition, 62 ha of Land at Xin Min Xiaoqu, Chongqing</p>	<p>In 1999, CLDC held a Competition for Urban Design and a Master Layout Plan for Comprehensive Redevelopment of Xin Min Xiaoqu (62 ha) in Chongqing, Mainland China. TOWNLAND was invited to join the Competition and TOWNLAND's entry was classified as "outstanding" thereby receiving <b>FIRST PRIZE</b>.</p> <p>Xin Min Xiaoqu (the Site) falls within Nanping Economic and Technological Development Area, which is located 5km to the south of the Chongqing City. The Site is currently occupied by a number of old and dilapidated factories and houses. There is an urgent need to improve the living conditions and the quality of the surrounding environment.</p> <p>The proposed Master Layout Plan (MLP) is in line with the strategic planning intention in respect of Chongqing City, i.e. to enhance its role as an economic centre in the area of Yangtze River upperstream and to make it a City of "mountain, water and landscaped garden". Based on the guiding principle of sustainability of development, a modern and people-oriented community with a sensible layout was planned. It includes different types of residential developments with a full range of community facilities. The setting and the architecture of the proposed redevelopment will blend with the townscape.</p> <p>The Evaluation Panel constituted representatives of the local authorities including Chongqing Planning Bureau, Chongqing Land and Housing Bureau, the Faculty of Town Planning of Chongqing Architectural University, the Management Committee, Planning Office and Building Bureau of the Nanping Economic and Technological Development Area, etc. According to the notes of the meeting of the Evaluation Panel, the MLP as proposed by TOWNLAND not only reflects a more thorough understanding of the site topography and the surrounding environment, but also reflects a sophisticated approach in the setting of design objectives and formulation of the planning layout. With a good working attitude and a strong sense of responsibility, TOWNLAND was quoted as a good example for the Mainland China Consultants.</p>	<p>Chongqing Land Development Company for Key Projects Demolition and Resettlement (CLDC)</p>	<p>6</p>	<p>1999</p>
<p>Huai De Zhong Lu, Chang Zhou, Jiangsu Province</p>	<p>Preparation of a Master Layout Plan for a comprehensive residential/ commercial development on a 2.01 ha site for bringing about urban renewal in the central area along Huai De Zhong Lu in Chang Zhou. The layout and design will focus upon the adjacent Grand Canal which offers classical views from the residential units and a vibrant commercial street environment.</p>	<p>Tian An China (Chang Zhou) Investments Co. Ltd.</p>	<p>N/A</p>	<p>2000</p>

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Project	Project Description	Client	Duration of Project (months)	Completed (year)
Design Competition, 1.2 km <sup>2</sup> of Land at Shui Du Kou District, Huai Yin City, Jiangsu Province for the Planning Bureau of Huai Yin City	Preparation of a Master Layout Plan for a new city centre of Huai Yin City (to the north of Nanjing City) in Jiangsu Province. The planning area is about 1.2km <sup>2</sup> in size. There will be a mix of land uses, including a City Government Building, Convention and Exhibition Centre, financial and commercial zones, residential zones, and major public squares.	Wong Tung & Partners Ltd.	2	2000
Ecology Port, Chong Ming Island, Shanghai	In mid-2001, the SIIC Estate (Holding) Limited and Shanghai Planning Bureau held an International Competition for Conceptual Master Planning for an Ecology Port Development on the eastern part of Chong Ming Island in Shanghai. The Site measures a total area of 150 km <sup>2</sup> and is located within a Migratory Bird Protection Zone, which is environmentally sensitive and of international importance. The primary planning vision of the project is to create a new space for eco-tourism, a sustainable community and "leisure garden" in Shanghai. TOWNLAND formed part of an International team to submit the Conceptual Master Plan, design documents, models and illustrations as a competition entry and to present the scheme in Shanghai. <b>FIRST PRIZE AWARDED</b>	Philip Johnson/ Alan Ritchie Architects, USA	3	2001
Panda Technology and Industrial Park (160 ha), Shang Yang Industrial Zone, Daya Bay, Guangdong Province	The rapid growth of industrial areas in the Shenzhen Special Economic Zone has prompted substantial development in the adjacent hinterland. The Shang Yang Industrial Zone is an important growth point expected to witness further major investment following the announcement of the development of the major petro-chemical refining facilities to be developed in Daya Bay. Panda Property Development (China) Company Limited has been active in the region for over a decade and has substantial land holdings which it wishes to develop comprehensively so as to contribute to the sustainable development and consolidation of this extensive new urban area. The Panda Technology and Industrial Park is one of these land holdings and TOWNLAND were appointed to develop master plan proposals, urban design guidelines and development standards and landscape working drawings to ensure the profitable and environmentally sustainable development of the Park. In conjunction with the renowned Tongji University, TOWNLAND were responsible for gaining Local Authority approval to the planning and design of this 160 ha mixed-use industrial zone.	Panda Property Development (China) Ltd.	6	2002

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Dong Qian Lake Tourism Park (200 km <sup>2</sup> ), Ningbo City, Zhejiang Province	Landuse development proposals and a conceptual scheme were prepared for the Dong Qian Lake Tourism Park and its adjacent areas. The Lake is a unique historical, cultural and environmental asset. With planned upgrading of the airport serving Ningbo City, gateway status for the City can be achieved so that it does not lose out on the rich tourism market that is developing around the Yangtse River Delta.	Ningbo City Planning Bureau	2	2002
Lines 1, 2, 3 and 4 and Lines 1 and 3 Extension, Shenzhen Metro Phase II Pre-Feasibility Study, Guangdong Province	TOWNLAND were appointed to undertake a Study to evaluate a number of preliminary railway alignment options for Lines 1, 2, 3 and 4 and Lines 1 and 3 Extension of Shenzhen Mass Transit. TOWNLAND were responsible for conducting a land use planning and Geographical Information System (GIS) Analysis to evaluate the suitability of various alignment options in terms of the land use, socio-economic and environmental impacts; to assess the development potential and patronage catchment size; to recommend the preferred railway alignments; to design land use restructuring proposals for the areas around each proposed railway station; and to help present the major findings of the Study to the Shenzhen Government. TOWNLAND and UPDIS received a FIRST CLASS AWARD in the Shenzhen Planning Awards 2002 and subsequently a NATIONAL SECOND CLASS AWARD.	Shenzhen Lands Bureau and Urban Planning & Design Institute of Shenzhen (UPDIS)	6	2002
Gulangyu Tourism Conceptual Plan (1.78 km <sup>2</sup> ), Xiamen, Fujian Province	Gulangyu is one of the most famous tourist destinations in Mainland China. The total number of visitors in 2002 was 1.8 million. TOWNLAND were appointed to prepare a conceptual tourism strategy with a view to upgrading Gulangyu as a destination for local, national and international tourists, increasing the total number of tourists to 3 million per year by 2006 and identifying new activity nodes for international tourists. TOWNLAND's Planning and Design Team developed an innovative Tourism Conceptual Plan under the theme of "Le Jardin de Musique", which included a music promenade, an international food street and walks focussed on local heritage/ architecture.	Xiamen Municipal People's Government and the Xiamen Planning Administration	2	2002
Core Area of Higher Education Park (Northern Part) (2 km <sup>2</sup> . Site), Zhenghai District, Ningbo, Zhejiang Province	The Site is located immediately north of the Ningbo University and presents an opportunity to be developed as a University Town. TOWNLAND was invited to bid for the Project with two other teams. TOWNLAND prepared a scheme called "Town and Gown" and successfully consolidated the three major urban functions: science park, retail/commercial use and government office use. The scheme was chosen as the BEST SCHEME by the jury panel.	Development and Administrative Committee of the Higher Education Park / Zhenghai Branch of Ningbo Planning Bureau	2.5	2002

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Long Lake Resort Conceptual Planning (Stage 1) (166 km <sup>2</sup> . Site), Longyan, Fujian Province	Long Lake is a very beautiful lake with huge opportunity for comprehensive recreational and tourism development. TOWNLAND were appointed to conduct a Conceptual Planning Study with the intention of identifying target tourist markets and popular tourism and recreational facilities, proposing a strategic tourism development plan and designing layout plans for two Priority Action Areas, ie. a proposed hotel site and a focus village.	Long Lake Resort Administrative Committee in cooperation with Heng Far Century Co. Ltd. (HK)	3	2002
Site at Guanlan (1.8 km <sup>2</sup> .) and Site at Shiyan (2.7 km <sup>2</sup> .), Baoan District, Shenzhen, Guangdong Province	The Client envisaged an opportunity to develop the two Sites for low-rise residential use. TOWNLAND was appointed to provide consolidated planning inputs to describe the planning and development context and to recommend the feasibility of the proposals.	Hanison Construction Holdings Ltd.	2	2002
Boao Mountain Villa Planning and Design (1.8 km <sup>2</sup> . Site), SE Wenzhou, Zhejiang Province	The Boao Mountain Site is currently agricultural land. As a result of a rapidly growing population and the increasing demand for high quality residential development, the Client seeks to develop Boao Mountain for low-rise villa development. TOWNLAND were appointed to lead a master planning design team to prepare a residential development layout plan and a landscape plan under a design theme called Hyatt Arts Villa.	Ouhai District Planning Bureau	2	2002
Master Planning for a Residential Development of a 15 ha Site in Zhenghai District, Ningbo, Zhejiang Province	TOWNLAND was commissioned to develop a planning proposal for a residential development on a 15 ha Site in Zhenghai District. A modern style was adopted in the design, which was produced on the basis of a set of rationally derived planning, environmental and technical parameters and with reference to international planning experience. Retail outlets and other G/IC facilities were evenly distributed within the site.	Zhenghai Branch of Ningbo Urban Planning Bureau	3	2003
Pedestrianisation of the Old Downtown (4,200 ha) of Zhenghai District, Ningbo, Zhejiang Province	TOWNLAND was commissioned to develop a planning proposal for the pedestrianisation of the Old Downtown of Zhenghai District. This Project aimed to improve the connection of important nodes with streets based on the considerations of the conflicts between pedestrians and vehicles, the safety problem and street legibility, etc. Macro-strategies were also developed in order to give every area a planning theme. Linkages between the themed areas were also proposed.	Zhenghai Branch of Ningbo Urban Planning Bureau	3	2003
Songya Lake Water Park, Changsha County (National Economic & Technological Zone), Hunan Province	This rural site is located in the northern part of Changsha County and covers an area of 8 km <sup>2</sup> , of which 5 km <sup>2</sup> . is water surface, and is thus a prime site for an important recreational water park and high class tourist development. TOWNLAND acted as Team Leader for this Project, which involved analysis of the natural and cultural environment, preparation of a master layout plan and detailed area designs, landscaping and environmental planning. The AWARD WINNING outcome was the creation of a waterside haven for living, tourism and play, and a high quality landmark residential and water-based recreation development for Changsa.	Changsha County Land Resources Bureau	2	2003

