

# TOWNLAND

## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Hung Hom Bay Comprehensive Development Area, Hong Kong	Preparation of Planning Briefs for private sector commercial and residential development on 39.5 ha. of reclaimed land taking account of the Kowloon-Canton Railway Corporation terminal expansion on approx. 26 ha. of the reclaimed area. Specification of development parameters for all sites and a recommended development phasing plan.	The Great Eagle Company	HOK International Asia Pacific Limited	3	1987
Proposed Underground Commercial Development Tai Pei Square, Tsuen Wan, Hong Kong	Planning inputs to a Feasibility Study for proposed commercial development under an area of Public Open Space. Advice on planning aspects and development mix as part of a Core Team of Architects, Engineers, Building Surveyors and Lawyers.	Poly Mark Development Limited	Kenward Consultancy Limited	3	1989
Aerial Rapid Transit System Feasibility Study, Kowloon South, Hong Kong	Planning advice to a private sector consortium proposing an elevated railway system linking Tsim Sha Tsui and Hung Hom Bay. Advice on statutory planning aspects and the urban design implications and planning constraints and opportunities pertaining to the alignment options, stations and terminus.	Private Sector Consortium	Acer Consultants (Far East) Limited	2	1989
Development Feasibility Study of a Site at Belcher's Street and Kennedy Town Praya, Hong Kong	Feasibility and Market Study entailing an assessment of the development context; review of the property market in respect of office, residential and retail uses; generation of development options; and financial analysis in association with Chartered Surveyors.	The Bank of East Asia Limited	TOWNLAND	3	1990
Tai Kok Tsui Urban Renewal Study, Kowloon, Hong Kong	Comprehensive Planning Study; TOWNLAND led a multi-disciplinary team to study indepth urban renewal problems and implementation prospects in the Tai Kok Tsui area. Urban renewal action plans were also prepared comprising conceptual land use - transport options & implementation proposals. The Study includes an assessment of development/ redevelopment opportunities provided by the West Kowloon Expressway and the connecting east-west elevated road links.	Planning Department, Hong Kong Government and Land Development Corporation	TOWNLAND	7	1990
Site Investigation and Engineering Study for Development of Container Terminal No.8, Hong Kong	TOWNLAND was responsible for the assessment of the land use context, especially potential development opportunities, physical constraints and local concerns, in respect of some 440 hectares of land within which major infrastructure provision was required. TOWNLAND also undertook a comprehensive evaluation of alternative sites for the Container Terminal and prepared a Conceptual Land Use Plan illustrating the pattern of land use and the relationship of the port facilities with their surroundings. In addition, TOWNLAND facilitated gazettal procedures and advised on public objections.	Territory Development Department, Hong Kong Government	Maunsell – Scott Wilson Kirkpatrick	9	1990
Trans Peak Railway Feasibility Study, Hong Kong	TOWNLAND was responsible for land use assessment; socio-economic assessment; development and re-development potential appraisal; site identification, preparation of planning briefs and site concept plans and advising on planning and design guidelines for the terminal station and depot sites; and the planning report preparation and production in respect of an 11 km public Light Transit System from downtown Central District to centres on the south side of Hong Kong Island. The scheme included 3 potential terminal station sites, 9 intermediate station sites, one 4.5 ha. depot site and an assessment of development potential along the route.	The Hongkong and Shanghai Hotels Limited	Maunsell	20	1990

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Redevelopment of the Sites adjoining the Upper Peak Tram Station, Hong Kong	Planning and development advice to prospective tenderer for a prime commercial/tourism re-development site at the Peak. Assessment of alternative development options and mixes as inputs to viability and feasibility assessments by Client.	The Hongkong and Shanghai Hotels Limited	Client	5	1990
Upper Peak Tram Station, Hong Kong	Master Plan for commercial redevelopment on land adjoining the Tram Station, to include support facilities for the Peak Tram terminus. TOWNLAND provided planning and urban design input for a scheme including tram/bus interchange facilities, car parking, commercial/tourist facilities and public park.	Peak Tramways Company Limited	Client	2	1990
South East Tsing Yi Port Development Planning and Engineering Study, Hong Kong	Identification of development constraints and opportunities and preparation of land use - transport conceptual option plans with a view to recommending a Preferred Development Plan for Container Terminal No.9 and land uses along the South East Coast of Tsing Yi.	Territory Development Department, Hong Kong Government	Maunsell-Scott Wilson (Hong Kong) Limited	9	1991
Salisbury Garden and Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong	Feasibility studies, Rezoning of a public open space and detailed proposals to enable private sector investment schemes to develop Hong Kong's largest integrated underground retail / carpark complex with comprehensive underground pedestrian network, seafront promenade and 1 ha. of public garden on the waterfront as public planning gain.	New World Development Company Limited & The Hongkong and Shanghai Hotels Limited	TOWNLAND	35	1991
Tai Po Kau Recreation Priority Area, Hong Kong	TOWNLAND were successful in securing a composite private residential and public recreational (with boating centre and club house) development on 17 ha. of land in Hong Kong's first statutory Recreation Priority Area. TOWNLAND coordinated the inputs of the multi-disciplinary team, compiled the technical reports and presented the proposals to the Town Planning Board.	Private Sector	TOWNLAND	12	1991
Territorial Land Drainage and Flood Control Strategy Study (Phase II), Hong Kong	Preparation of a detailed land use planning database to cover the principal river basins in the New Territories of Hong Kong. The database forms a layer within a GIS system forming part of a series of River Basin Management Plans. The planning database categorises land within the river basins according to run-off characteristics (eg. arable land, hill-slope, residential area) and builds a number of planning scenarios for testing during the course of the Study against land drainage and flood control objectives. The Base Growth scenario (ie. existing and committed development) will form a permanent layer in the Basin Management Plan database. An extensive Growth Scenario was also postulated.	Drainage Services Department, Hong Kong Government	Binnie/ Maunsell Consultants J.V.	7	1992
MTR Tai Kok Tsui Station Development Planning Assessment, Kowloon, Hong Kong	The purpose of this Study was to provide a background planning context for the proposed Comprehensive Development Area (CDA) associated with the MTR Tai Kok Tsui Station Site. The objective was to allow MTRC to reconsider the proposed development mix based on the acceptability of changes in relation to planning intentions and statutory planning provisions, as well as financial viability. The Study recommended alternative development mixes which would likely be more acceptable from a land use planning point of view.	Mass Transit Railway Corporation	Colliers Jardine	3	1992

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Initial Feasibility Study for Potential Pedestrian Links, Underground Carparking and Commercial Developments beneath Public Streets and Open Space, Tsim Sha Tsui, Kowloon, Hong Kong	TOWNLAND was the Study Coordinator in this Feasibility Study for possible underground development at Tsim Sha Tsui. The Study Team included planners, engineers, traffic consultants, architects, landscapers, economists, lawyers, environmental consultants and building surveyors. The Study reviewed the strategic and district / local planning context for the Study Area; established a broad land use / engineering / traffic database to facilitate a preliminary development appraisal with a view to identifying possible underground development; identified the planning / engineering / traffic opportunities and constraints for possible underground development; formulated conceptual development schemes; and highlighted the key development and implementation issues for further investigation.	Sino Land Company Limited	TOWNLAND	12	1992
Mount Butler Quarry Rehabilitation Study, Hong Kong	TOWNLAND was responsible for all land use planning aspects and the co-ordination of the planning/lands team for inputs to the formulation and evaluation of the land use options, the detailing (Master Plan) of the preferred option and the implementation programme for the rehabilitation of a Government quarry within a designated urban fringe park.	Civil Engineering Department, Hong Kong Government	P&T Wallace Evans Limited	8	1992
Kowloon Point Reclamation Feasibility Study, Hong Kong	Comprehensive Feasibility Study for a proposed 48 ha reclamation at Kowloon Point; TOWNLAND was responsible for identification of planning constraints and opportunities, preparation of a land use budget and development and evaluation of land use - transport - reclamation scenarios.	The Wharf (Holdings) Limited	Maunsell/ Consultants/ MVA Hong Kong Limited	6	1992 (Stage I)
Redevelopment of Cheung Sha Wan Shipyards, Kowloon, Hong Kong	Feasibility Studies and detail planning advice to a consortium of owners to assess redevelopment options for 5.33 ha of former shipyards sites in West Kowloon. Advice was given on a preferred development mix and overall feasibility, after investigating warehousing / industrial, office, industrial / office, retail / restaurant, hotel and service apartment, exhibition centre and petrol filling station uses. A Planning Brief was subsequently prepared to guide development of a mixed use high rise business park with, inter alia, office, hotel, service apartment and exhibition centre uses.	Consortium of Private Owners	Raine Horne and Lau, Francis Lau and Company (Surveyors) Limited (Stage I)	4	1992 (Stage I)
			David C Lee Surveyors Limited (Stage II)	12	1995 (Stage II)
Hong Kong Science Park Stage I Study	Interpretation of strategic trends likely to influence the location of a science park and provision of basic planning parameters appropriate to the HK context. Relevant overseas experience reviewed. Participation in consultative forums from key industrial and educational sectors.	Industry Department, Hong Kong Government	Segal Quince Wicksteed Limited	2	1992
Study on the Restructuring of Obsolete Industrial Areas, Hong Kong	A comprehensive review of HK's obsolete flatted factories with a view to establishing a coherent strategy for their renewal (both rehabilitation and redevelopment). The strategy contains a strong institutional framework as a basis to secure the implementation of the physical planning proposals.	Planning Department, Hong Kong Government	TOWNLAND	16	1993