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Residential & Tourism Uses (2 Sites: Shuijuxiang (15.7 ha) and Gangman Xiachun (22.64 ha), Sanya, Hainan Island – Stages 1 and 2	The Project involved the proposed development of tourist related uses on 2 Sites: Shuijuxiang (15.7 ha) and Gangman Xiachun (22.64 ha) Sanya, Hainan Island – a prime waterfront tourist area. The master plan and strategy was comprehensive in nature in that it had to accommodate the needs of the local community and tourists. This major Project involved detailed environmental analysis to restore the Sites and waterways to accommodate tourist uses including 3 hotels and a theme park. The Project also involved conceptual and master planning for these landmark tourist and cultural/entertainment Sites. TOWNLAND were subsequently awarded Stage 2 of the Project to develop further the Conceptual Plans.	DTZ Debenham Tie Leung Ltd.	4	2003
Huaguoshan Park, Guangzhou City, Guangdong Province	The original site of Hua Guo Shan City with a total land area of 14.4 ha. is located in Huadou District, Guangzhou City. Two landscape design concepts were prepared; Concept A - Fern Leaf Inspiration and Concept B - 8 Bend Serpentine. Concept A (the Preferred Option) embodies the theme of a Natural Ecological Park with the vision of a harmonious landscape that portrays the beauty of the natural environment.	Civil and Landscape Management Bureau, Guangzhou City	1	2003
Venice Water City Planning (300 ha), Yanjiang Town, Pu Kou District, Jiangsu Province – Stages 1 and 2	The Site is a new Satellite Town in the northern part of Nanjing City. It has a total area of 3 km <sup>2</sup> . and the benefit of an attractive Long River view. As requested by the Client, the layout design makes reference to the Venice Water City Planning. As a result of comprehensive site analysis, it was proposed that the layout be designed under the C10 Concept, which embodies the following themes: a City of Identity, Pollution Free, No Boundary, Everyday, Dragon, Water, Museum, Sustainability, Playground and Garden. Three Conceptual Plans were prepared with the Preferred Concept developed in greater detail. TOWNLAND was the recipient of THE HIGHEST AWARD and were awarded the Stage 2 Project to develop further the preferred option.	Nanjing Pu Dong Construction and Development Shareholding Co. Ltd.	3	2003
Conceptual Master Planning for University City (4 km <sup>2</sup> ), Western Shapingba District, Chongqing	A conceptual master planning exercise including research on special topics. TOWNLAND prepared a conceptual master plan reflecting the cultural and historical background, the special features of the upper course of the Yangtze River and the character of the highest-level education area of the city. The submission package also included a detailed report, conceptual land use plan, conceptual structure plan, conceptual landscape plan and a set of design guidelines.	Shapingba District Government	1	2003
Nanchang Science and Technology University New Campus Master Plan (133 ha), Jiangxi Province	The proposed University is located in the northern part of Nanchang City. It has a total area of 1.33 km <sup>2</sup> . The layout design incorporates concepts including 'education in the garden' and 'organic evolution' and the landscape design embodies an Amsterdam theme.	Nanchang Science & Technology University Preparation Office	1	2003

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Conceptual Planning for the Construction and Development of Yuqingqiao Park (40 ha) in Wuyishan City, Fujian Province	TOWNLAND was commissioned to undertake a conceptual planning study for the construction and development of a world-class park in downtown Wuyishan City based on a 'bridge' theme. This Project will fully utilize Yuxing Bridge which was built on the Site in the Qing Dynasty through effective planning and landscape design. A Bridge Park and a Bridge Museum will be included in the layout.	Wuyishan Tourism Development Shareholding Ltd.	4	2003
Central Area, Lijia Cluster (170 ha), New Northern District, Chongqing	TOWNLAND was awarded <b>FIRST PRIZE</b> in this urban design Competition for an innovative Conceptual Master Plan for a new urban centre with high technology as the focus. A feasible land use budget was formulated to guide the urban design. The Study Area was divided into four themed and self-contained areas linked by a monorail and a landscaped pedestrian/open space system. The Jury Panel appreciated the balanced mix of land uses, the rational use of the natural lake in the centre of the Study Area, and the innovative design character of the landmark buildings. The integration of hills, water and development is intended to enhance the image of the future satellite city and stimulate economic growth in the region.	Chongqing Economic and Technological Development Zone Management Bureau	2	2003
The Urban Design for Suzhou High-Tech Industrial Region's Lake Area (3,000 ha), Huanghu District, Jiangsu Province	TOWNLAND prepared the conceptual planning and design scheme for 3,000 ha of land in Western Suzhou adjacent to the tourist and biodiversity hotspot, Taihu Lake. The core function of the Study was to allow for urban development and tourism in this sensitive lakeside area, but limit its impact on the environment, so that a sustainable and flexible growth pattern emerges over time. Thus, the MLP essentially illustrates six self-sufficient urban villages focussed around the Lake, which accommodate up to 50,000 people, with the potential to allow for a further 30,000 people to be accommodated in the future if demand exists. A key issue of the Study was the implementation of planning mechanisms to protect the scenic beauty of the area prior to development taking place. <b>THIRD PRIZE AWARDED.</b>	Suzhou District Planning Department, High Tech Regional Department	2	2003
Suzhou Taihu Ecological Recreation Plaza Planning Design (19 ha), Jiangsu Province	TOWNLAND prepared a concept for a key site fronting Taihu Lake in Suzhou, Jiangsu Province. The design concept focused on developing a world class ecotourism and entertainment destination, incorporating a wetland botanical garden providing habitat for a diversity of flora and fauna, an eco-resort featuring wetland and over-water villas and a range of other attractions including visitor centres, a bird aviary, an aquarium and waterfront dining venues. A key factor in the development of the concept was the economic self-sustainability of the Project by providing sources of revenue for construction, maintenance and long-term upkeep of the wetland park. <b>FIRST PRIZE AWARDED.</b>	Planning and Construction Bureau of the National Tourist Resort Area of Taihu, Suzhou	1	2003

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Automobile City, Master Planning for Huadu District (5,000 ha), Guangzhou, Guangdong Province	TOWNLAND were responsible for the design of a comprehensive and complete auto-manufacturing base in Guangzhou serving all of Southern China and the international auto market. The new Car City covering 5,000 ha, includes an Auto Industrial Park, an 'R & D' Park, an Auto Technology Incubator, a Logistics Centre, a Port, an Auto Sports area (including an F1 track and a golf course), a new CBD and Huadu New Town – home to 250,000 people. Resettlement of the existing villages was avoided wherever possible, by integrating the New Town with the existing settlements. The design of the Auto Industrial Park is considered groundbreaking in Mainland China, as it adopts modern trends in the auto manufacturing process to increase productivity, reduce land requirements and reduce energy consumption. The plant design is flexible and robust to accommodate market changes over time. TOWNLAND was the recipient of the <b>SECOND PRIZE AWARDED</b> .	Guangzhou Urban Planning Bureau, Huadu District Branch	2	2003
Cultural and Recreational Project on 310 ha of land at She Shan National Tourism Resort, Songjiang Satellite City, Shanghai	Shanghai Media & Entertainment Group (SMEG), one of the largest media conglomerates in China, invited TOWNLAND to participate in an International Design Competition to develop innovative concepts, theming and branding for a proposed large scale and internationally famous Entertainment Park, movie making centre, resort, and conference/exhibition centre. TOWNLAND also analysed the market demand for the concept, and proposed the site's strategic positioning in the marketplace. The proposed market concept and master plan developed by TOWNLAND proposes a development which reflects the Client's style, providing a stage on which to showcase the talents and varied assets of SMEG. The Plan outlines a series of architecturally distinctive landmark buildings, reflecting the Client's reputation for landmark architecture, most notably Shanghai's most famous building, the Oriental Pearl TV Tower.	Shanghai Media & Entertainment Group	1	2003
Alterations and Additions to Lucky Holiday Hotel (5.3 ha), Nan Shan District, Chongqing	The Site is located on the ridge across the Yangtze River from Yu Zhong (Chongqing's CBD) and enjoys views of the CBD and to the north and south towards the adjacent rural valley. TOWNLAND was commissioned to identify cost-effective alterations and additions to the existing 6-storey hotel block and 10 villas that will enhance the profitability of the current operation and increase the value of the Project. TOWNLAND prepared a development scheme with stepped-down building design and landscape concepts, recommended additional guestrooms, restaurants and entertainment and recreational facilities, and suggested an Architectural Concept for the new structures and use of natural building materials to ensure a harmonious relationship between the buildings with the natural environment.	West Hill Development	1	2004

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Promenade Design Project (54 ha), Chongqing Harbour	<p>An urban design and landscape project for a linear riverfront site with a length of 5.2 km for the Construction Bureau of Sha Ping Ba District Government.</p> <p>Preparation of a Master Plan to address the heritage value of the neighbouring sites and the need to provide R &amp; D buildings and SOHO type residential developments which are popular in many developed countries. In order to fully utilise the valuable land immediately fronting Jialing River, recreational facilities, X-game venues and aviary were also provided in areas less suitable for heavy structures. A landscape promenade with sitting-out facilities was proposed to link all the developments along the riverfront, providing a safe and pleasant pedestrian environment. A financial analysis was also carried out to support the feasibility of the proposed land uses. TOWNLAND obtained CENTRAL GOVERNMENT APPROVAL for this Project.</p>	Sha Ping Ba District Government	7	2004
Urban Form Design of Pioneer Area, Nanhu Ecological Town and Streetscape Design of Nanhu Road, Zigong City (802 ha), Sichuan Province	<p>TOWNLAND was commissioned to develop an urban form design for the 4 km<sup>2</sup> Nanhu Ecological Town (Phase 1) and a detailed design for the main access avenue into the Town. The overall design theme for the site draws strongly on the concept of developing a high quality New Town based on ecologically sustainable design principles and in particular drawing on the concepts of New Urbanism / compact and self sustained neighbourhood structures. Upon completion, Nanhu Ecological Town will be a model for other cities in China to follow. It will incorporate the main commercial and financial district, sporting venues, recreational destinations and mixed-use residential neighbourhoods for Zigong City.</p> <p>Nanhu Avenue is the main access road into Nanhu Ecological Town. It comprises a 1.5 kilometre long avenue containing a three lane carriageway in each direction, separated by a 50 metre wide central promenade, 4 metre wide cycle tracks on each side of the Avenue, 4 metre sidewalks and 4 metre landscaped buffer zones. The design concept has been influenced by international best practice examples including the Champs Elysees in Paris and incorporates a dramatic entrance statement, signature lighting schemes, active street frontages, water features, themed street furniture and extensive landscaping and trees, which are intended to provide a dense canopy along its length. <b>SECOND PRIZE AWARDED.</b></p>	Zigong City Planning Bureau, Zigong City Jingcheng Construction and Development Co. Ltd.	2	2004

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Chengdu Hi-Tech District Dayuan West Sub-District Planning and Design (600 ha), Sichuan Province	The Dayuan West Sub-District will be a new District Centre in Chengdu that integrates high-class residential living with mixed use developments such as retail, commercial and entertainment/recreational facilities. The surrounding districts mainly consist of modern residential multi-storey apartments that are linked by a canal and open space system. The urban design has taken on the concept of a flower. This is evident in the overall structure of the Master Layout Plan with a central core (Town Centre) acting as the middle of the flower while the surrounding residential districts take on the flower's petals (North-west District, North-east District, South-east District and South-west District) and the flower's leaves (Garden District, Water Canal District and the Avenue District). The flower theme symbolises the potential for the Dachuan District to grow into an attractive residential neighbourhood full of life and beauty.	Chengdu Hi-Tech District Planning Bureau	2	2004
Urban Design of CBD and Central Area of Zigong City (400 ha), Sichuan Province	Preparation of an Urban Design Plan and Master Plan for the 400 ha Central Business District (CBD) of Zigong City. An emphasis is placed on linking and incorporating the functions of a Commercial Service District, a Logistic Central District, and a Lantern Culture and Leisure District to the CBD. The design also focuses on creating a comfortable and green environment within Zigong City, especially along the two sides of the River. While new districts are to be created, the historical cultural heritage on the older side of the City will be protected, maintaining a balance between new development and heritage conservation. In terms of city zoning, the CBD will be the core of the City, surrounded by the residential and business service districts. A dynamic atmosphere will be created in Zigong City which caters for socio-economic growth. <b>THIRD PRIZE AWARDED.</b>	Zigong Planning Bureau	2	2004
Strategic Planning For the "Three Lakes" Ecological Urban Cluster in Yuxi (3,300km <sup>2</sup> ), Yunnan Province	TOWNLAND formulated a strategic development plan for the "Three Lakes" Ecological Urban Cluster in Yuxi, Yunnan Province with respect to its natural environment, economic development, rural development and urbanization process. The Planning Area covers 3,300 km <sup>2</sup> with 105 km <sup>2</sup> of urbanized area. TOWNLAND has supplemented and refined the previous land use plan of the Planning Area by reviewing the direction of Yuxi's economic, spatial and social development. New development concepts, such as high-value agriculture, R&D and consolidated tourism development were proposed based on an investigation of international cases. <b>JOINT WINNING ENTRY.</b>	Yuxi City Planning Bureau	2	2004

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Urban Planning Design of Ganzhou City, Jiangxi Province	<p>Based on the City's history and the urban morphology of the region, preparation of a Conceptual Strategic Plan, Spatial Development Strategy, Tourism Framework and Transport Strategy for Ganzhou City up to 2034.</p> <p>Proposals for the riverbanks (75 km in length) included a tourism park, old-city viewpoints, entertainment amenities, scenic water 'life-fire' lights for evening entertainment, hilltop hotel development and water recreation.</p> <p>The Project also included a Ganzhou City Wall Renewal Programme which aimed to revitalise Ganzhou Old District through the formulation of detailed urban design guidelines for development along the City Wall and Hongqi Avenue, the prime commercial area in the City.</p> <p>The renewal programme recommended the removal of the dilapidated inner-city quarters; provision of sizeable green spaces alongside the old City Wall; and provision of an alternative property re-development site which would offer incentives for the renewal/revitalisation of the inner-city area.</p> <p>In addition, a new urban image for Hongqi Avenue which is the prime commercial and ceremonial avenue in Ganzhou City was also proposed. Urban design guidelines were formulated to create trendy and pedestrian-friendly spaces. Detailed landscaping and streetscaping were also proposed. In particular, street furniture with 'Long March' themes was added to embellish the avenue and create an appeal for visiting tourists.</p>	Wong Tung & Partners Ltd (for Jiangxi Ganzhou Urban Planning Bureau)	4	2004
Conceptual Plan of Sijiao Island (27 km <sup>2</sup> ), Shengshi County, Zhejiang Province	<p>TOWNLAND were selected by the Urban Planning Society of China on behalf of Shengshi Construction Bureau, Zhejiang Province, as one of 5 Consultants to participate in a study for the Conceptual Plan Competition. TOWNLAND were commissioned to (i) prepare a Comprehensive Conceptual Plan for Sijiao Island and (ii) elaborate on the conceptual Urban Design of four key sites (key intervention areas) located around the Island. The Comprehensive Conceptual Plan is intended to provide a vision and clear guidance for the growth and development of Sijiao Island up to 2020 and was formulated through an examination of the status of Sijiao Island's economy, society and environment and its development advantages and constraints up to 2020. The overall development concept focused on the diversification of the economic base of the Island, with particular regard to enhancing the Island's tourism, recreation and industry potentials.</p>	Shengshi Construction and Administration Bureau, Zhejiang Province	3	2004

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## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
Hua Sheng Tourism Real Estate Development Master Layout Plan (120.6 ha), Shanxi Province	TOWNLAND were commissioned to participate in a Competition setting out planning and design concepts and a master plan for tourism and real estate development on a 120.6 ha Site in the south of Xian. Upon development, the Site is envisaged to be transformed into a lively and dynamic tourism destination supported by high quality single detached villa residential development, parklands and other facilities including clubhouses, a health spa complex, a festival markets complex, resort hotels and villas, a conference and exhibition centre, a sports complex and a commercial complex servicing local needs. The layout for development on the Site was focused on a system of lakes, waterways and open spaces. Residential neighbourhoods are inter-connected by green corridors and are designed around the new urbanist concept of walkability. From the outset, detailed market research was undertaken in order to set out viable and cost effective development proposals, which are in line with market demand. <b>THIRD PRIZE AWARDED.</b>	Huasheng (Group) Corporation	2	2004
Detailed Planning Design Proposal for Shi He, Xinyang City, Henan Province	This Project was for a Riverfront Promenade with a length of 16 km and aligned through the CBD and wetland, residential and industrial districts of Xinyang. The Proposal adopted a River Town Concept with a design structure of "Grid City and Organic River" and created seven precincts, including River CBD, River Home , River Walk, River Park, River Resort, River Green Lung and River Sports. The design aimed to upgrade the River as a focal point of economic development, landscape features, open space and social gatherings. <b>TOP PRIZE AWARDED.</b>	Planning & Management Department, Xinyang City	2	2004
Heng Sha Island (5,000 ha) Planning and Design, Shanghai	Heng Sha is one of the three islands located at the entrance of the estuary of Yangtze River, surrounded by the River on three sides with the East Ocean on the fourth side. Heng Sha is an integral part of Shanghai City. Shanghai Government has proposed that Heng Sha Island should be transformed into an Eco-forest in order to serve as Shanghai's back garden and the most important conference facility area in Eastern Asia. TOWNLAND has prepared the conceptual planning and 2 design options, highlighting the creation of Heng Sha as a 'World Class Eco-Tourism Destination', to enhance Shanghai's position as an international city. <b>JOINT WINNING ENTRY.</b>	Shanghai Zhong An Real Estate Development Company Ltd. / Super Ocean Group	6	2004

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Tender for Conceptual Planning Design at "Eastern Peninsula" (600 ha) (Dong Cheng Ban Dao), Hechuan City, Chongqing	TOWNLAND prepared a Master Layout Plan for a 600 ha Resort Town Development at Eastern Peninsula of Hechuan City of Chongqing. The Site is divided into six precincts including a Comprehensive Town Development Area / Hechuan Transit Town; Hechuan Resort; Holiday Homes; Gold Coast; Hechuan Tourism Destination; and The Peak and Country Park / Green Lung. The design aims to beautify the Peninsula which is to be comprehensively developed for homes for residents, places for workers, transit towns for drivers and destinations for tourists and recreationists. A continuous Promenade around the Peninsula will be an important feature linking the various land uses and providing a recreational outlet. <b>FIRST PRIZE AWARDED.</b>	Planning Committee of Hechuan City, Chongqing	2	2004
Conceptual Masterplan of Zhoushan and Surrounding Islands (72,144 ha), Zhejiang Province	TOWNLAND were selected by the Urban Planning Society of China on behalf of the Zhoushan Government, Zhejiang Province, to conduct a comprehensive strategic planning study to position future development of Zhoushan Main Island and Surrounding Islands. Zhoushan is the largest archipelago in China and has the benefit of a very long, deep water coast and rich production of fishery products. With Shanghai International Port Development, Hangzhou Bay Bridge and its proximity to the prosperous Ningbo economy, Zhoushan has all the potential to be strategically upgraded in terms of its population size, economic structure and spatial form. It is suggested that the planned population should be increased from its existing 0.4 million to 1 million, the economic structure should be further diversified to have five major industries, namely, Shipbuilding, Industrial Processing, Port, Fishery and Tourism, and the City should concentrate on the development of one Mega Town Centre, allowing for multiple small urban cores. Numerous design concepts, including Industrial Ecology Chain, Shipbuilding Park, Fishermen's Island, Airport and Port Logistics Park and Copper Coast, have been adopted. <b>FIRST PRIZE AWARDED (PRC) and HKIP CERTIFICATE OF MERIT AWARDED (HK).</b>	Zhoushan Urban-Rural Construction Administration	2.5	2004
Wuzhizhou Island, NE of Sanya District (1.48 km <sup>2</sup> ), Hainan Island	A study to establish the feasibility of the development of a 5 star resort at Wuzhizhou Island situated off Hainan Island. A series of international case studies were analysed to draw out key lessons which have then been applied to the development of Wuzhizhou Island. Following this, the initial land use concepts, a conceptual master layout plan, initial development parameters and a planning and design brief have been formulated as the basis for a detailed design competition which is to be put to international tender.	Hainan Seaview Paradise International Company Ltd. / Debenham Tie Leung Ltd.	9	2004

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Riverfront Visual Corridor, Dongyang River (520 ha), Dongyang City, Zhejiang Province	A challenging planning and design project for the Dongyang River. The River has a total length of 13.4 km and a width ranging from 70 m to 200 m; the total planning area is 5.2 km <sup>2</sup> . On the basis of overseas case studies, TOWNLAND rationalised the length of the CBD Riverfront Promenade to 1.5 km and the width to 40 m to 60 m. A full range of recreational, cultural, retail and landscape facilities are to be provided within the CBD Riverfront Promenade Area. The width of other parts of the Riverfront Promenade is limited to 20 m to 40 m to allow efficient management and maintenance. <b>FIRST PRIZE AWARDED.</b>	Zhejiang Province Dongyang City Development Bureau	2	2004
Transport Plan for Hangzhou CBD, Zhejiang Province	Assessed the 2006 and 2010 transport plans against the existing development conditions and future planning intention indicated in the Hangzhou Masterplan. Using principles of Transit Oriented Development, the intention was to ensure that the new transport proposals, including 2 new railway lines, public transport interchanges and potential bus-only corridors and the future land use patterns would be complementary.	Wilbur Smith Associates Limited (for the Hangzhou Planning Bureau)	1	2004
Detailed Planning Design Proposal for the 'New Canal Town in Southern China' (17.5 ha.), Zhu Jia Jiao, Shanghai Qingpu District, Shanghai	<p>The Master Plan proposal for Zhujiajiao is based on the spirit of the historic canal towns of the region. The site has been divided into four residential quadrants (or neighbourhoods) by merging canals together diagonally from three corners of the site with each having a vehicular entry point to semi-basement car parking zones and service areas. Water was diverted around the centre of the site to form a canal moat enclosing a public community zone at the heart of the district.</p> <p>Clusters of low-rise residential blocks of varying heights have been interlocked with one another to form the backdrop to the urban landscape. A variety of building façade treatments created individuality while the consistency of materials and styles formed an overall sense of community. The residential forms have been orthogonally arranged to contrast and complement the fluidity of the canal while blocks have been arranged in a semi-structured form to define a variety of open spaces that range from narrow shortened avenues to open community spaces.</p>	Shanghai Zhu Jia Jiao Investment Development Co. Ltd.	2	2004