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Hung Shui Kiu, Yuen Long Project, NWNT, Hong Kong	Proposed Comprehensive Development on 3.2 ha. of land including Light Rail Transit (LRT) facilities together with residential development and community uses requiring amendment to the non-statutory Government Layout Plan and a new statutory Draft Development Permission Area Plan. The terms of reference included negotiation with District Planning Office to increase the development intensity.	Kowloon-Canton Railway Corporation	Tom Ip and Partners Architects	33	1993
Proposed Rationalisation, Redevelopment and Upgrading of Stanley and Ma Hang Prisons, Hong Kong	Feasibility Study and proposal to upgrade facilities at Stanley Prison, to relocate prison facilities from Ma Hang Prison to Stanley Prison and to redevelop the Ma Hang Prison site for alternative uses. Planning advice to a multi-disciplinary team study of overall feasibility and alternative development proposals.	International Private Sector Consortium	Brooke Hillier Parker	4	1993
Sham Tseng Link Preliminary Feasibility Study, Hong Kong	Investigation and recommendations for an additional major strategic road link from Lantau Island to the mainland. The Study examined different crossing structural forms and alignments, recommending a preferred bridge and tunnel crossing. Land use and environmental impacts were important inputs to a multi-criteria evaluation process.	Highways Department, Hong Kong Government	Acer Consultants (FE) Limited	7	1993
Proposed Railway Link from Three Fathoms Cove to Diamond Hill via Tai Wai and New Town Development at Sai Sha, Hong Kong	Co-ordination of a multi-disciplinary team Study for the feasibility of a 19km rail link from Three Fathoms Cove, through Ma On Shan, East Shatin, Tai Wai to the Diamond Hill MTR station. Comprehensive property developments were proposed above stations and a new development for 150,000 people at the terminus. Strategic and district planning studies were undertaken. TOWNLAND was responsible for coordinating, editing, producing, submitting and presenting all Technical Reports and an Executive Summary together with strategic planning input.	Private Sector International Consortium	TOWNLAND	18	1993
Support to Industry on Environmental Matters Study, Hong Kong	TOWNLAND explored the relationship of the land use planning, land administration and Building Regulations systems in HK to industry's achievement of environmental objectives. Detailed attention was given to how the land use planning system could be adapted to lend more support to industry in achievement of environmental measures and to other financial and administrative incentives. A case study of an existing flatted factory area was included.	Industry Department, Hong Kong Government	GHK/CES J.V. Limited	3	1993
Hong Kong Marina Club Site; Hebe Haven, Sai Kung, Hong Kong	TOWNLAND were successful in securing an extension to the Marina Club Site including car parking and marina related uses in Hong Kong's major Tourist and Recreational District of Sai Kung. TOWNLAND coordinated the inputs of the multi-disciplinary team, compiled the technical reports and presented the proposals to the Town Planning Board.	Hong Kong Marina Club	TOWNLAND	9	1993
Lantau Port Development Preliminary Design for CT10 &11, Hong Kong	Preparation of layouts and preliminary engineering design for 2 x 3 berth container terminals on an area of new reclamation on Lantau Island. Preparation of layout plans, restoration strategy and afteruse proposals for a 100ha rock quarry area.	Civil Engineering Department, Hong Kong Government	Maunsell Consultants Asia Limited	12	1994
Development of a Cargo Handling and Wholesale Market at Cheung Sha Wan, Kowloon, Hong Kong	Preparation of an Expression of Interest and conceptual design for development of container handling facilities above a wholesale market in West Kowloon.	Hoi Kong Container Services Company Limited	TOWNLAND	2	1994

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Development at Wo Keng Shan, NENT, Hong Kong	Project Manager and Planning Adviser for a multi-disciplinary Feasibility Study of a 57.5 ha site in NENT near the HK-China border. The Study involved full planning appraisal and evaluation of seven alternative development options for recreational, commercial/industrial and residential uses and combinations of the same, ranging from an 18 hole golf course to science park development.	The Kwong Sang Hong International Limited.	TOWNLAND	9	1994
Cha Kwo Ling Rehabilitation Study, Kowloon, Hong Kong	Planning and design input to the formulation and evaluation of land use options for a 27 ha site within the existing urban area quarried for kaolin clay for ceramic tile manufacture. TOWNLAND was responsible for all land use planning aspects and the coordination of the Study Team for inputs to the formulation and evaluation of the optional landform/landuse development scenarios, the detailing (Master Plan) of the preferred option, the implementation programme and preliminary consultation at Policy Secretary level within Government, followed by the detailed request for rezoning to permit the development.	New World Development Company Limited	TOWNLAND	18 (Stage I)	1994 (Stage I)
				6 (Stage II)	1996 (Stage II)
Hong Kong Island West Refuse Transfer Station	Provision of planning advice to a consortium bidding to develop and operate a refuse transfer station in a rock cavern. Advice also given on the planning aspects of an alternative tender design for a marine refuse transfer station.	FlexES (Hong Kong Island West) Company Limited	Client	8	1994
Restoration of Landfills Core Consultancy, Hong Kong	Planning advice in the preparation of alternative contract forms and structures to implement restoration of 13 landfill sites by way of BOT contracts. Advice given on the means of integration of the restoration works within the statutory planning system.	Environmental Protection Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	10	1995
Hong Kong Science Park Stage II Study	Site selection, layout and development guidelines for the first HK Science Park development. The Study also involved the recommendation of appropriate institutional structures and mechanisms to implement a science park.	Industry Department, Hong Kong Government	Segal Quince Wicksteed (Asia) Limited	8	1995
Rehabilitation of Lamma Quarry Planning and Engineering Study, Hong Kong	Planning and layout inputs to formulate rehabilitation and afteruse strategy for a privately operated quarry on an off-shore island. Public consultation strategy developed and implemented together with advice to Client in negotiations with existing quarry operator.	Civil Engineering Department, Hong Kong Government	Acer Consultants (FE) Limited	26	1995
Additional Development and Capacity Studies and Planning Advice to Container Terminal Operators in respect of Container Terminal Nos. 4, 6, 7, 8 and 9, Kwai Chung, Hong Kong	Studies were undertaken by TOWNLAND for two consortia of terminal operators on statutory planning matters associated with a range of potential expansion options. Possible plan amendments were identified and advice given on procedures and likely timescale to achieve plan amendments.	Private Sector	TOWNLAND	13	1996
Road Improvements in Tuen Mun for the Development of Area 38 for Special Industries, Hong Kong	Advice on planning, land matters, visual aspects and public consultation in respect of an EIA for an elevated road, junction and trunk road improvement necessary to allow the use of Area 38 for port and special industry use.	Highways Department, Hong Kong Government	ERM Hong Kong	7	1996

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Railway Development Study Phase II  (Part 2), Independent Assessment of Proposals, Hong Kong	In late 1994, the HK Government announced an overall strategy for the further development of railways within the Territory. Highest priority was accorded to three projects: a new mixed freight/passenger service from China and the Northwest New Territories to Kowloon; Mass Transit Railway extensions to Tseung Kwan O New Town and from Quarry Bay to Tin Hau. This Project covered these three railways. The railway operators were required to submit detailed proposals for the design and operation of the projects. TOWNLAND provided all planning advice in respect of assessing the proposed rail alignments, station locations, above station development proposals and likely construction/ operation inputs.	Highways Department, Hong Kong Government	Mouchel Asia Limited	3	1996
Islands District Sewerage Master Plan, Additional Works, Hong Kong	The Project involved the design of small scale sewerage facilities within low density suburban developments on the offshore islands in Hong Kong. A preceding study recommended various conceptual approaches to the problem and the Study was designed to assess practical feasibility through a number of typical case examples. The emphasis is upon developing practical solutions to overcome land ownership and other technical constraints to secure overall improvements to the quality of surrounding marine waters. TOWNLAND was responsible for all land use and land tenure issues.	Environmental Protection Department, Hong Kong Government	Montgomery Watson HK Limited	10	1996
Market and Marketing Research for Senior Citizen Homes, Hong Kong  <b>(RECIPIENT OF CERTIFICATE OF MERIT FROM THE HONG KONG INSTITUTE OF PLANNERS)</b>	The main objective was to assess the viability of a new form of Senior Citizen Homes in Hong Kong. This housing is to provide for independent living with a range of supporting social and community services/ facilities. The Study formulated a hypothetical model for the provision of Senior Citizen Homes appropriate to the Hong Kong context. The model covered the aspects of demand levels, locational aspects, building product/design, organisational elements and financing. In building the model, the Study was required to assess the attitudes of elderly people and their children, and the demand factors in relation to the hypothetical model. In this respect, socio-economic and cultural aspects formed an essential part of the Study, in order that the recommendations were seen to be appropriate to the environment in which they are being proposed. TOWNLAND was responsible for Study direction and all planning, social and demographic aspects.	Hong Kong Housing Society	TOWNLAND	8	1996
North West Kowloon Sewerage Stage III, Phase II and West Kowloon Stormwater Drainage Improvement Stage I, Hong Kong	The project comprised design and construction supervision for major sanitary sewers and stormwater drains in an existing highly developed urban area. Works were intended to increase capacity, remove pollution from the stormwater system due to illegal connections of foul sewers, prevent stormwater infiltration to the foul sewers, and improve overall stormwater drainage system hydraulic performance to lessen flooding. The planning inputs consisted of population forecasting and development scenario building to input to drainage/sewerage system capacity modelling.	Drainage Services Department, Hong Kong Government	Maunsell Consultants Asia Limited	54	1997