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Landscape Design of City Central Park (10.4 ha) of Dadukou District, Chongqing City	The Landscape Design for Dadukou Central Park in Dadukou District aims to provide a recreational space as well as providing other social, health, economic, environmental and cultural benefits. It plays not only a recreational role for Dadukou but also serves as a "living room" for the community. The redesign of the existing Park results in better integration with the adjoining Public Square and Government Building as well as providing various new passive and active recreational nodes such as: Taichi Square, Lakeside Walkways, Boat Quay, Restaurant Strip, Shopping Strip, Ecological Island, Cultural Centre and Amphitheatre.	Chongqing Government Tendering Ltd.	2	2005
Conceptual Regulatory Planning of Pihe Section (approx. 1,200 ha) in Xindu District, Chengdu City, Sichuan Province	The Pi River District Master Planning Project is for a proposed New Satellite Town of Chengdu City with an anticipated population of 200,000 people. The Master Plan proposes various activity nodes along both sides of Pi River including a Town Centre, a cultural centre, residential areas as well as both natural and urban edges along the riverfront. Planning principles from the concepts of Transit Oriented Developments, Smart Growth and New Urbanism were incorporated into the proposed scheme, resulting in a proposal which is economically, socially and ecologically sustainable. <b>THIRD PRIZE AWARDED.</b>	Construction Department of Xindu District, Chengdu	2	2005
Waterfront Conceptual Land Use Planning (470 ha), Xiang'an District, Xiamen	In response to the rapid development of Xiamen City in Fujian Province, the Project Team prepared a visionary Master Plan for this waterfront area. Mixed use residential, commercial and tourism related uses were incorporated into the overall design, which includes some staged island reclamation on the existing salt farm and aquaculture mudflat areas. This strategy results in a unique and ecologically sustainable model for the development of the area, as well as reaffirming Xiamen's leading role in environmental conservation, and creation of a quality lifestyle. This innovative design includes substantial mangrove regeneration areas and also integrates well with the existing fishing village and other land uses. As a result, this Master Plan with an increased amount of waterfront land is envisaged to bring about environmental, social as well as economic benefits for Xiamen as a whole. <b>SECOND PRIZE AWARDED.</b>	Planning Bureau of Xiamen; Xiamen Land Development Corporation	2	2005

## EXAMPLES OF PROJECTS IN MAINLAND CHINA

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Regional Planning for the Pearl River Delta Region	A study preparing a Strategic Plan for the Pearl River Delta region of Guangdong Province. One of the fastest urbanising regions of Mainland China, the Pearl River Delta comprises an area of 41,698 km <sup>2</sup> , contains 9 major cities, myriad smaller townships, and has a population of approximately 40 million. The region is an industrial powerhouse producing 13% of the Gross Industrial Output of the Chinese Mainland. The Study identified a preferred spatial development strategy and transport strategy for the Delta up to 2025, developed from an understanding of its historical development and an identification of the urban morphology of the region.	Urban Planning & Design Institute of Shenzhen (UPDIS)	6	2005
Wuxi Key District Planning Projects (9.48 km <sup>2</sup> ), Jiangsu Province	The Project focused on land use restructuring, urban and landscape design of a new canal landscape along a 13 km section of the Jinghang New Canal in Wuxi. A key focus of the Project was on the establishment of an interlinked system of leisure and tourism spaces along the canalfront based on a modern theme, but reflecting the history and culture of the canal and its surrounds.	Wuxi Planning Bureau	2	2005
Conceptual Master Planning of a Tourism Resort Development at Heng Qin Islands, Zhuhai, Guangdong Province	TOWNLAND were commissioned to undertake land use planning and urban design for a comprehensive tourism resort development on the southern portion of Heng Qin Islands in Zhuhai (12km <sup>2</sup> approx.). The development comprises several themed resorts, a host of leisure and recreational facilities centered around a fresh water lake and in the mountains, and resort style living opportunities focused on the water and on 2 international standard 18-hole golf courses. Upon development, the Site is envisaged to become a premier tourism destination in the region which will complement the rapidly developing tourist destinations of Macau and Zhuhai.	K Wah (China) Investment Co Ltd	3	2005
Landscape Design, Shenzhen City Longchen District Baxianling Park (134.8 ha.), Longgang District, Shenzhen, Guangdong Province	The design makes use of the District Park's varying mountainous contour to create different activity areas suitable for various users, including the elderly and children. Permeable walkways are provided throughout the Park. A major entrance Civic Square is proposed to create an identity for the Park as well as to provide a gathering place for the local community. A series of landmarks are proposed along the mountainous peaks within the Park to create a unique identity for the Park when viewed from afar. The Park includes elements of leisure, recreation and education. In particular, there is a kite flying area; a series of dome-shaped green houses to act as an educational centre; areas are reserved for locals to rent and to grow their own fruits and vegetables; and there is a full facility sports centre. Existing and future land uses were considered in deriving an optimum implementation-phasing plan for the Park. <b>SECOND PRIZE AWARDED.</b>	Urban Management Office of Longgang District Government	1	2005

Project	Project Description	Client	Duration of Project (months)	Completed (year)
International Competition for the Strategic Development Plan of the East Coastal Area of Lianyungang, Jiangsu Province	TOWNLAND were invited to join an International Competition to prepare a strategy for the development of the east coast area of Lianyungang, Jiangsu Province. The Competition aimed at strategy formulation at three levels, namely (i) Strategic Development Planning which sought to define the development objectives, direction/positioning and development strategy for the 1,000km <sup>2</sup> east coast planning area; (ii) Spatial Planning which set out the overall spatial arrangements of the planning area in the form of land use, transport and landscape plans; and (iii) Urban Design for 3 Key Areas focused on the New Town of Binhai (147km <sup>2</sup> ) and new port and industry zones at Guanhekou and Zhewang. The development strategy for the coastal area emphasized port and industry development and in particular the formulation of a modern marine and agricultural products industry and a diverse tourism industry, ecological conservation and infrastructure enhancements to position Lianyungang as one of the premier coastal cities in China by 2030.	Lianyungang Planning Bureau	2	2005
Overall Land Use Planning for 18.66 km <sup>2</sup> of land along Beiyuan Rd in Northern Jinan and Detailed Design of Four Interchange Nodes, Shangdong Province	Development of overall land use plan for the northern part of Jinan City, Shandong Province, as part of a major urban renewal project focussed on the construction of a Bus Rapid Transit (BRT) System. Preparation of a Master Layout Plan for four interchange stations for the BRT System, including detailed pedestrian circulation analysis.	Jinan Municipal Construction Bureau	6	2005
Conceptual Planning for Huangyan Railway Station Area (10.7 km <sup>2</sup> ), Huangyan, Taizhou City, Zhejiang Province	<p>A study of land use mix for areas around the proposed railway station in Huangyan. The objective was to create a landmark Gateway to Taizhou while maintaining the local character of the City.</p> <p>A rational land use arrangement was proposed for the overall 10.7 km<sup>2</sup> site and detail planning / design was undertaken for 2 selected core areas within the immediate vicinity of the Station Area.</p> <p>The design form adopted was a concentric CBD area around the Station providing a multi-directional linkage to and from the Station Area. Visual corridors were maintained opening onto the natural elements of the area, such as mountains and river.</p>	Planning Office of Huangyan Planning and Management Department Construction and Planning Bureau of Taizhou City	2	2005

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## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
Reconstruction of Old Bus Terminus Site (4.2602 ha) at Renmin Road, Pujiang County, Zhejiang Province	Commissioned by the largest Developer in Pujiang City— Zhejiang Hengchang Property Development Co Ltd, TOWNLAND conducted the conceptual design for the old bus terminus redevelopment at the centre of Pujiang City (4.2ha). The development focused on residential and commercial uses. The commercial component was the prime objective of this Project and the idea was to develop a new centre with recreation, entertainment, shops, restaurants and cultural activities. The design is complementary with the existing business environment and will enable the development to have the largest market share.	Zhejiang Hengchang Real Estate Devel. Co Ltd	1	2005
Master Planning for University Village, Chongqing	<p>Xiyong Cluster is located to the west of Chongqing City and is the new focal point for Chongqing's new development. Not only is it the sub-centre, university town, logistic park, high-tech industrial park and integrated new area of the City, it is also the largest and most important tertiary education, science and research centre in Southwest China.</p> <p>Hosted by Chongqing Planning Department, this Project involves the urban design of Chongqing University Town (21.94 km<sup>2</sup>) and core area of Xiyong Cluster (11.2 km<sup>2</sup>) as well as the detailed urban design of a core area in both the University Town - 2.79 km<sup>2</sup> and Xiyong Cluster - 2.40km<sup>2</sup>. TOWNLAND created different and international landmark areas for both the Xiyong Cluster and University Town and received <b>THIRD PRIZE</b> for this Project.</p>	Wong & Tai Associates Architects	2	2005
Gusang National Park (1,170 ha) in Daxing, Beijing	<p>TOWNLAND prepared the Conceptual Plan for Daxing Ancient Mulberry Forest Park, which has the potential to become the largest Forest Park related to Mulberries in China. In order to exhibit the distinguishing feature of the forest park, the design adopted the unique image of a Mulberry as its spatial structure. The whole design concept can be summarized as "1 Green Spine, 4 Zones and 8 Landmark Sceneries".</p> <p>Green Spine: plants are widely planted from east to west to form a green axis connecting all activity nodes and to reflect the seasonal changes.</p> <p>4 Zones: 4 themed zones along the green spine: 1) Historical Mulberry Zone, 2) Silk Zone, 3) Discovery Zone, and 4) "Park of Life" Zone.</p> <p>8 Landmark Sceneries: created according to "four seasons, day / night, cloudy / sunny, rain / snow" and include: 1) Sunrise Mulberry, 2) Silk Road, 3) Summer Farmland, 4) Winter Bridge, 5) Autumn Fruit, 6) Night Tower, 7) Forest Dance, and 8) Nature Sound.</p>	Beijing International Tendering Agency Co Ltd for Daxing District Government	6	2005

Project	Project Description	Client	Duration of Project (months)	Completed (year)
International Competition of City Design and Land-use Planning of the Main Traffic Route Area (19,600 ha.) of Foshan City, Guangdong Province	It is the Foshan Planning Bureau's intention to control urban sprawl after the completion of the First Ring Route construction which aims to alleviate traffic congestion within the City's core centre. The First Ring Route covers a total length of 99.2km, passing through 4 districts and 15 towns within Foshan City. The Study Area covers all land areas within 1km of the Ring Route. In undertaking the Project, detailed background research and site analysis were carried out on all suburbs and districts in Foshan City, as well as their roles and position within Guangdong Province and the Pearl River Delta. The analysis revealed the strengths and weaknesses in the current land use distribution/function and after consideration of the traffic impact of the proposed Ring Route, a revised land use plan was prepared with full planning justifications to direct the future growth and development of Foshan City in a sustainable manner. In addition, 3 clusters were chosen within the Study Area for detailed design. These areas include a Town Centre, an Ecological Park and a High-Tech Park. The design concepts adopted for this Project include the Compact City Concept as well as the Transit Oriented Development Concept	Foshan City Planning Bureau	2	2005
Jilin Water Supply and Sewerage Development Project - ADB TA 4227 - PRC	TOWNLAND deliverables comprise (i) Resettlement Planning - Preparation of a Resettlement Action Plan (RAP) covering project affected persons and to review key RAP issues such as compensation, willingness to resettle and the organisational structure needed to implement the RAP; (ii) Social Dimensions - Assessment of the infrastructure project's impact on the poor and recommendation on improvements to grievance procedures and enhancement of public participation, in particular for ethnic minorities, women and poor households.	Asian Development Bank (through Metcalf & Eddy (HK) Ltd.)	2.5	2005
Detailed Regulatory Planning and Urban Design, New Harbour Reclamation Area (96 ha.), Sijiao Islands, Shengshi County, Zhejiang Province	TOWNLAND has been commissioned to undertake a Detail Regulatory Planning Study for a reclamation site on Sijiao Island near Shanghai following a successful Competition Entry. A Conceptual Master Layout Plan and Urban Design Guidelines are to be prepared for the New Town which will provide a range of uses including active tourism and recreation attractions, retail and commercial uses, high quality residential development for up to 25,000 people, civic uses, comprehensive open space and a range of community facilities. The New Town design will be grounded in best practice "new urbanist" principles ensuring that it will be vibrant and liveable in the future.	Shengshi Construction and Administration Bureau	3	2005

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Scheme Design of Old City Area Reconstruction and New City Construction (1,600 ha - Stage 1 and 1,900 ha - Stage 2) of Shuangliu County, Chengdu City, Sichuan Province	<p>The objective was to build a first class sub-centre in the west of Chengdu City as well as a modern landscaped airport city. The site is located to the west of old Shuangliu County, with major functions including administration, cultural, entertainment and public green spaces.</p> <p>A self-sufficient residential area is planned surrounded by green belt, which will service the airport and achieve integration with the old city.</p> <p>Ancient Shu and Shuangliu cultures are also adopted in the layout design. The 800m green-belt within the site was designed as the "green harbour" to become an attractive landmark for the City. It will create the first "green city" in western China. Detailed design of two key nodes including the new city centre and sport centre was also undertaken. Due to the innovative design of the international "green harbour", TOWNLAND received <b>SECOND PRIZE</b> on this Project.</p>	Urban Planning and Design Department of Shuangliu County	5	2005
Concept Architecture (400,000m <sup>2</sup> Commercial GFA), Shanghai	<p>Masterplan for a mixed-use commercial development in a redevelopment area of Shanghai. A "diamond" concept is applied in the design of the commercial buildings, not only to create visual appeal and a landmark, but also to provide an innovative use of building space, creating informal office areas to stimulate the creativity of the end users and offer greater user flexibility. Architectural Design Solutions have been employed to create "added value" over and above traditional multi-storey commercial buildings. A total of 11 buildings are designed on the Site, 6 of which are of lower height (5 to 6 storeys). These clusters of lower height diamond shaped buildings are targeted for Corporations wanting to own their own "diamond" as their Headquarters. The irregular shaped transparent envelope will be the first of its kind in Mainland China and will provide an environmentally friendly solution. The micro-climates within the transparent envelopes will allow for considerable greening such that the vertical space of the offices offers a lifestyle comparable with the horizontal space of a Business Park. Environmentally friendly technology and Green Features will also be adopted to enhance the sustainability of the development. In the layout of the buildings on the Site, consideration has been given to the contour and sightlines of the Site and a stepped height profile is being adopted to enhance views. It is intended to create a self-contained social environment within the development by providing compatible uses such as serviced apartments, offices and shopping facilities, etc with convenient and attractively landscaped pedestrian linkages.</p>	CIFI Group Co Ltd.	2	2005

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Study on the Establishment of Overall Development Strategy for the City Area of Dongtou County and Reclamation Study of Dongtou County, Wenzhou City, Zhejiang Province	A study setting out a 20 year strategic master land use plan to guide the growth and development of Dongtou County. The master plan is based on the development of a feasible long-term functional position for the County which focuses on growth based on competitive advantages. The development strategy will include a transport framework, a land use framework and budget, a qualitative environmental framework, and a tourism framework. The study also identifies the existing reclamation problems in the County and develops appropriate reclamation strategies to balance economic development with protection of the environment.	Dongtou City Government of Wenzhou and Urban Planning & Design Institute of Shenzhen (UPDIS)	8	2005
Lines 1, 2, 3, 4, 6 and 11, Shenzhen Metro Phase II – Detail Planning Study, Guangdong Province	TOWNLAND was appointed to conduct a detail planning and design study of Lines 1, 2, 3, 4, 6 and 11 of Shenzhen Metro Phase II. The Project focuses on land use analysis, station location study, regulatory detail planning for the core district around each preferred station, station form, access arrangements, railway stabling facilities planning and station property development detail design.	Shenzhen Lands Bureau and Urban Planning & Design Institute of Shenzhen (UPDIS)	9	2006
Camel Area, Higher Education Park, Zhenghai District, Ningbo, Zhejiang Province	TOWNLAND is commissioned to develop a planning proposal for a comprehensive development on the 2.5 km <sup>2</sup> . Site in the Higher Education Park, Zhenghai District. The major elements of the development will include two technology parks, a light industrial park and a service centre for residents. The Site will be sub-divided into 3 parts and how the subdivision will be undertaken is also part of the planning proposal. The planning study is being undertaken taking account of the market situation and international experience.	Zhenghai Branch of Ningbo Urban Planning Bureau	1.5	2006
Urban Design for Central District of Yuxi City (170 ha.), Yunnan Province	Urban Design Schemes specifically tailored for the promotion of the City Image of the Central District of Yuxi City into a sustainable community with a high quality of living. Detailed Site and SWOT Analysis was undertaken to derive the Design Strategies and the Guidelines for implementation of the Design Schemes. The Design Concepts evolved from the “3Es” – Enriched Life, Environment and Economy as well as the Compact City and Transit Oriented Development (TOD) Concept. 11 key streets and 3 key areas were selected for detailed design. Each street/area was given a unique theme and characteristics while keeping a harmonious cityscape overall. The cultural context of the City and ecological theme of the City clusters were underlined to realize the planning objective of “the most livable place in China”	Yuxi City Planning Bureau	3	2006

## EXAMPLES OF PROJECTS IN MAINLAND CHINA

Project	Project Description	Client	Duration of Project (months)	Completed (year)
International Competition. Planning and Design of Yangchunhu Sub-Centre (11 km <sup>2</sup> ) Wuhan City, Hubei Province	Detailed planning and design of the Core Area surrounding a proposed High Speed Rail Station located within the Yangchunhu Sub-Centre. The Masterplan provided design solutions to effectively move pedestrians from the High Speed Rail Station into the surrounding Commercial Centre. The design introduced an architectural form that clearly defined circulation axes, major open spaces, intersections and surrounding areas with distinctive, identifiable and memorable character.	Urban Planning and Design Institute of Wuhan City	3	2006
Binhai Tourism & Holiday Resort (km <sup>2</sup> ), Dongying City, Shandong Province	TOWNLAND was commissioned by the Planning Bureau of Dongying to prepare conceptual planning for 79 square kilometres of reclamation area (including water bodies). TOWNLAND coordinated two main themes to balance development and conservation. A landscaped waterway was created to symbolize the "Yellow River" running from north to south. The Waterway passes through a high-end residential area and man-made international villa resort isle and 6 other clusters in the project area, including European style tourist resort centre, water city research and education zone, central business district, logistics area, industrial area and wetlands city. All the clusters are separated by wetlands and waterways. A rational and flexible phasing plan is proposed for the clusters and the development within each cluster. This exciting conceptual plan will create a high quality coastal tourism resort.	Planning Bureau of Dongying	3	2006
City Planning and Development Strategy of Xiamen's West Railway Station Nucleus Area (175 ha), North of Jimei District, Xiamen, Fujian Province	TOWNLAND conducted an Urban Design and Development Strategy for Xiamen West Railway Station Core Area (175 ha). The site is located North of Jimei District, Xiamen, Fujian Province. The aim of the Project was to create a sustainable community for living, working and entertainment by incorporating the TOD concept around the high-speed rail, long-distance rail, inter-city rail and long-distance bus services as the primary transport modes. TOWNLAND received <b>THIRD PRIZE</b> for this Project.	Xiamen City Planning Bureau	2	2007
Urban Design of Lakeside Reservoir District (4.13 km <sup>2</sup> ) (CBD) of Xiamen, Fujian Province	TOWNLAND was invited to participate in this International Competition for Urban Design of the Lakeside Reservoir District. The project aimed to shape a Polycentric and Sustainable International Community for the site with conservation of the Reservoir. Urban development nodes included a high-density main core, cultural and recreational sub-core, BRT sub-core, CDA sub-core and hotel district. A variety of development themes were employed at the different nodes and the potential land value was maximized by optimising the view to the Reservoir. TOWNLAND received <b>SECOND PRIZE</b> for this Project.	Xiamen Planning Department & Xiamen Land Development Company Limited	1	2007

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Land Use Planning and Master Planning for Qingyin Highway (18.55 km), Shandong Province	<p>Qingyin Highway is the Gateway to Qingdao from its international airport. TOWNLAND focused on a 1km strip of land along both sides of the 8.74km long Qingyin Highway within Chenyang District (from Liuting intersection to the junction with Lichang District).</p> <p>The Project was divided into two parts, the first part being the overall urban design to create a unique streetscape avenue exhibiting (1) an urban image of the City; (2) an industrial development corridor; and (3) a scenery corridor. In the second part, detailed design was undertaken for four key nodes: (1) the green belt of Liuting intersection – the landscape design emphasizes the theme of an Ocean City; (2) the waterfront residential area at Baisha River - a vibrant waterfront area connecting various communities; (3) the vehicles exhibition area - a thematic industrial development; and (4) the old Danshan area - integrating with the mountain ecology, preserving the natural resources and developing agriculture and ecological tourism.</p> <p>Overall, the design created a well balanced industrial and landscape development. The outputs of TOWNLAND were highly praised by both the Qingdao Municipal Committee and Qingdao Government.</p>	Planning & Construction Management Bureau of Qingdao City	6	2007
Urban Planning of East Gongbei and the Planning of Supporting Facilities at Gongbei Station and Qianshan Station ,Guangzhou and Zhuhai High Speed Rail (Stage 1), Guangdong Province	<p>TOWNLAND have been commissioned to provide: (i) overall urban planning for the core area of Zhuhai; (ii) urban design for two key railway stations at Gongbei and Qinshan and (iii) urban design for the Gongbei East Area, a proposed reclamation which will form the new municipal centre for Zhuhai and the landing point of the Hong Kong-Macau-Zhuhai Bridge link. The Project is focused on achieving an optimal land use mix which emphasizes the development potential of the core area overall and capitalizes on the important role played by the key stations as transport hubs for the City. A strong emphasis is being placed on applying the concepts of Transit Oriented Development, New Urbanism and Smart Growth which focus on a consideration of convenient public transport, compatible and sensitive land use arrangements, environmental protection and enhancement, improvement of the public realm and provision of civic spaces, greening, development of comprehensive open space systems and visual corridors to ensure that Zhuhai can become a showcase for modern sustainable growth in China and a most attractive place in which to live and work.</p>	Planning Department of Zhuhai City	1.5	2007