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Vetting of Submissions on Landfill Gas Hazards for Development adjacent to Landfills, Hong Kong	The objective of the Study was to ensure that in any new development adjacent to landfills, landfill gas hazard is adequately addressed in the early planning stage and proper safeguards are incorporated into the design by the project proponents. TOWNLAND was responsible for the preparation of a Practice Note and Guidelines for use by development companies and architects. TOWNLAND was also responsible on an on-going basis for the evaluation of development proposals in areas potentially affected by landfill gas hazards.	Environmental Protection Department, Hong Kong Government	ERM Hong Kong	8	1997
Environmental Impact Assessment for Four Potential Housing Development Sites, Hong Kong	In an effort to moderate property prices, the Task Force on Land Supply and Property Prices (HK), recommended the increase of housing supply as one of the key solutions. Four sites were identified in the urban area of Hong Kong as part of the first batch of additional sites potentially suitable for private housing development. The development potential of the sites could, however, be affected by the environmental constraints of individual sites. The purpose of the Study was to establish the extent of the environmental constraints and to determine effective measures to overcome these constraints before land sales so as to realize the full potential of the sites and at the same time safeguard the environmental quality. TOWNLAND was responsible for all land use planning inputs.	Environmental Protection Department, Hong Kong Government	Axis Environmental Consultants Limited	6.5	1997
Kwun Tong Town Centre Redevelopment, Hong Kong	Responsible for overall Study management and direction for a multi-disciplinary Study Team (with specialists in the architectural, traffic, environmental and property/financial fields) for preparation of a Comprehensive Redevelopment Scheme for an obsolete urban area of over 5 ha. The Scheme provided for a mix of land uses, including residential, office, retail, hotel, community, strategic open space and transport interchange. Preparation of the Scheme involved substantial inputs in urban design and formulation of a comprehensive strategy to provide the institutional and financial framework for implementation of the Scheme.	Land Development Corporation	TOWNLAND	6	1997
Housing Site Feasibility Study, Lam Tin, Hong Kong	The project involved an investigation of the feasibility of constructing an additional site for public housing on steep hillsides at Lam Tin. The project proposed relocation of a temporary open space development to a rehabilitated landfill site to release land for the housing site. TOWNLAND provided all land use planning inputs including an assessment of open space provision in the district, advice on development density and on supporting facilities for the additional housing development.	Environmental Protection Department, Hong Kong Government	Scott Wilson Kirkpatrick	3	1997
San Po Kong Industrial Area: Pre-Feasibility Study for Residential Redevelopment, Hong Kong	Preparation of a Position Paper and Executive Summary to advise on the rezoning of old industrial areas to residential use. The appraisal of the San Po Kong Industrial Area was to be used as an example for other industrial areas. The Position Paper primarily was to present a macro planning context and overview of the opportunities and constraints in respect of the intended rezoning and to explain the institutional and implementation aspects.	Land Development Corporation	TOWNLAND	6	1997

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Agency for Secondment of Temporary Staff to Planning Department, Hong Kong Government	TOWNLAND was the sole agent to provide professional staff in planning and associated disciplines for short term secondments to Planning Department. TOWNLAND has agreements with more than 100 associated consultancy firms in HK and overseas to provide such services. To date TOWNLAND has provided staff for the Kowloon West Development Statement Study, Tsuen Wan Kwai Tsing Development Statement Study, TDS Review, Cross Border Links Study, the Port Development Strategy Third Review and the Study on Processing of Land Exchanges, Lease Modifications and the Related Premium Assessment and Appeal Procedure.	Planning Department, Hong Kong Government	TOWNLAND	N/A	1997
Case Studies Arising from the Study on the Restructuring of Obsolete Industrial Areas (ROBINA), Hong Kong	The ROBINA Study, completed by TOWNLAND in 1993, outlined 3 alternative approaches to Industrial Area restructuring and recommended 3 Case Study areas to further test their practical implementation and feasibility. The Case Studies formed the basis of a recommended approach to restructuring to be applied to other obsolete Industrial Areas. The multi-disciplinary Study Team included land use planners, economists, development surveyors, traffic engineers, environmental specialists, infrastructure and structural engineers. TOWNLAND was the Project Manager and provided all land use and implementation inputs.	Planning Department, Hong Kong Government	TOWNLAND	11	1998
Central Kowloon Route Study on Alternatives (Stage 1), Hong Kong	The Study was to evaluate alternatives and recommend a preferred alignment and form for a major new highway route across the lower portion of the dense urban development on the Kowloon Peninsula. TOWNLAND, as land use planning consultant, was responsible for preparation of population and socio-economic data relating to areas affected by potential alignments. Under a multi-criteria computer based evaluation system TOWNLAND was responsible for the assessment of impacts against a range of planning and socio-economic criteria. For options involving potential for positive urban renewal action, TOWNLAND was responsible for provision of development guidelines for new developments to accord with district planning objectives.	Highways Department, Hong Kong Government	Acer Consultants (Far East) Limited and Atkins Haswell	12	1998
Kowloon Point Development Feasibility Study, Hong Kong	The Study was to assess the feasibility of a further reclamation of approximately 40 ha at the south western tip of the Kowloon Peninsula. The feasibility had to be established in terms of land use planning, traffic, environmental, engineering, port and marine and financial aspects. The Study was required to produce a recommended development plan, including preliminary engineering design and development schedules for individual sites. TOWNLAND was responsible for all land use planning matters and leading the Planning, Landscape and Design Team.	Territory Development Department, Hong Kong Government	Scott Wilson Kirkpatrick	14	1998
Regional Study on Rural Development Potential, New Territories, Hong Kong	Identification of areas of potential investment in residential and recreation/tourism schemes. Assessment of land use plans and policies, identification of constraints and opportunities and classification of the whole of the NT into areas of high, medium and low development opportunities. The Study was updated in the light of new statutory controls in the New Territories and preliminary planning advice was given in respect of individual sites.	Sun Hung Kai Real Estate Agency Limited	TOWNLAND	12	1998

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Deep Bay Water Quality: Regional Control Strategy Study, Hong Kong	Deep Bay is a body of estuarine water and intertidal mudflats lying on the border between Hong Kong and the Shenzhen Special Economic Zone in China. The Bay, which has a total area of around 2,300 ha, is relatively shallow with an average depth of 2.9m. The intertidal mudflats and the adjacent Mai Po Nature Reserve and fish ponds have recently been designated as a wetland of international ecological significance under the Ramsar Convention. Water quality in the Bay has been declining, largely as a result of human activities within catchments draining into the Bay. The Study provided detailed hydrographic and water quality models for the Bay for use in the assessment of impacts arising from future developments around the Bay both in Hong Kong and China. Upon determination of the assimilative capacity of the Bay, strategic options were developed to manage the water quality in the catchment. TOWNLAND was responsible for all land use planning inputs.	Environmental Protection Department, Hong Kong Government	Consultants in Environmental Sciences (Asia) Limited and Axis Environmental Consultants Limited	26	1998
West Rail Technical Study (Phases I and II), Hong Kong	Responsible for all planning inputs and advice to the Study Team. In respect of the Depot and Northern Section, the aim was to ensure that the final location and the layout of the Depot, line and associated stations will be compatible with the broad planning intention for the area, be acceptable to Government Departments and ultimately to the Town Planning Board. Potential property developments were investigated in terms of, inter alia, planning, traffic, environmental, property market, engineering and architectural considerations. Recommended developments are expected to have no adverse impacts on infrastructural capacity, the existing road network, the environment, the local community and the urban design and visual context of the area. For the Western Section, above station property developments were similarly planned and supporting documentation to secure planning approvals was prepared.	Kowloon Canton Railway Corporation	Acer Atkins Kaiser JV	Phase 1: 9.5 Phase 2: 7	1998
TS100 - Northern Section					
TS200 - Western Section					
TS600 - Maintenance Depot			Parsons Brinckerhoff (Asia) Limited	Phase 1: 6 Phase 2: 7	1998
Study on the Provision of Industrial Premises and the Development of Planning Guidelines and Design Parameters for New Industrial Areas and Business Parks, Hong Kong	Investigation of future trends in industrial sector development in HK and SE Asian region with a view to revise the planning standards and guidelines for new industrial areas. Specific consideration of the need for and development standards for Business Park development at lower densities and higher environmental standards.	Planning Department, Hong Kong Government	TOWNLAND	14	1998
Castle Peak Road Improvement between Area 2 and Ka Loon Tsuen, Tsuen Wan, Hong Kong	The project involved design and implementation of a road widening project along a narrow coastal corridor in the western New Territories. In addition to geotechnical and terrain constraints, existing and proposed land uses were examined. TOWNLAND provided all land use planning advice in an optimising design process.	Highways Department, Hong Kong Government	Mouchel Asia Limited	24	1998
Study on Sustainable Development for the 21 <sup>st</sup> Century, Hong Kong	TOWNLAND assisted in providing planning inputs to the winning bid for this large scale Study which was intended to develop a Sustainable Development System for Hong Kong. The Study involved extensive studies of the SAR and was to identify innovative and practical tools for developing sustainability. The outcome of the Study was to be a user-friendly system comprising sustainability principles, criteria, guidelines, processes and mechanisms applicable on a corporate basis.	Planning Department, Hong Kong Government	ERM Hong Kong Limited	N/A	1998

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Sheung Shui - Lok Ma Chau Spur Line Preliminary Project Feasibility Study, Hong Kong	TOWNLAND was responsible for assessment of the planning implications of the Project and identification of the existing and planned land uses which may be affected by the proposed Spur Line. TOWNLAND was also responsible for assessment of the potential for property developments along the Spur Line and formulation of the planning strategy for realisation of the development potential.	Kowloon Canton Railway Corporation	Binnie Meinhardt Joint Venture	3	1998
Ma Wan Island Development Feasibility Study, Hong Kong	Comprehensive Planning Study. TOWNLAND led a team of consultants to produce a rezoning proposal in respect of 91 ha. of land to enable a combined village/residential/recreational development plan to be implemented. A draft outline zoning plan was prepared by TOWNLAND and subsequently gazetted. A video presentation was made to brief Government and the Town Planning Board. Planning permissions were subsequently granted in respect of the detailed planning proposals coordinated by TOWNLAND and TOWNLAND assisted with subsequent discharge of planning conditions.	Sun Hung Kai Properties Limited	TOWNLAND	36	1999
Study on the Propensity for Office Decentralisation and the Formulation of an Office Land Development Strategy, Hong Kong	The overall objective of the assignment was to identify trends and key factors in determining the locations of commercial and Government offices within Hong Kong. Based on the analysis of past trends and considering desired strategic planning objectives, the Study was to recommend a sectoral planning strategy which would set out for 2011 the preferred spatial pattern of commercial and Government office developments. There was a specific emphasis upon non-CBD secondary office locations. Policy guidelines and implementation mechanisms to enable implementation of the preferred strategy were developed. TOWNLAND provided all land use planning inputs to the Study.	Planning Department, Hong Kong Government	Roger Tym and Partners	14	1999
Planning and Engineering Feasibility Study for Development near Choi Wan Road and Jordan Valley, Kowloon, Hong Kong	Preparation of a Master Layout Plan and Planning Brief for the development of approximately 20 ha of land within the Jordan Valley area for public and private housing. The proposals included the creation of new platforms for residential development and the rehabilitation of former quarry sites. The open space framework included an extension to the existing Urban Fringe Park. The development proposals were forecast to accommodate approximately 30,000 people.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	12	1999
Stormwater Drainage Master Plan Study for the Northern New Territories, Hong Kong	The Study was to establish the existing and future land use plans for an area (approximately 116 km <sup>2</sup> ) which covers the Indus, San Tin and Ganges drainage basins. The land use plans were to be used for the formulation of the Stormwater Drainage Master Plan for the flood prone Northern New Territories. TOWNLAND also advised on the compatibility of the drainage project and land uses shown on relevant statutory plans (Outline Zoning Plans).	Drainage Services Department, Hong Kong Government	Maunsell Consultants Asia Limited	24	1999
Engineering Feasibility Study for Proposed Housing Development to the North of Pamela Youde Hospital, Chai Wan, Hong Kong	This is another Study to examine the development potential and impact of private housing development. TOWNLAND was involved in the preparation of a Master Layout Plan and Explanatory Statement for the 7.1 ha. site. A multi-disciplinary approach was adopted to optimise the development potential of the site in light of identified site constraints.	Civil Engineering Department, Hong Kong Government	ELAN (Atkins China Limited)	12	2000