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Urban Planning of Asian Spring City (18 km <sup>2</sup> ) in Kunming, Yunnan Province	TOWNLAND have been commissioned by a Singapore Developer to prepare a Conceptual Master Layout Plan for a 19.6 km <sup>2</sup> site in Kunming, Yunnan Province. The proposed site is located in a new ecological town in “New Kunming”, well connected to the Kunming City core and enjoying a favourable location next to the biggest lake, Lake Dianchi, in Mainland China. The extremely good location provides great opportunity for the future development. The Project is named “Asian Spring City” and targets overseas Chinese from South East Asia. The Project is a comprehensive and World-Class development, including the biggest Shopping Mall and Theme Park in the World, specially designed hotels and a resort area with Las Vegas character, the largest Sports Centre in the southwest region of Mainland China, two 18-hole international golf courses, convention and exhibition centre, international schools and hospitals, celebrity villas with provision for private jets and piers, various recreation and entertainment facilities, the Zhenghe and Overseas Chinese Museum and the Zhenghe Boating Centre. In addition, the Project will include different types of residential development with a South East Asian Theme and supporting facilities. Upon development, Asian Spring City will form the most attractive place in Kunming for living and working and will also act as a major tourist hub in the Region.	Jia Da Group, Singapore through IE, Siu & Chung Architects	8	2007
Master Plan Review of Wu Yuan Bay Mixed Commercial/ Residential Development (88 ha) Xiamen, Fujian Province	TOWNLAND conducted a Planning Review of the Master Plan for the high-end residential area (88 ha) in the west of Wu Yuan Bay in Xiamen. The site has a hot spring resource and gulf vista, being natural advantages for developing high-end and low-density dwellings. Having reviewed the original scheme, the road alignment, landscape corridor and mixed-use layout were redesigned to create a functionally diverse and well-planned high-end neighbourhood.	Xiamen Planning Department	2	2007
Landscape Design of Xiamen International Cruise Terminal (7.3 ha), Fujian Province	TOWNLAND prepared a Landscape Design Scheme for Xiamen’s International Cruise Terminal in an International Competition. The site has a total area of 10.3 ha including 7.3 ha for landscaped area. By studying relevant successful international cases, the design team positioned Xiamen as a “Cosmopolitan International Cruise Terminal” with three different themes, which included Marco Polo’s Maritime Passage (for Hotel area), Maritime Garden (for residential area) and Transformation / Return (for commercial area) and also applied the idea of “Maritime Silk Road in 21st Century” as the main design element, showcasing the new Xiamen Port to the World. TOWNLAND received <b>THIRD PRIZE</b> for this Project.	Xiamen Planning Department	2	2007

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Yingping District (23 ha) Master Plan Review, Xiamen, Fujian Province	Commissioned by Xiamen Planning Bureau, TOWNLAND conducted an Urban Planning and Design Optimization project for Yingping District (23 ha) in Xiamen. The project reviewed the existing site condition, analysed the advantages and disadvantages of the existing scheme, made reference to several international cases, and proposed two design options for the site. The major design concepts were to conserve existing heritage buildings and create a compact Comprehensive Development Area connected by a pedestrian footbridge system in order to shape a commercial centre that is well-planned, and allows for the co-existence of modern and traditional architecture without sacrificing the economic benefit.	Xiamen Planning Department	2	2007
Design Competition of Central Area of Eastern New Town (410 ha) Fuzhou City, Fujian Province	<p>In early 1999, the State Department announced the future development strategy of Fuzhou. It's positioning is "Airport and Harbour Oriented Development - Expanding Eastwards and Southwards toward the Harbour Front". With Fuzhou as an important coastal city in Southeast China and the capital city in Fujian Province, its future development will concentrate along the Min River. This development pattern is described as "One City, Two Wings and Two Axes" in the 11th Five-year Plan.</p> <p>The Eastern New Town, which stretches across the Min River, has a total area of 19.17 sq.km. The new Administrative Centre will be the focal point of the New Town. The Local Government has two alternatives for site selection including the area adjacent to Gushan Bridge and also the estuary region where three rivers join. Urban Design Schemes for the two sites were required for deciding the optimal location.</p> <p>The project called for a master plan for the Central Area of Fuzhou Eastern New Town (410 ha.). In order to create an international city, its design emphasises greening and an ecologically sensitive concept. The urban design and master plan are based on the guideline of the Government to plan for a low density, environmentally friendly, revitalised New City which also respects the history of Fuzhou. TOWNLAND received <b>THIRD PRIZE</b> for this Project.</p>	Urban Planning Department of Fuzhou	12	2007
Additional Design Work of Central Area of Eastern New Town - Scheme 2: 540 ha, Fuzhou City, Fujian Province	TOWNLAND proposed two Design Options for the Central Area of Fuzhou Eastern New Town. This Project studied the planning and urban design of Option 2 (540ha), and provides design guidelines for future development of this site. TOWNLAND received <b>SECOND PRIZE</b> for this Project.	Urban Planning Department of Fuzhou	5	2007

Project	Project Description	Client	Duration of Project (months)	Completed (year)
The Urban Construction of Comprehensive Commercial Development Area of Dali Town in Nanhai District, Foshan City, Guangdong Province and The Urban Design along GZ-Foshan New Expressway (1,000 ha) of Dali Town, Nanhai District, Foshan City, Guangdong Province	TOWNLAND undertook the Urban Design of Dali's future business development district in an International Competition. The site was originally occupied by a plastic recycling market with an area of 560 ha. The site is located in the east of Nanhai District, Foshan City, and adjacent to the border of Guangzhou. Its excellent location has won the reputation of "The Golden Corridor between Guangzhou and Foshan". The design scheme reshaped the site into a Comprehensive Development Area with high quality amenity that integrates the Exhibition Centres and Commercial Centres of the District. TOWNLAND received <b>SECOND PRIZE</b> for this Project.	Nanhai Branch of Foshan Planning Department with Dali Government	8	2007
International Tender of Development Strategy and Conceptual Urban Design of Hanxi Area - Changlong Area - Wanbo Area (1,470 ha) in Panyu District, Guangzhou City, Guangdong Province	<p>TOWNLAND is participating in an International Competition for two sites lying south of the Guangzhou Metropolitan Area and north of the Panyu District. The Hanxi-Changlong-Wanbo Area is located on the extension line of the new central axis of Guangzhou County and represents an important node on this development axis.</p> <p>The land use for both sites is commercial development with offices and some residential. The Wanbo Site is a designated important new CBD, whereas the Hanxi site is a Transit Oriented Development (TOD) and a Comprehensive Development Area due to its proximity to the MRT station.</p> <p>TOWNLAND's scope of work is to develop Land Use Plans, Road and Traffic System Plans, Conceptual Master Layout Plans and Conceptual Urban Designs for the 2 sites. TOWNLAND received <b>FIRST PRIZE</b> for this Project.</p>	Urban Planning Research Centre, Panyu Branch of Guangzhou Urban Planning Department	2	2007
Planning and Architectural Design Competition of Central Business Area (22 ha) of Huli Technology Park, Fujian Province	TOWNLAND conducted Planning and Architectural Design for the Central Business Area of Huli Technology Park (22.37ha), Xiamen, Fujian Province. The Technology Park is located in the northeast of Xiamen Island, with Gaoqi International Airport and the existing Aviation Industrial District to the north, Wuyuan Bay Area to the south, Huoju Guangdian Park to the west and Dunshang Waterfront Residences to the east. The Park is an R&D and Operation Centre. The Central Business Area Providing support to the uses in the Technology Park is located in the centre of the Park. The main design concept is inspired by the graceful circular flow of a dancer's silk sleeves in Traditional Chinese Opera. This form of movement is echoed in the shape and form of the buildings and landscape as they radiate outwards from the central circular space of the Convention Centre which is the Site's focal point.	Xiamen City Planning Bureau and Xiamen City, Huli District Government	2	2007

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## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
<p>Competition for the Conceptual Planning and Design of Science and Technology New Town of Lidong (4,300 ha), New District of Guilin City, Guangxi Province</p>	<p>TOWNLAND was invited to participate in an International Competition for the Conceptual Planning and Design of a Science and Technology New Town of Lidong situated within the New District of Guilin City. The project aimed at attracting outside investment in the Research and Development sector by providing a Conceptual Land Use Plan and Development Strategy that would allow for the development of the Lidong Science and Technology New Town into an attractive and distinctive key landmark within Guangxi Province.</p> <p>The Planning and Development Strategy provided the following: the introduction of a variety of land uses; a select range of economic infrastructure; high quality residential living options; an integrated network of parks, open spaces and civic amenity spaces; first class tourism/leisure attractions and activities; an integrated internal transport network with external connectivity; preservation and enhancement of Lidong's existing mountains and rivers; and a demonstrated commitment to sustainable development.</p> <p>Overall, TOWNLAND's objective for the Conceptual Land Use Plan and Development Strategy was to create a comprehensive, self-contained and integrated Science and Technology New Town based upon lessons learned from similar successful International case studies. TOWNLAND received <b>SECOND PRIZE</b> for this Project</p>	<p>High-Technology Development Company (for Guilin Planning Bureau)</p>	2	2007
<p>Zhuhai Development (1.4 ha), Guangdong Province</p>	<p>TOWNLAND was commissioned to set out initial proposals and to create a Vision for a 1.4ha site in Zhuhai, Guangdong Province. The Site is uniquely located and in close walking distance from the Macau-Zhuhai border crossing, the commercial district of Zhuhai and the projected new terminus of the Zhuhai-Guangzhou Light Rail Line.</p> <p>The proposal pictured a twin-tower development with a podium Shopping Mall and Offices, Hotel and Service Apartments accommodated in the towers. The orientation of the towers will maximise the views, either towards the sea or the striking silhouette of the newly emerging Macau.</p> <p>This strategically advantageous location required special attention on the architecture to create a landmark development. The Client asked for an international style whilst integrating a local flair that makes the towers truly Chinese. The design adopted a pattern of vernacular Chinese architecture, and translated this into a modern language.</p>	<p>Great Aim Holding Company</p>	5	2007