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Assessment of the Resort Hotel Development Market in Hong Kong	<p>Study for the Hong Kong Tourist Association on the potential for resort hotel type development in Hong Kong. The Study was to :</p> <ol style="list-style-type: none"> <li>(1) examine the existing resort hotel market in HK and the Region;</li> <li>(2) assess future industry needs;</li> <li>(3) evaluate competitiveness and HK's positioning in the resort hotel market;</li> <li>(4) prepare a development strategy for this market segment in HK; and</li> <li>(5) review the existing policy and land supply frameworks for this type of development in HK.</li> </ol> <p>TOWNLAND provided all land use planning inputs, including a broad site search exercise and recommended development parameters.</p>	Hong Kong Tourist Association	Jones Lang Wootton	6	2000
<p>Specialised Aged Care Consultancy for two Sites. Senior Citizen Residences (SEN) Pilot Projects, Hong Kong</p> <p><b>(RECIPIENT OF CERTIFICATE OF MERIT FROM THE HONG KONG INSTITUTE OF PLANNERS)</b></p>	<p>Preparation of a Supporting Paper to be submitted to the Lands and Works Policy Group of the Hong Kong Government. The purpose of the Paper was to seek Government's approval of concessionary land grant for the development of two SEN Pilot Projects. The Pilot Projects were intended to provide a new form of elderly housing in Hong Kong which provides accommodation and the necessary medical and care services. The Study also included the submission of two Section 16 Planning Applications for the two Pilot Projects to the Town Planning Board.</p>	Hong Kong Housing Society	TOWNLAND	6	2000
<p>Mixed Residential, Conservation and Recreational Development, Nam Sang Wai, NWNT, Hong Kong</p> <p><b>(RECIPIENT OF CERTIFICATE OF MERIT FROM THE HONG KONG INSTITUTE OF PLANNERS)</b></p>	<p>TOWNLAND led the Planning Team, comprising professionals in the disciplines of planning, environmental sciences, ecology, engineering, traffic engineering, landscape architecture and urban design/architecture/golf course design, in the preparation of Planning Briefs, formulation of planning strategies and preparation of comprehensive Planning Reports. TOWNLAND was also responsible for the various statutory planning procedures including statutory Objections, Section 16 Planning Applications and Reviews. In addition, TOWNLAND acted as expert witness at the successful S17B Planning Appeal for nature reserve, golf course and residential use (9,129 persons) on this 137 ha. site in the Inner Deep Bay hinterland. The Developer's case was subsequently successful at the Privy Council in London in 1996, following legal action against the Appeal decision by the Town Planning Board.</p>	Henderson Land Development Company Limited	Client	60	2000
Study on the Environmental Impact of Discharges from Septic Tanks, Hong Kong	<p>Septic tanks are the most common form of liquid waste treatment in rural and unsewered areas in Hong Kong. The environmental impacts of the effluent discharge from septic tanks was unknown. The Project was designed to provide information of the current situation and to provide guidelines and policies for future development standards. TOWNLAND provided specialist advice in respect of: assessments of present distribution of low density developments likely to be served by septic tanks, estimates of future demand and recommendations for inclusion of appropriate mechanisms for control through the statutory planning and land administration systems.</p>	Environmental Protection Department, Hong Kong Government	Environmental Management Limited	18	2000

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tsim Sha Tsui East Revitalisation Study, Hong Kong	This Project comprised a multi-disciplinary Study to assess the constraints to and opportunities for the revitalisation of Tsim Sha Tsui East (TSTE) as a significant tourism/commercial destination. More precisely, the Study addressed the potential improvements to the urban environment and transportation networks to revitalise TSTE in a sustainable manner. The Study proposed a Master Concept Plan with related urban design, landscape and transport proposals as a basis for enhancing the viability and vitality of TSTE's commercial and tourism functions. An Action Plan set out the key measures to revitalise the physical and commercial environment related to an implementation strategy. The Study was circulated to Government Departments/Officials and followed up by a lobbying strategy to promote the implementation of the proposals.	Tsim Sha Tsui East Property Developers Association Limited	TOWNLAND	12	2000
Integration of Public Transport Services with New Railways, Hong Kong	The proposed new railway routes in the New Territories will have a significant impact on the existing public transport systems, particularly buses. The Study aims to evaluate this impact and to explore opportunities for close integration of the services. TOWNLAND were responsible for the generation of demographic data within the catchment areas of the new railways for the purposes of trip generation. For new development areas this information was required at a detailed level, requiring the disaggregation of zonal data using sources such as development programmes and plans.	Transport Department, Hong Kong Government	MVA Hong Kong Limited	18	2000
Planning and Development Study of Potential Housing Site in Area 54, Tuen Mun, Hong Kong	Preparation of a Master Layout Plan (MLP) and Explanatory Statement for the development of Area 54 which is located at the north western boundary of Tuen Mun New Town. Land use proposals included public and private housing, commercial development, community facilities and open space provision on approximately 30 ha of land. The MLP was forecast to accommodate approximately 50,000 people.	Territory Development Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	9	2000
Preliminary Phase Consultancy Study on Wider Use of Water-Cooled Air-Conditioning Systems in Hong Kong, Hong Kong	TOWNLAND was responsible for planning inputs to the preliminary stage of the Study to investigate the potential for the development of district cooling systems in Hong Kong. Also for advice on general planning issues associated with the proposed installations, comment on planning constraints of possible sites, potential measures for mitigation of their impact, and advice on the land-use implications for different types of area.	Electrical and Mechanical Services Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	6	2000
MTR Tseung Kwan O Extension Property Development. Application for Section 16 Planning Approval, Tseung Kwan O Area 56, Hong Kong	This Study focussed on a comprehensive commercial/residential development above the Tseung Kwan O (TKO) Town Centre Station of the MTR TKO Line at Area 56. To help create a sense of identity and a modern image for the Town Centre, a prestigious built form was adopted for the proposed development on the 4 ha site, including office, service apartment and residential towers above the public transport/retail podium. TOWNLAND was the Team Leader for this Study, and was responsible for providing planning inputs and submitting the S16 Planning Application for approval of the Town Planning Board.	Mass Transit Railway Corporation	TOWNLAND	8	2000

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tsim Sha Tsui Waterfront Beautification Competition, Hong Kong	Local property owners commissioned TOWNLAND to prepare a design entry to the Tsim Sha Tsui Promenade Beautification Competition organised by the Tourism Commission. The design sought to redress the area's poor connectivity and degraded landscaping and to encourage leisure activities. As lead consultant, TOWNLAND managed a complex iterative design process using in-house landscape and urban design expertise and engineering and signage/graphics sub-consultants. The design process produced a package of enhancement measures centred around themed activity areas along the waterfront and its hinterland. The entry was presented on four A2 boards showing a legibility analysis as the basis for a Master Landscape Plan reinforced by colour perspective sketches to illustrate the benefits to the Competition area. A Design Statement was also produced to explain the design theme and the enhancement measures.	Tsim Sha Tsui East Property Developers Association Limited	TOWNLAND	3	2000
The Provision of ISO Consultancy Services	TOWNLAND provided the tailored documentation, internal training, initial auditing service and implementation assistance for CSA (M&E) Limited to achieve successful ISO 9001 Certification.	CSA(M&E) Limited	TOWNLAND	6	2000
The Provision of ISO Consultancy Services	TOWNLAND provided the tailored documentation, internal training, initial auditing service and implementation assistance necessary for effective implementation of ISO 9001.	Kenward Consultancy Limited.	TOWNLAND	5	2001
The Provision of ISO Consultancy Services	TOWNLAND provided the tailored documentation and implementation assistance necessary for effective implementation of ISO 9001.	Peninsular Engineering Limited.	TOWNLAND	5	2001
ISO Amendment & Maintenance Service	TOWNLAND reviewed the existing Quality Management System and identified then implemented strategic improvements to simplify the QMS documentation as a contributor to overall business process improvement for Wicksfull Holding's Construction Division.	Wicksfull Holdings Limited.	TOWNLAND	1	2001
Consultancy Study on Alignment of Planning, Lands and Public Works Data, Hong Kong	TOWNLAND provided a description of the organisational structure and role played by various divisions within the Planning Department with regard to the preparation and use of various forms of data. The description was supplemented by an assessment of the 'data linkages' between the Planning Department and other Government Departments and Organisations and a review of areas in which improvements to the alignment and exchange of data could be made.	Planning & Lands Bureau, Hong Kong Government	Cable and Wireless HKTCSL Limited	1	2001
Strategic Development Adviser to the Royal Hong Kong Yacht Club in respect of their Club Facilities at Kellet Island, Hong Kong	TOWNLAND was responsible for assessment of potential development impacts upon the RHKYC Club facilities at Kellet Island arising from Government reclamation and road construction proposals. Consultation and liaison with Government Departments was undertaken and potential future development scenarios were devised to assist the RHKYC in planning for its future.	The Royal Hong Kong Yacht Club	Brooke Hillier and Parker	18	2001