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Planning and Urban Design for Ecological Tourism Area (410 ha.) of Dalong Mountain, Anqing, Anhui Province	TOWNLAND has been commissioned to prepare a Conceptual Master Layout Plan for a 410 ha. site in Anqing, Anhui Province. Upon development, the Project Area will encompass a comprehensive and world class tourism development incorporating resorts, golf courses, a theme park, a convention and exhibition center, a cultural centre, various recreation and entertainment facilities, real estate development and supporting civic facilities and will form the hub of a network of tourist attractions in the region.	Anqing Jia Jun Travel Development Co Ltd.	3	2008
Tourism Resort and Associated Developments in Chengyang District, Qingdao City (1,000 ha), Shangdong Province	A comprehensive tourism-focussed development project on approx. 1,000 ha of land in the Chengyang District of Qingdao City, incorporating a Theme Park, canal style Residential Villas, a Fisherman's Wharf, Hotels, artificial beaches and sporting facilities. The objective of the Study is to develop a Conceptual Master Layout Plan for the development.	Private Sector	6	2008
CBD (50 ha) Guan Yin Hui, Xiamen, Fujian Province	TOWNLAND prepared an International Case Studies and Analysis Report for the International Business Operations Centre CBD Urban Design, with a focus on Brisbane CBD, Singapore CBD and Canary Wharf Centre, London	Urban Planning Bureau of Xiamen	2	2008
Old District Redevelopment for Southern Side of Jialing Road and Hillside on 20 ha of land in Shapingba, Chongqing	TOWNLAND was commissioned to prepare a Redevelopment Master Plan for the Southern Side of Jialing Road and Hillside on 20 ha of land in Shapingba District, Chongqing. For this typical upland redevelopment we analysed the site context, terrain and the real estate market in Chongqing, and through studying successful hill slope development cases in Hong Kong, we proposed several concepts to overcome the site constraints and protect the environment including, for instance, linear fragmented development, elevated road, Transit Oriented Development (TOD) and minimization of excavation of slopes. These concepts were subsequently appraised in terms of economic return to ensure project viability.	Private Sector	8	2008

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Guilin Garden Tourism Development (544 ha approx): Li Jiang River, North Guilin, Guangxi Province	TOWNLAND was commissioned to prepare the Guilin Garden Tourism Development Project, a Conceptual Master Planning and Feasibility Study on a 544ha Site for submission to the Local and Provincial Governments. The Site is located in the north of the Balijie Development Zone in Lingchuan County, Guilin, Guangxi Autonomous Region. A Master Layout Plan and detailed development parameters were prepared for Phase One of the development, as the foundation stone towards the creation of a comprehensive tourism and leisure destination, and a centre of commerce, supported by high quality housing. Upon completion of Phase One, Guilin will have a new destination with a World-Class resort villa hotel, a central business district with retail, food and beverage and commercial premises, a water-spine linking vast landscaped corridors with the Lijiang River, environmentally sustainable residential development, and adequate relocation housing for affected villagers.	Private Sector	15	2008
Development Pre-Feasibility Study and Concept Design for 5 Star Hotel (40,000 sqm GFA) Devel. in Panyu, Guangdong Province	TOWNLAND is participating in a Development Pre-Feasibility Study and Concept Design for a 5 Star Hotel Development in Panyu District, Guangzhou. Through analysis of the site context, market investigation and forecasting, we have proposed a 5 Star International Serviced Apartment Development with 'Modern Resort Hotel in a Southeast Asian Style' theme for the project. We have also prepared a conceptual design plan, and conducted a financial analysis for different architectural alternatives that will provide guidance to decision makers in project investment.	Private Sector	2	2008

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Beijing Metro Liuli Qiao Station (Lines 9 & 10) and the Planning of its Neighbouring Area (59.6ha), Beijing	<p>TOWNLAND was commissioned to prepare a Planning and Design Strategy for 60 ha of land surrounding the proposed Beijing Metro Liuli Qiao (West) Station (Lines 9 and 10). Based upon the principles of Transit Oriented Development (TOD), the Strategy aimed to effectively maximise and utilise land by directly integrating the Liuli Qiao West Station and its Passenger Transport Hub, with other traffic modes and surrounding land uses.</p> <p>The development of the Master Layout Plan consists of five major components including: (1) Metro Station Development that incorporates a multi-level circular underground Station with above landmark tower and direct underground linkages with surrounding transport modes; (2) Podium Development that has been elevated off the ground floor to provide permeable car-free pedestrian environments as well as vibrant indoor and outdoor retail/entertainment landscaped spaces; (3) Tower Development that consists of a series of three-dimensional tower blocks with triangulated and twisted architectural forms that contain commercial and hotel uses; (4) Residential Development directly to the south-east of the Station consisting of numerous free-standing residential blocks enclosing their own semi-public landscaped courtyards; and (5) a Metro Park Development has been designed to provide a flowing connection between the Metro Station and surrounding land uses. The Metro Park has been designed as a dynamic series of hard and soft spaces each containing different activities that include recreational uses, public event squares, outdoor sport activity areas, alfresco dining areas, an ecological park, a botanical garden and a passive green buffer situated around the periphery of the lake.</p> <p>Overall, TOWNLAND's objective for the Master Layout Plan was to generate a unique and striking three-dimensional mixed-use landmark development that reflects the importance of multi-transportation interchanges.</p> <p>TOWNLAND received <b>SECOND PRIZE</b> for this Project.</p>	Mott Connell Limited, Hong Kong for Beijing Town Planning Bureau	1	2008
Detailed Constructive Planning of "Huaming New Home", Residential Area (Western District) (427 ha), Waihuan, Tianjing City, Tianjin Province	The project calls for a detailed Master Plan and Urban Design Guidelines for a New Town on a green field site. The Master Plan emphasises the Planning Bureau's criteria to provide innovative design and to propose ecologically sensitive concepts that respect and supplement the existing ecology.	Tianjin Anju Office, Tianjin Planning Bureau	1	2008

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## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
Urban Design of Core Area in Ma Luan Bay (740ha), Xiamen, Fujian Province	This Urban Design Competition commissioned by Xiamen Planning Bureau is for the 7.4 sq km Core Area of Ma Luan Bay District. Ma Luan Bay is located in the western part of Xiamen City outside of Xiamen Island, and has been identified as one of the two future secondary nodes of the Greater Xiamen Area. The Site is located 11km from Xiamen Island, and is 3km from the nearby Haicang District. Ma Luan Bay New District has an overall site area of 55.65 sq km (including water areas) with a planned population of 300,000. The future Core Area will have high-end waterfront living communities, high-tech industrial parks, R&D facilities, sufficient public facilities and large scale ecological and waterfront recreational and sports facilities.	Xiamen Planning Bureau	2	2008
New Town Development (536 ha) at Qingyuan County, Guangdong Province	TOWNLAND have been commissioned to prepare a Conceptual Master Layout Plan for a New Town Real Estate Development supported by a host of tourism amenities including a Water World, Spa and Health Centre, a Convention and Entertainment Centre, a revitalized waterfront featuring retail outlets, bars and restaurants, new resort hotels and a mixture of villa and apartment development, supported by comprehensive civic amenities and a network of open spaces.	New World China Land Limited	1	2008
Proposed Residential Development (70 ha) on Land in Shenyang, Liaoning Province	TOWNLAND is providing post-evaluation masterplanning and landscape services for a Conceptual Master Layout Plan for a Residential Development within Shenyang. The masterplan consists of primarily residential villa and apartment developments that are supported by a comprehensive range of civic amenities and an integrated network of open spaces.	Private Sector	2	2008
New Town Development on a Site on the South Bank of Pihe (200 ha) in Jintang, Chengdu, Sichuan Province	TOWNLAND have been commissioned to prepare a Conceptual Master Layout Plan and Land Parcel Plan for a New Town Development supported by a host of tourism amenities including Spa and Health Centre, Hotel and Convention Centre as well as waterfront development featuring retail malls, serviced apartments, bars and restaurants. The primary feature of the Masterplan consists of a "water" theme with of a mixture of residential villa and apartment developments that are supported by a comprehensive range of civic amenities and a network of open spaces throughout the entire Site.	CC Land Holdings Ltd	2	2008
Conceptual Master Layout Planning and Detailed Regulatory Planning, Land Adjoining Proposed Road (Approx. 13 ha), Sijiao Island, Shengshi County, Zhejiang Province	TOWNLAND prepared a Conceptual Master Layout Plan and subsequently a Detailed Regulatory Plan for a prominent mountainside Site on 13ha of land on Sijiao Island. Upon development, the Site will provide for high quality housing and supporting facilities with villas and apartments positioned to take advantage of the views over the harbourfront.	Shengshi Construction and Administration Bureau	3	2008

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Conceptual Master Layout Planning and Detailed Regulatory Planning for New Reclamation Area (29 ha Approx.), Sijiao Island, Shengshi County, Zhejiang Province	TOWNLAND prepared a Conceptual Master Layout Plan and subsequently a Detailed Regulatory Plan for 29 ha of New Reclamation Area on Sijiao Island. Upon development, the Site will form an active waterfront for tourism and recreation, incorporating retail and commercial uses, high quality residential development, civic uses, open space and comprehensive community facilities.	Shengshi Construction and Administration Bureau	3	2008
Conceptual Planning of Tie Shan Si Forest Park (Stage 1) (7,058 ha), Jiangsu Province	TOWNLAND were commissioned to prepare the Conceptual Plan for Tie Shan Si National Forest Park (7,058 ha), which is to become the holiday resort of Jiangsu Region. The main design concept is for an Ecological Holiday Town with resort property development, tourist information centre and other supporting facilities. All the major developments are concentrated in a non-environmentally sensitive area thereby protecting the rest of the Forest Park.  TOWNLAND received <b>SECOND PRIZE</b> for this Project.	Jiangsu Tourist Bureau	1	2008
Competition of the Urban Design of Wanbo Centre (100 ha) and the Architectural Design for the Guangzhou Panyu Modern Information Service Headquarter (3.5 ha), Guangdong Province	TOWNLAND were participated in an International Competition for Wanbo Centre, lying south of the Guangzhou Metropolitan Area and north of the Panyu District. The Wanbo Centre is located on the extension line of the new central axis of Guangzhou County and represents an important node on this development axis.  The Site is a designated as the new CBD of Panyu District.  Overall, TOWNLAND's objective for the Urban Design was to create a comprehensive, high density and mixed use centre. The design emphasis is on a good quality open space network in order to achieve a comfortable and attractive environment in a very high density setting.  TOWNLAND received <b>FIRST PRIZE</b> for this Project.	Panyu Branch of Guangzhou Urban Planning Bureau	2	2008

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Urban Design for the Site (164 ha) Surrounding Suzhou Hi-tech Industrial Park Inter-City Railway Station, Jiangsu Province	<p>TOWNLAND was invited to participate in an International Design Competition to undertake the urban design of an area comprising approx. 164 ha of land surrounding the Suzhou Hi-Tech Industrial Area Inter-City Railway Station. The Site lies west of the city centre of Suzhou, Jiangsu Province and adjacent to a major belt of hi-tech industrial developments.</p> <p>The Project aimed to create a comprehensive mixed-use sub-centre for the Suzhou Hi-Tech Industrial Area. A band of commercial and retail uses aligned east to west has been located directly on either side of the Station. The design introduces a central man-made lake utilizing the natural landscape resources along the existing Great Canal that lies to the south of the Site. Four high end waterfront residential clusters have been located around the central lake area, as well as along the Great Canal.</p> <p>Overall TOWNLAND's objective was to create a unique and striking mixed-use iconic development that will become the Gateway into not only the Suzhou Hi-Tech Industrial Area, but also into Suzhou as a whole.</p>	Suzhou Urban Planning Bureau SND Branch	5	2009
Master Planning Competition for 3.6 sq km of Land in Dalian, Liaoning Province.	<p>TOWNLAND was invited to participate in a Competition to prepare the Conceptual Master Layout Plan for the Dalian Chemical Plant Redevelopment in Liaoning Province, Mainland China. The Project will provide a catalyst for the strategic redevelopment of a traditional industrial area into an important International City in North-East Asia.</p> <p>The Master Layout Plan envisages the transformation of an area of approximately 360 ha into a place for contemporary living with a wide range of residential, commercial, business, tourism and social/community activities. Together, these uses will function independently as a contained Centre without compromising the integration of complementary land uses as part of the future transformation of the surrounding industrial land. The Master Layout Plan reflects the strategic position of the planned "Diamond Port" concept and responds to existing and planned infrastructure. The foreshore has been carefully considered to create an active space for residents and visitors, reflecting the prime location while maintaining a sense of history for the Site.</p> <p>Embracing a philosophy of sustainability and viability, the redevelopment of Dalian represents a critical next step in the transformation of this waterfront district into a truly International City.</p>	Dalian Municipality	5	2009