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Kwun Tong Urban Renewal Target Area: Urban Renewal Study: Stage 1, Hong Kong	TOWNLAND were appointed to undertake a study of the Kwun Tong Town Centre. Urban renewal has become an important focus for Hong Kong in its determination to become one of the region's foremost cities and the formation of the Urban Renewal Authority marks a significant step in this direction. The Authority has selected a number of key areas where the age, pattern or complexity of development and urban problems requires comprehensive intervention. Kwun Tong is probably one of the territory's most intractable urban problem areas in terms of the impact of major transportation corridors and the juxtaposition of industrial, residential and town centre uses upon the social, environmental and economic fabric of the District. TOWNLAND was responsible for preparing conceptual layout plans, illustrations, explanatory statement and implementation approaches as part of a package to show the vision for urban renewal in the Town centre over the next 20 years.	Urban Renewal Authority	TOWNLAND	3	2001
West Rail - Kam Tin Depot Detailed Design : DD600, Hong Kong	The Project was 1 of the 5 Detailed Design Contracts of the West Rail which will provide a link from the urban area of Kowloon to Tuen Mun. This section consists of the West Rail Depot at Kam Tin South and Kam Tin Station. Potential property developments above the Depot and the Station in terms of, inter alia, planning, traffic, lands, environmental, property market, engineering and architectural considerations were investigated and Master Layout Plans for the property development were prepared. TOWNLAND was responsible for all planning inputs.	Kowloon Canton Railway Corporation	Parsons Brinckerhoff (Asia) Limited	13	2001
Tung Chung Cable Car, with Integrated Commercial and Recreational Uses Project, Lantau Island, Hong Kong	This Project comprised the development of a comprehensive scheme for a cable car leading from Tung Chung New Town to Ngong Ping (site of the Buddha Statue) in Lantau. TOWNLAND was responsible for the development of conceptual layout plans at both terminal locations to integrate the Project with surrounding uses and to enhance the identity of North-West Lantau as a tourism, recreational and leisure hub. TOWNLAND was also responsible for providing advice with respect to statutory and non-statutory planning policies, land use compatibility and impact of the proposed terminal developments and alignment of the cable car route. The proposal was subsequently submitted to Government as part of a BOT Tender Bid for the Cable Car Project.	Cheung Kong Infrastructure	Hyder Consulting Limited	6	2001
Property Redevelopment Project Study for the Kowloon Tong KCR Station, Hong Kong	Preparation of a rezoning proposal for submission to the Town Planning Board to allow office and hotel development associated with major Station and Transport Interchange upgrading. The Station occupies a strategic node within Hong Kong's "Technology Corridor" along the Kowloon and Canton Railway.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	3	2001
Update on Cumulative Water Quality and Hydrological Effect of Coastal Development and Upgrading of the Assessment Tool, Hong Kong	The Study was to provide an advanced water quality and hydraulic model which would be used to assess the cumulative water quality and hydrological effect arising from the coastal developments in the Pearl River Delta Catchment Area. TOWNLAND was responsible for providing strategic advice on the overall planning framework for existing and future coastal developments and providing inputs for the team to establish the pollution load inventory.	Environmental Protection Department, Hong Kong Government	Hyder Consulting Limited	24	2001

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Property Development Study for Nam Cheong Station, West Rail, N.T., Hong Kong	A comprehensive residential / retail / office development was proposed at the future West Rail Nam Cheong Station. The Study Team developed a Master Layout Plan based on the Indicative Development Scheme as per the approved Rezoning Request. TOWNLAND provided planning inputs to the preparation of the MLP, monitored the gazettal of the amended OZP for the CDA zoning for the scheme and helped resolve the objections raised. The Team subsequently secured planning approval for the MLP.	Kowloon Canton Railway Corporation	Simon Kwan & Associates Limited	18	2001
Study on Port Back-up Facilities and Land Requirements in Hong Kong	The Study examined the process through which empty container storage is organised in Hong Kong and South China and identified the strengths and weaknesses of the current system as it relates to land use planning and development with the intention of supporting the competitiveness of Hong Kong's port. Interviews with the key players organising the movement of and storage at containers were undertaken in the assessment.	Hong Kong Port and Maritime Board	GHK (Hong Kong) Limited	1	2001
Feasibility Study on Introducing Trolley Bus System in Hong Kong	TOWNLAND provided an assessment of the planning requirements for operating a trolley bus system in Hong Kong with particular reference to the differences between systems operating in built-up areas and new development areas. Case studies are to be undertaken in South East Kowloon, Hennessy Road/Queensway and Aberdeen/Ap Lei Chau.	Transport Department, Hong Kong Government	Atkins China Limited	10	2001
Yau Tong Waterfront Redevelopment, Hong Kong	A Study of 25.4 ha. of land to investigate the feasibility of revitalising Yau Tong District, providing composite residential accommodation and creating a new tourist attraction and new and improved image for this District, which is known for its polluting industries, dilapidated housing estates and lack of community vitality and identity. The Study took into account the introduction of the new Tseung Kwan O MTR Line and Western Coastal Road, not least the impact of the latter on the famous Lei Yue Mun Village and seafood restaurants which are an existing tourist attraction.	Consortium of Private Developers	TOWNLAND	N/A	2001
Hong Kong International Trademart, Kowloon Bay. Feasibility Study for Viable Alternative Uses.	TOWNLAND was the land use planner and co-ordinator of this Study to examine the future land use concept for a family/visitor destination centre in South East Kowloon. The proposed development comprises an in-situ conversion of the existing HITEC building for a dynamic development which is unique to Hong Kong's commercial/tourism industry and is commercially viable. The Study involved evaluation of a number of land use alternatives in addition to the family/visitor destination centre, and the development and refinement of the preferred land use concepts for presentation to top level Government Officials and the TPB who approved the Planning Submission.	Hong Kong International Trade and Exhibition Centre / Hopewell Holdings Limited	TOWNLAND	12	2001

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Hong Kong Electric Transmission Route Study	A Study to identify the preferred routing of electricity transmission circuits from the Lamma Island Power Plant Extension to a switch station at Admiralty. TOWNLAND was responsible for provision of planning and landscape inputs and evaluation of the preliminary route options. The Team also comprised other professionals including engineering, marine traffic and environmental consultants.	Hong Kong Electric Company Limited	Hyder Consulting Limited	1.75	2001
Development near Choi Wan Road and Jordan Valley - Design & Construction, Hong Kong	The Master Layout Plan for the Study was endorsed by the Committee on Planning and Land Development in 1998 as a basis for proceeding with the detailed planning, design and construction for the proposed development. The design population was 35,000 and the public /private housing mix was about 60:40 with full occupation forecast by 2009. The Project proposed platforms for housing development and related uses in an area of about 20ha., for housing, educational and open space purposes. TOWNLAND were responsible for the planning aspects of the Study.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	78	2001
Planning Strategy Paper & Planning Submission with Conceptual Land Use and Master Layout Plan for Composite Residential Development around a KCRC Rail Station at Ngau Tam Mei Valley, New Territories, Hong Kong	TOWNLAND prepared a Conceptual Land Use Plan and Master Layout Plan for this 300 ha. Valley for 100,000 population. With a proposed KCRC Station serving external traffic, an environmentally-friendly local transit system was envisaged to link communities to the station, increasing non - car - based trips. Developments of varying densities were set against green backdrops, overlooking a tree-lined waterway on the Valley floor. The plan explored a new sustainable concept for the design of Hong Kong's New Towns at the turn of the century.	Henderson Land Development Company Limited	TOWNLAND	2	2001
Strategic Sewage Disposal Scheme (SSDS) Stage II Preliminary Project Feasibility Study, Hong Kong	The purpose of the Study was to confirm the feasibility of the recommendations of the SSDS Environmental Impact Assessment Study to provide under SSDS Stage II a transfer and pumping system to convey the Stage I and Stage III/IV effluent from Stonecutter's Island sewage treatment works to the oceanic outfall east of Lamma and the disinfection facilities. TOWNLAND were responsible for reviewing relevant planning documents and undertaking population projections for the Study Area.	Environmental Protection Department, Hong Kong Government	Montgomery Watson HK Limited	12	2001
KCRC Light Rail Transit Alterations, Environmental Impact Assessments, Hong Kong	Preparation of landscape and visual impact assessments of proposed alterations to the Light Rail System operated by KCRC between Tuen Mun and Yuen Long. Part of the existing LR tracks will be elevated and the assessments identified measures to mitigate anticipated landscape and visual impacts during construction and operation of the Project.	Kowloon Canton Railway Corporation	Ove Arup and Partners Limited	5	2001
Beach Pollution Reduction Study, Hong Kong	TOWNLAND was responsible for undertaking projections of population, employment and future development in the vicinity of 10 beaches throughout Hong Kong, as part of a Study to identify beach pollution sources and to recommend detailed stormwater and sewerage infrastructure works to reduce pollution and improve water quality.	Environmental Protection Department, Hong Kong Government	Hyder Consulting Limited	14	2001
Development of a Risk Based Corrective Action Framework for Management of Contaminated Land, Hong Kong	An assessment of the legal and administrative controls that are available to prevent/ mitigate problems relating to contaminated land. TOWNLAND's analysis focussed on the land use/ environmental aspects.	Environmental Protection Department, Hong Kong Government	Camp Dresser & McKee Inc.	3	2001

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Comprehensive Master Layout Plan Study for North Commercial District, Chek Lap Kok Airport, Hong Kong	TOWNLAND was responsible for the assessment of the planning opportunities and constraints for development and identification of the planning procedures required to implement the preferred development scheme. Advice was also given on land use options, evaluation and statutory zoning implications.	Airport Authority, Hong Kong	Skidmore, Owings & Merrill	8	2001
Shatin to Central Link: Preliminary Project Feasibility Study on the Fourth Harbour Crossing and Central West Extension (Southern Section), Hong Kong	TOWNLAND undertook the Planning Study to ascertain the development opportunities and constraints along the rail route options. Particular consideration was given to the planning/development context, statutory plans and development intentions along the alternative routes. In addition, the objective was to minimise the impact of rail construction upon the community in terms of property rights and amenity which could be affected.	Kowloon Canton Railway Corporation	Meinhardt Consulting Engineers	6	2001
Tseung Kwan O Extension - Area 86 Property Design Consultancy Agreement No. 95 for MTRC, Hong Kong	The largest comprehensive composite residential development project in the history of HK. This Study was commissioned by the Mass Transit Railway Corporation for the development of 32.6 ha in Area 86 in Tseung Kwan O. The development includes a depot for the Tseung Kwan O Line, a station and property development (mainly residential accommodating same 58,000 persons). TOWNLAND was responsible for providing planning and urban design inputs to the preparation of a Master Layout Plan for the approval of Town Planning Board.	Mass Transit Railway Corporation	Wong and Ouyang (HK) Limited	2	2002
MTR East Kowloon Line/North Island Line Feasibility Study, Hong Kong	TOWNLAND was responsible for co-ordinating the inputs from specialist consultants in respect of proposed property developments along the MTR East Kowloon/North Island Line. The Study included the evaluation of development potential and the formulation of development options at Tamar, Exhibition, Hung Hom, Ho Man Tin, To Kwa Wan and Diamond Hill Stations and at Kai Tak Station/Depot. The planning objectives of the Study were to develop a scheme for railway-related property development which meets the Government's overall planning objectives; is financially viable; optimises the development opportunities at each site; and confirms a basic quantum of development rights for the Client. TOWNLAND was responsible for the Property Development and Railway Interface Study as well as the Visual Impact Assessments for the property developments.	Mass Transit Railway Corporation	Maunsell Consultants Asia Limited	10	2002
Engineering Feasibility Study for Tseung Kwan O Port Development at Area 131, Hong Kong	The Study was to provide detailed engineering and land use proposals for a new reclamation in Tseung Kwan O. The reclamation of approximately 40 ha will provide land for mid-stream container handling facilities, a concrete batching plant and large loading facility. TOWNLAND provided all land use planning inputs including Layout and Outline Zoning Plan preparation.	Territory Development Department, Hong Kong Government	Maunsell Consultants Asia Limited	12	2002

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Property Development Study for Tin Shui Wai Station, West Rail, N.T., Hong Kong	The key objective of the Study was to secure planning approval in respect of the development scheme and Master Layout Plan from the relevant Authority for property development at the Tin Shui Wai Station of West Rail, Phase 1. The Planning Team reviewed the development scheme which was prepared at the Technical Study Stage and prepared a revised scheme that was both acceptable to Government Departments and financially viable. The Planning Team was also responsible for the preparation of the revised Rezoning Request and the Section 16 Planning Application, and for providing planning inputs to the Development Brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	18	2002
Property Development Study for Tuen Mun Central Station, West Rail, N.T., Hong Kong	A proposed comprehensive residential / retail development at a planned high-capacity West Rail Station in San Fat Estate, Tuen Mun. The proposed residential component includes subsidised housing for the public. TOWNLAND's responsibilities included advice on statutory planning matters, development mix and intensity to ensure that the proposed development was acceptable in land use planning terms.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Engineers (HK) Limited	24	2002
East Rail Extensions - Hung Hom Tsim Sha Tsui Extension, Hong Kong	Planning appraisal of the opportunities and constraints for property development at the proposed Tsim Sha Tsui East Station. This included an examination of existing land uses, the scale of development in the area, the interface with existing open space and G/IC uses, pedestrian circulation and parking provision. A planning assessment report incorporating land use framework plans and concept plans was prepared to illustrate the findings and this is to provide the context for more detailed architectural and engineering studies.	Kowloon Canton Railway Corporation	Maunsell Consultants Asia Limited	2	2002
Concept Plan Competition for the Development of an Integrated Arts, Cultural and Entertainment District, West Kowloon Waterfront, Hong Kong	Government announced an international competition to develop urban design solutions for this significant urban area of Hong Kong. The current policy of restricting further harbour reclamation means that this new district will be one of the last opportunities to provide sound and good quality development on reclaimed land with waterfront. The area abuts some of Hong Kong's older mixed use areas that are in need of substantial urban renewal. It also lies adjacent to significant harbour frontage largely sterilised from public usage by earlier poorly considered development. The competition design team developed innovative proposals to enable this substantial development area to become a catalyst for revitalization of adjacent areas, to provide a stunning and accessible waterfront that will contribute to Hong Kong's urban milieu, and to provide another inviting entertainment venue for the 'city of life' for both tourists and local visitors.	Hong Kong Government	Kume Sekkei Company Limited	6	2002
Feasibility Study for Waste-to-Energy Incineration Facilities, Hong Kong	A Study to investigate the feasibility of the development of a waste-to-energy incinerator(s) in Hong Kong. Specific responsibilities of TOWNLAND included the planning assessment and evaluation of the potential sites based on a comprehensive set of planning, land, environmental, engineering and financial criteria.	Environmental Protection Department, Hong Kong Government	Camp Dresser and McKee International Incorporated	18	2002

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Development at Anderson Road-Design & Construction, Hong Kong	The Master Layout Plan for the Study was endorsed by the Committee on Planning and Land Development at its meeting on 13 August 1998 as a basis for proceeding with the detailed planning, design and construction for the proposed development. The design population was 40,883 and the public /private housing mix was about 60:40 with full occupation forecast by 2009. The Project proposed platforms for housing development and related uses in an area of about 58ha., of which 20 ha. were to be formed in the main development site for housing, educational and open space purposes. TOWNLAND was responsible for the planning aspects of the Study.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	101	2002
Redevelopment of the Aberdeen Wholesale Fish Market, Hong Kong	The main objective of the Study was to examine the issues related to the redevelopment of the Aberdeen Wholesale Fish Market (WFM) and to identify possible linkages of the Project with the existing/planned tourist facilities /opportunities in the locality, with a view to enhancing Aberdeen as a tourist area. The redevelopment of the Site was to retain the existing activities of the WFM together with other compatible uses, to optimise site utilisation. TOWNLAND were responsible for the preparation of land use planning / development options.	Planning Department & Territory Development Department, Hong Kong Government	Atkins China Limited	8	2002
Urban Renewal Studies and Submissions: Gas Works Site at To Kwa Wan Road, Ma Tau Kok, Kowloon, Hong Kong	A study of a former Gas Works site in a residual industrial area taking into account the urban renewal intentions and future new developments in the adjoining South East Kowloon Reclamation Development Area. A multi-disciplinary approach was applied to cover land use planning, urban design, architectural, environmental, engineering and traffic issues. The potential environmental impacts from the remaining Gas Works North Plant were carefully addressed and a number of mitigation measures were proposed to reduce the social risk level. The Study proposed land use restructuring and the Site was successfully gazetted for composite residential use. A more detail Planning Application with the support of all necessary technical assessments was subsequently approved by the Town Planning Board.	The Hong Kong and China Gas Company Limited	TOWNLAND	12	2002
Heritage Impact Study and Review of the Proposed Housing Development within Lyemun Barracks Compound, Chai Wan, Hong Kong	TOWNLAND provided the planning and development assessment of the implications of reducing the scale of housing development within the Lyemun Barracks compound to provide a scheme which is considered to be more compatible with the adjacent heritage site. This included the preparation of a Planning Brief, Layout Plan and development schedule for the revised scheme.	Civil Engineering Department, Hong Kong Government	Atkins China Limited	3	2002
Shatin to Central Link: Preliminary Project Feasibility Study on the Hung Hom Mass Transportation Centre, Hong Kong	TOWNLAND undertook the Planning Study to ascertain the potential for the redevelopment of Hung Hom Station to accommodate a major new transport interchange with rail connections to Hong Kong Island, West Rail and Tai Wai (via East Kowloon) in addition to the existing Eastrail line. The planning and development opportunities of providing property development above the railway were also considered together with the opportunities that rail development will bring to revitalise the area.	Kowloon Canton Railway Corporation	Atkins China Limited	9	2002

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Restoration of Pillar Point Valley Landfill and Establishment of Recycling Park, Hong Kong	This Study reviewed the standard set of tender documents for the recommended Recycling Park to restore the closed Pillar Point Valley Landfill subsequent to a series of consultancy studies, including the Restoration of North-West New Territories Landfills and a Core Consultancy Study, both completed in 1995. This Study was to complete the planning work for the Recycling Park, determine the most appropriate contract option/arrangement, prepare the detailed tender documents, pre-qualify potential tenderers, invite tenders from pre-qualified tenderers and evaluate tenders for the restoration of the Pillar Point Valley Landfill and establishment of the Recycling Park.	Environmental Protection Department, Hong Kong Government	Mott Connell Limited	26	2002
Outlying Islands Sewerage Master Plan Stage 2 Review Study, Hong Kong	TOWNLAND was responsible for reviewing relevant planning studies and development proposals and undertaking projections of future population, employment, numbers of visitors and students for Lantau and other Outlying Islands in Hong Kong. The projections were to be used as a basis for estimating future sewerage system requirements and the preparation of the second stage of a Sewerage Master Plan for the main Outlying Islands.	Drainage Services Department, Hong Kong Government	Montgomery Watson HK Limited	5	2002
Property Redevelopment Project Study for the Tai Po Market KCR Station, Hong Kong	TOWNLAND was responsible for all planning inputs to a multi-disciplinary feasibility study for a major property development at the Tai Po Market KCR Station. Public transport, pedestrian and cyclist connectivity, visual and ecological impacts were major considerations.	Kowloon Canton Railway Corporation	Ling Chan and Partners	30	2002
Property Development Study for Long Ping Station, Yuen Long, West Rail, N.T., Hong Kong	A multi-disciplinary study for residential / retail development related to Long Ping Station. TOWNLAND obtained the necessary planning approvals by means of a Rezoning Request, Statutory Objection procedures and Section 16 Application procedures. TOWNLAND also provided planning inputs to a development brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	24	2002
Consultancy Study for Provision of Heliport Facilities, Hong Kong	TOWNLAND were the planning and development consultant on a study to identify the future demand for domestic and cross boundary helicopter services and facilities in Hong Kong. TOWNLAND assessed the comparative advantages and constraints in planning and land use terms of two sites in the urban area for the provision of heliport facilities. The Study required the preparation of workable alternative options in case the selected sites were not viable and ultimately the recommendation of a preferred site. A comprehensive strategy for the development, funding and management of the heliport facilities and an implementation programme was also required as part of the Study.	Civil Aviation Department, Hong Kong Government	MVA Hong Kong Limited	6	2003
Recreation Park on a Restored Tip at Lam Tin, Kowloon, Hong Kong	TOWNLAND provided the Planning, Urban Design and Landscaping inputs to a proposal for an environmentally conscious Education Centre at the restored Ma Yau Tong West Landfill Site. Based on the concept of "education through recreation", the Project promoted environmental conservation and animal welfare through live exhibitions as well as study and educational facilities within an easily accessible urban park.	Society for the Prevention of Cruelty to Animals (HK) (SPCA)	TOWNLAND	12	2003