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Urban Design for the Area (110 ha approx.) along Shengli Ave. on the South of Guangli River, Dongying City, Shandong Province	<p>TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan for an area of approximately 110 ha along Shengli Avenue to the south of the Guangli River, Shandong Province, as well as Broad Conceptual Architectural Design for the three main exhibition halls.</p> <p>The main idea of the plan was to allow for mixed development of open spaces and commercial recreation spaces with the concept of a sustainable economy. Based on exhibitions of Huanghe Culture and Petroleum Culture, the Site Area was divided into an Exhibition &amp; Sightseeing Zone, a Waterfront Commercial Service Zone, a Themed Recreation and Adventure Zone, a Sports and Recreational Zone, and lastly a Resort Villa Zone. In addition to this, various supporting recreational uses were integrated and developed within each of these five Zones.</p> <p>The Site Area, together with other recreational facilities within the Qingfenghu Scenic Spot, will form the largest urban park within Shandong Province and will provide excellent recreational and resort facilities for not only residents of Dongying, but also for those residents within the surrounding Cities and Provinces.</p>	Planning Bureau of Dongying	6	2010
Urban Design of Hangzhou South Station Comprehensive Transport Interchange and Surrounding Area: Core Area - 50 ha. Total Site Area - 220 ha, Zhejiang Province	<p>TOWNLAND was invited to participate in an International Design Competition to undertake the urban design of an area comprising approx. 220 ha of land surrounding Hangzhou South Station Comprehensive Transport Interchange. The Site is located in the east of Xiaoshan District, Hangzhou, Zhejiang Province.</p> <p>As a hub for transportation distribution, Hangzhou South Station area is envisaged to be transformed into a new central area with modern services, tourism facilities and residential accommodation. The Site is bisected by the railroad, creating two distinct and unique zones. To improve the connections within the Site, the existing environmental conditions were studied, and a landscape bridge was introduced to connect both the east and west plazas of the Station.</p> <p>The new Hangzhou Railway Station is to interconnect efficiently with subways, long-distance passenger buses, inner city buses and other transportation facilities. By optimizing the road network, providing a convenient environment for transportation exchange and strengthening the function of Hangzhou South Station as a transportation hub, Hangzhou South Station area will become an iconic Gateway for South Hangzhou.</p>	Hangzhou City Planning Bureau	4	2010

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Conceptual Master Layout Planning for Zhihui Valley (1.45km <sup>2</sup> ) within the Suzhou Science and Technology Town, Suzhou National New & High-Tech Industrial Development Zone, Jiangsu Province	TOWNLAND was invited to participate in a Conceptual Master Layout Planning Competition for 1.45 km <sup>2</sup> of land within the Suzhou Science and Technology Town (SSTT). The SSTT is a base for research, development and innovation established by the Ministry of Science and Technology of the People's Republic of China, the Jiangsu Provincial Government and the Suzhou Municipal Government. It is one of the ten major projects intended to position Suzhou as an International Scientific and Technological City and comprises a host of education, research and development, manufacturing and services related industries. TOWNLAND was awarded <b>FIRST PRIZE</b> for its Competition entry.	Administrative Committee of Suzhou Science and Technology Town	2.5	2010
Conceptual Master Planning for the Area to the North of Po Yan Hu Road, Shaohai New Town, Jiaozhou City, Shandong Province	TOWNLAND was invited to participate in a design competition to prepare the Conceptual Master Layout Plan for a Site in Shaohai New Town, which lies east of Jiaozhou City and north of Jiaozhou Bay, Shandong Province. The Site covers 2.18km <sup>2</sup> , including 1.05km <sup>2</sup> water area and has convenient transportation connecting to the well developed Jiaozhou City. A commercial / residential landmark in the neighbourhood was proposed to promote the growth of the whole District. The central area of the Site was recommended as an artificial lake, which would become an important landscape resource for the Project. A wetland educational pavilion, tourism and water sports were also proposed to also drive the socio-economic development of the District.	Shenzhen Centralcom Real Estate Co Ltd (Qingdao Office)	2	2010
Concept Architectural Design for the Phase 1 Area (15.6 ha. approx) in Zhihui Valley within the Suzhou Science and Technology Town, Suzhou National New & High-Tech Industrial Development Zone, Jiangsu Province	Following on from our <b>FIRST PRIZE</b> winning entry for the Conceptual Master Layout Planning for Zhihui Valley (1.45km <sup>2</sup> ) within the Suzhou Science and Technology Town, and subsequent appointment as Master Planner for the detailed stages of the Project, TOWNLAND were commissioned to undertake the Concept Architectural Design of the Phase 1 Area within Zhuhui Valley comprising approximately 250,000 square metres of gross floor area to be accommodated within Research and Development Buildings; A Convention and Exhibition Centre; and Commercial and Service Buildings (to include a 300-400 Bed Hotel and Retail Outlets).	Administrative Committee of Suzhou Science and Technology Town	2	2011

Project	Project Description	Client	Duration of Project (months)	Completed (year)
Conceptual Master Layout Planning For Theme Park Destination (430mu / 28.67 ha. of Land) in Tianjin Province	TOWNLAND has been commissioned to carry out the Master Planning of a 430 mu / 28.67 hectare approx. Cultural Theme Park in Tianjin. The Theme Park is proposed to showcase the rich historical and cultural legacy of Tianjin as a historically important trading post between Beijing and Tianjin in feudal times. Targeting some 5,000,000 visitors annually, the Theme Park will showcase a variety of cultural and historic themes relevant to Tianjin, through a series of Cultural Pavilions, featuring themed restaurants and cafes showcasing the cuisine of Tianjin; shops and workshops showcasing handicrafts; and theatres and performance spaces showcasing music and dance. Traditional Ming and Qing Dynasty architecture and building materials are proposed to create a distinctive atmosphere for visitors. Visitors will be invited to participate everywhere in the Theme Park, from a workshop in art, to a cooking class or dance performance. In terms of the layout, the urban form proposed incorporates a series of spaces from narrow streets and intimate courtyards to formal squares and canals with arched bridges allowing visitors to experience a trip back in time, showcased by the arrival of the Emperor and entourage by Royal Barge to capture a fascinating and glorious era of Tianjin's history.	Jin Kong United Development Limited	2	Ongoing
Conceptual Master Layout Planning for a Commercial and Residential Development Project on 56.55ha (approx) of Land at The North of Mingxing River Road, Laobian District, Yingkou City, Liaoning Province	TOWNLAND has been commissioned by Kerry Properties (China) Limited to give shape to its Vision for a 56.55 ha Site in Yingkou City. The overriding Objective of the Project is to transform the Site into a mid to high-end riverside residential development providing housing to some 40,000 people and supported by high quality commercial facilities which service both the residents of the Development and additionally the wider community as a distinct node in the urban landscape. The Project is intended to become a landmark development within the City and the overall design approach being adopted places an emphasis on the creation of a series of residential neighbourhoods with a mix of uses and a high degree of walkability. Upon development, the Site will accommodate a Residential Gross Floor Area of 1,416,605 Square Metres and Commercial / Business / Supporting Facilities comprising 280,000 Square Metres of Gross Floor Area.	Jinyao Properties (Yingkou) Co Ltd, a subsidiary of Kerry Properties (China) Limited	3	Ongoing

# TOWNLAND

## EXAMPLES OF PROJECTS IN MAINLAND CHINA



Project	Project Description	Client	Duration of Project (months)	Completed (year)
Comprehensive Planning Study of Area C (approx. 176 ha) of Lok Ma Chau Loop Adjacent to Shenzhen, Guangdong Province	TOWNLAND is the planning advisor on a comprehensive urban planning study focused on parcel C adjacent to Lok Ma Chau Loop on the border of Hong Kong and Shenzhen. The Project is a joint development project of the Government of Hong Kong and the Shenzhen Municipal Government and is intended to meet the future development needs of both cities and further economic integration in the Pearl River Delta Region. TOWNLAND is providing advice on the Vision and Development Objectives of the Loop Area in the Hong Kong Regional Context and is advising on the requirements / compatibility in connecting the Proposed Public Utilities, Community Facilities and Transport Facilities in Area C to the Hong Kong Side (The Loop Area) in both the Conceptual Planning and Detailed Planning Stages. TOWNLAND is also providing inputs (advice and comments) on the Public Consultation Strategy and Programme for the Study.	Shenzhen Municipal Planning Bureau (through China Academy of Urban Planning and Design, Shenzhen)	24	Ongoing
Stage 1: Urban Design Scheme, Stage 2: Urban Design Scheme Refinement, and Stage 3: Urban Design Guidelines for Approx. 133ha of Land along Taihu Avenue in the Central Business District of Science and Technology Town, Suzhou National New & High-Tech Industrial Development Zone, Jiangsu Province	TOWNLAND has been commissioned to undertake the Urban Design and Detailed Urban Design Guidelines for a 133 ha. Site within the Suzhou Science and Technology Town (SSTT), Suzhou National New & High-Tech Industrial Development Zone. The SSTT is a base for research, development and innovation established by the Ministry of Science and Technology of the People's Republic of China, the Jiangsu Provincial Government and the Suzhou Municipal Government. It is one of the ten major projects intended to position Suzhou as an International Scientific and Technological City and comprises a host of education, research and development, manufacturing and services related industries.	Administrative Committee of Suzhou Science and Technology Town	3	Ongoing
Detailed Architectural Design for the Guangzhou Panyu Modern Information Service Headquarter (3.5 ha), Guangdong Province	Following on from our <b>FIRST PRIZE</b> winning entry for the Urban Design of Wanbo Centre (100 ha), TOWNLAND, in association with the Guangzhou Panyu Institute of Urban Architecture Design, has been appointed to prepare Detailed Architectural Design for the Headquarter Base of Modern Information Service Industry for the Guangzhou Panyu Information Technology Investment and Development Co. Ltd. Comprising a total floor area of 330,000 m <sup>2</sup> , the development comprises of a series of modern high rise office towers over a retail podium and will form the core of the new Wanbo Centre upon construction.	Guangzhou Panyu Information Technology Investment and Development Co. Ltd	12	Ongoing