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Aberdeen Harbour Revitalisation Study, Hong Kong	This Project comprised a significant “package” of development proposals designed to revitalise Aberdeen Harbour as a major tourist destination within Hong Kong. It included four key development sites; each with a tourism component and all linked by a system of water taxis and pedestrian promenades. The development sites were designed to complement each other and include, inter alia, residential, service apartment, hotel, private marina, Fisherman’s Wharf and community land use components to meet future needs in a sustainable manner. The Project required a multi-disciplinary approach including, inter alia, land use planning, urban design, architecture, engineering, tourism/ economics, lands/implementation, heritage, transport/traffic and marine issues. The Project aim was to support a request for rezoning, as necessary, to establish a statutory planning framework to facilitate the development proposals. TOWNLAND coordinated the planning, visual impact, tourism and heritage team and a number of key planning issues were addressed, such as visual impacts, zoning issues, coastal impacts and the need/demand for the developments. TOWNLAND coordinated the rezoning submission to the Town Planning Board and were also represented on the Strategy Team responsible for advising the Client and liaising with top Government Officials and Key Consultees.	Kerry Properties Limited	Wong and Ouyang (HK) Limited	12	2003
Route 10 - North Lantau to Yuen Long Highway Investigation and Preliminary Design Assignment, Hong Kong	The Study reviewed the previous Feasibility Study and examined alternative alignments for the route to achieve a cost-effective preliminary design. The alignment begins on Lantau, spans the Ma Wan Channel on a bridge and proceeds through tunnel, cuttings and viaduct to an interchange at So Kwun Wat and on to the Yuen Long Highway where it will link in with a new boundary crossing. Specific responsibilities were to investigate and report on the land use opportunities and constraints and the impacts on the long term planning in the districts concerned. This information was combined with that of the other disciplines to refine the route alignment. TOWNLAND also led a team on the landscape and visual aspects of the assignment.	Highways Department, Hong Kong Government	Mott Connell Limited	28	2003
Planning and Development Study on Hong Kong Island South and Lamma Island	This was a strategic and district level Planning Study covering the southern part of Hong Kong and Lamma Island. The purpose of this Study was to examine the opportunity for further residential development to meet the objective of providing new housing land for an additional 60,000 people by 2011, and further strategic growth areas to meet longer term development need after 2011. TOWNLAND was responsible for providing inputs to the preparation of Master Development Plans, Development Packages and Programmes for further development.	Planning Department & Territory Development Department, Hong Kong Government	Atkins China Limited	25	2004

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Bus Depot Redevelopment/Relocation, Hong Kong and Kowloon	Redevelopment proposals and submissions to Government/Town Planning Board in respect of 4 obsolete bus depots of two local franchised bus companies at Kwun Tong, Lai Chi Kok and North Point for composite development including office, retail, industrial, residential and new bus depot uses. TOWNLAND undertook site search and negotiation with Government on a new depot site on West Kowloon Reclamation which was subsequently gazetted.	China Motor Bus Co with Swire Properties Limited & Kowloon Motor Bus Company with Sun Hung Kai Properties Limited	TOWNLAND	N/A	2004
Planning and Engineering Feasibility Study for Development on Sham Tseng Further Reclamation, Hong Kong	A multi-disciplinary feasibility study for reclaiming about 25 ha of land for housing development at Sham Tseng adjacent to the Ma Wan Channel. The Study took planning, urban design, landscape, marine traffic, traffic, engineering and environmental issues into consideration. TOWNLAND undertook the planning context appraisal and community impact assessment, provided urban design inputs and formulated development options and evaluation criteria for the options. TOWNLAND was also responsible for the preparation of the Master Development Plan and the Planning Brief.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	18	2004
Causeway Bay (Hysan Avenue Area) District Revitalisation Study, Hong Kong Island	TOWNLAND undertook a two stage study of the area of Causeway Bay south of Hennessy Road and centered on Hysan Avenue. The Study examined the various factors which identify the area as a unique district together with the functional and physical opportunities and constraints for its enhancement. The implications of Government's plan for the wider district were also investigated. As with many of Hong Kong's districts, increasing traffic and its related disbenefits are major factors affecting the enjoyment of the area. Whilst there are significant new developments within the districts, substantial areas remain ripe for urban renewal. The objective was to identify a thematic 'brand' for the district, and propose a programme of sensitive measures intended to enhance the area by progressive physical, institutional and environmental interventions. The Study was intended to provide a basis for successful public-private investment and activity in the District and ensure its sustainable development over the following decade.	Hysan Development Company Limited	TOWNLAND	12	2004
Central Kowloon Route: Design and Construction Assignment (Stage 2), Hong Kong	TOWNLAND was responsible for assessment of the planning implications of the Project, identification of the appropriate strategy for reprovisioning of the Government and community facilities which will be affected and recommendation of the future uses of the sites cleared for construction of the Route.	Highways Department, Hong Kong Government	Atkins China Limited	12	2004
"Action and Adventure Park", Area 105, Tseung Kwan O, Hong Kong	This was a proposal and development concept for a large-scale recreation/leisure facility at Tseung Kwan O New Town. Aptly named Action and Adventure Park, the proposal included Hong Kong's first outdoor ski slope, bungee jump, flying fox ride, climbing wall and ancillary facilities. TOWNLAND was involved in site identification, site planning, preparation of pre-tender documents to Government and Government Consultations.	Action and Adventure Park Limited.	TOWNLAND	12	2004

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Essential Link for Pedestrians and Their Safety. A Private Sector Redevelopment Response, Pottinger Street, Ezra's Lane and Tun Wo Lane, Central Business District, Hong Kong	This Study was conducted by TOWNLAND and innovative design scheme developed for a private initiated pedestrian enhancement scheme. As part of a redevelopment proposal, there was opportunity to allow for an essential pedestrian linkage through the Site for public benefit, through building setback and comprehensive streetscape enhancements. The Site is strategically located in the CBD at the convergence of numerous well known nodes and attractions, including Soho, Lan Kwai Fong, the Mid-Levels Escalator, Hollywood Road antiques corridor and the future tourist destination at the Central Police Station. TOWNLAND provided Study Management and all the planning and design inputs to create a scheme which, inter alia, will enhance connections to the Mid-Levels Escalator; create a new focal point at Tun Wo Lane; a new internal pedestrian circulation system; a coherent open space arrangement; public piazzas at Pottinger Street and Cochrane Street; an active street frontage; improved pedestrian linkages; and enhanced use of covered public space.	Henderson Land Development Company Limited.	TOWNLAND	4	2004
Shek Kip Mei Restructuring Study, Hong Kong	TOWNLAND led a multi-disciplinary team to formulate a restructuring strategy to optimise the development potential of the Shek Kip Mei area. The Study required the preparation of alternative land use and development strategies and an Outline Master Development Plan. Alternative mechanisms and an institutional framework for implementing future restructuring schemes were also required.	Hong Kong Housing Authority	TOWNLAND	9	2004
Environmental Consultancy Agreement for Reprovisioning of Diamond Hill Crematorium EIA and Air Pollution Control Plan, Hong Kong	Preparation of landscape and visual assessments for the proposed expansion and development of the Diamond Hill Crematorium. The assessments included a tree survey and identified measures to preserve and enhance the landscape and visual character of the adjacent area.	Urban Services Department/ Hong Kong Government	HK Productivity Council / Environmental Management Division	4	2004
Setting Up and Updating of Base District Traffic Models for Traffic Impact Assessment in Kowloon East and Hong Kong Island East and South	Land use analysis and review of population and employment data for traffic impact assessments in three districts within the metropolitan area. The data was compiled by traffic zones for both base year and design year modelling.	Transport Department, Hong Kong Government	Atkins China Limited	12	2004
Preliminary Feasibility Study on Provision of Cycle Track and Related Supporting Facilities between Tuen Mun and Tsuen Wan, Hong Kong	The Study was to identify, examine and compare the alternative viable options for the alignment of the cycletrack/ pedestrian walkway and for the related supporting facilities between Tuen Mun and Tsuen Wan with a view to enhancing the recreational value within the Study Area and to recommend the preferred option and the implementation mechanisms.	Territory Development Department, Hong Kong Government	TOWNLAND	8	2004
Review of Tuen Mun and Tsing Yi Sewerage Master Plans, Hong Kong	TOWNLAND was responsible for reviewing relevant planning documents and undertaking projections of population, employment and students for the Study Area. The projections will be used as a basis for the estimation of the amount of sewage that will be generated which is essential for the formulation of the Sewerage Master Plan for the Study Area.	Environmental Protection Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	5	2005

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning and Development Study of a Potential Housing Site near San Wai Court, Tuen Mun, Hong Kong	TOWNLAND provided the planning, socio-economic and urban design expertise on this feasibility study to investigate the potential for housing development in the western part of Tuen Mun. The Site was identified as having potential to contribute to future housing requirements in the territory. Key issues included housing type and mix, density, visual impact, fung shui, the presence of graves, earthworks, access and infrastructure provision. Preliminary development options for a population of between 20,000 and 30,000 were prepared for further assessment. A key element in TOWNLAND's approach was the strategy for public consultation which commenced early in the programme.	Territory Development Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	15	2005
K7-Kwun Tong Town Centre Comprehensive Implementation Planning Study, Hong Kong	K7 is the 'flagship' project for the Urban Renewal Authority as Kwun Tong exhibits some of the Territory's most intractable urban problems requiring comprehensive intervention. The purpose of the Study is to formulate an implementable Development Scheme Plan (DSP) for Kwun Tong Town Centre (approx. 5.35 ha) with the integration of "redevelopment", "revitalisation" and "rehabilitation" approaches. The multi-disciplinary team is required to conduct a building condition survey, a public opinion survey, a property market study, a financial analysis and other technical assessments prior to the formulation of three initial development options. A preferred development option incorporating comments from relevant Government Departments is to be formulated and an implementation strategy is to be developed addressing the phasing and land grant issues. TOWNLAND is responsible for the submission of the DSP with supporting technical assessments to the Town Planning Board for planning approval. The Study also includes the development of a Government, Institution and Community (G/IC) Complex to the southeast of the Study Area for the reprovisioning of affected and provisioning of new G/IC facilities. TOWNLAND is the Coordinator of the Study and responsible for all the land use planning, urban design, landscape and social impact inputs.	Urban Renewal Authority	TOWNLAND	8	2005
Urban Renewal Opportunities in Sham Shui Po	A multi-disciplinary study for the formulation of a concept plan to guide the urban renewal strategy for the study area of 1.6 sq. km. The major tasks include the identification of target action areas and recommendation on implementation priorities. Redevelopment, preservation, rehabilitation and revitalisation have to be addressed. TOWNLAND is responsible for project management and all planning, urban design, landscape and social impact inputs.	Hong Kong Housing Society	TOWNLAND	7	2005
The Provision of Internal Quality Auditing Services for the Maintenance of ISO 9001 Certification, Hong Kong	TOWNLAND provides experienced personnel to conduct internal quality audits in the manner of second party/supplier verification assessments in accordance with ISO9001:2000 and inclusive of both project work and corporate support functions.	Sinclair Knight Merz (HK) Limited	TOWNLAND	32	2005

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Consultancy Study on Review of the Requirement for Lighting and Ventilation of Buildings, Hong Kong	The purpose of the Study is to establish a new set of lighting and ventilation requirements in Hong Kong which (1) would ensure satisfactory quality of the indoor environment of all types of buildings and yet (2) would allow sufficient flexibility for functional and architectural design and (3) allow for the optimum use of modern technology. TOWNLAND is to advise on the statutory planning aspects and recommendations in the Hong Kong Planning Standards and Guidelines.	Buildings Department, Hong Kong Government	Anthony Ng Architects Limited	12	2005
Property Development Study for Yuen Long Station, West Rail, N.T., Hong Kong	A comprehensive residential/retail development is proposed at the future West Rail Yuen Long Station. The Study Team is to develop a Master Layout Plan based on the Indicative Development Scheme as per the approved Rezoning Request. In addition, the Team is to secure planning approval for the MLP through Section 16 Application(s) and Section 17 Review, if necessary. TOWNLAND is providing planning inputs in the preparation of the MLP. TOWNLAND will also monitor the gazettal of the amended OZP for the CDA zoning and help resolve the objections raised.	Kowloon Canton Railway Corporation	Wong Tung & Partners Limited	19	2005
Property Development Study Work Package PDS-602 Kam Sheung Road Station (formerly Kam Tin Station), West Rail, Hong Kong	The key objective of the Study is to secure planning approval in respect of the development scheme and Master Layout Plan from the Town Planning Board for property development at the Kam Sheung Road Station of West Rail, Phase 1. The Planning Team is to review the previous scheme prepared at the Technical Study Stage and to prepare a preferred scheme which is acceptable to both Government Departments and the Town Planning Board and is financially viable. The Planning Team is also responsible for the preparation of the Section 16 Planning Application, and for providing planning inputs to the Development Brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Wong Tung & Partners Limited	18	2005
Government Tender for Proposed Interim Cruise Terminal in Victoria Harbour	In November 2005, Tourism Commission issued an open tender for development of an interim cruise terminal within Victoria Harbour which could be in operation before development of the permanent cruise terminal at Kai Tak. The project would support Hong Kong's competitiveness as a regional cruise hub. TOWNLAND was responsible for the planning and land use aspects associated with Cheung Kong (Holdings)' proposal for a cruise terminal at the Hung Hom Waterfront. The proposed cruise terminal was in full conformity with a number of design and operational criteria including, inter alia, the use of Government lands, no need for reclamation, feasibility for completion by 2011 and enhancement of the public harbourfront.	Cheung Kong (Holdings) Limited	TOWNLAND	5	2006
First Street/Second Street Urban Redevelopment Project	TOWNLAND was responsible for obtaining Planning Approval for amendments to the Urban Renewal Authority's comprehensive redevelopment at First Street / Second Street in Sai Ying Pun. The proposed redevelopment preserves the valuable historical traits of the local community, provides attractive and well planned pedestrian and open spaces, whilst also providing quality residential units to upgrade and revitalise the neighbourhood.	Kerry Properties Limited (in association with Urban Renewal Authority)	TOWNLAND	6	2006

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Customs and Excise Department Headquarters, Visual Impact Assessment	TOWNLAND was responsible for conducting a Visual Impact Assessment for the proposed Customs and Excise Department Headquarters at Tin Chiu Street in North Point. The report was subsequently issued to all Government tenderers.	Architectural Services Department, Hong Kong Government	TOWNLAND	4	2006
Proposed Cricket Pitch at Lamma Quarry – Feasibility Study	TOWNLAND was responsible for providing lands and planning inputs to a feasibility study for 2 cricket pitches and ancillary facilities on the site of the rehabilitated Lamma Quarry. The study was the basis for seeking subsequent funding and support from the Hong Kong Cricket Association.	The Lamma Cricket Club	AIM Group	2	2006
Hong Kong Housing Society: Preservation Projects in Wanchai, Hong Kong	TOWNLAND is leading this pioneer Study for the HKHS and URA which aims at conserving several listed buildings in Wan Chai South through comprehensive after-use proposals. The conservation proposals will, inter alia, (i) maximise the heritage value of the sites, (ii) enhance local identity, (iii) maximise public use and attraction, (iv) create a “node” to help revitalise the surroundings, (v) service community needs and (vi) be compatible with the surroundings. The Study will also consider the development of a wider “heritage node” for the District by linking and integrating existing heritage monuments and attractions through theming, comprehensive streetscape design and landscape proposals. TOWNLAND is responsible for study direction and management, land use planning, landscape planning, social impact assessments and public consultations.	Hong Kong Housing Society	TOWNLAND	8	2006
Letting of Vacant Parking Spaces to Non-residents at Various Sites in Kowloon, Hong Kong	TOWNLAND was responsible for a comprehensive review of the data on vacant parking spaces for letting to the non-residents in previous years (02 to 03) at various public housing estates in the Kowloon District and for submitting a Planning Application to renew the respective planning permissions to continue the letting exercise. The purpose was to make a better and more efficient use of the vacant parking facilities for the estates, including: Ping Shek Estate, Wan Hon Estate, Wo Lok Estate, Lei On Court, Lei Yue Mun Estate, Yau Tong Estate, Ma Tau Wai Estate and Sheung Lok Estate. TOWNLAND was also responsible for providing planning inputs and submitting the S16 Planning Application for Yau Tong Estate for letting the vacant car parking spaces to non-residents for a better and more efficient use of the public resources.	Hong Kong Housing Authority	TOWNLAND	3	2007
Customs and Excise Department Headquarters, Visual Impact Assessment	TOWNLAND was responsible for the provision of advice on visual impact and the preparation of a Visual Impact Assessment which was incorporated into the tender proposal for the Headquarters Building. Due to the visual prominence of the Site and the need to accommodate the required GFA and facilities, building height, disposition, articulation and greening were key considerations.	The Gammon-Hip Hing Joint Venture (JV)	Wong Tung & Partners Limited	2	2007

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Castle Peak Cable Tunnel Project	The Castle Peak Cable Tunnel is intended to enhance the future cable outlets from Black Point and Castle Peak Power Stations, thereby improving the supply security to the existing network in Tuen Mun, Yuen Long and the Airport. Stretching from the Castle Peak Portal in the west to the Tuen Mun Shaft in the east, the tunnel is approximately 4.5km long with a 4.5m internal diameter to contain eight 132kV cable circuits. TOWNLAND was responsible for providing land use planning advice and obtaining the relevant Planning Approvals for this major public utility installation.	CLP Power Hong Kong Limited	Dragages Hong Kong Limited	8	2007
Study on Planning for Pedestrians, Hong Kong	The Study is to provide a broad planning and development framework for more effective pedestrian planning within the metropolitan area of Hong Kong. Drawing upon the experience of 3 international cities, Concept Plans are being prepared for 4 Action Areas within the Territory and recommendations made for the identification of major nodes, activity areas and corridors of pedestrian activity, the role of traffic and transport in these areas, land use planning controls and guidelines for pedestrian provision, urban design, landscape and aesthetic considerations, environmental considerations and the institutional framework required to implement new initiatives.	Planning Department, Hong Kong Government	TOWNLAND	18	2007
Centre for Youth Development, Chai Wan	In 1997, the Chief Executive tasked the Commission on Youth (COY) to carry out a study on youth development. One of the major recommendations of the COY report was the provision of a central facility for promoting youth development and training. The Centre for Youth Development (CYD) comprises a 12-storey facility with a total gross floor area of about 36,900 square metres at the junction of Chai Wan Road and Wan Tsui Road in Chai Wan. Facilities include: (a) a youth convention centre; (b) an information technology centre; (c) a performing and visual arts centre; (d) a youth hostel (150 rooms); (e) a cafeteria and shops; and (f) offices/multi-function rooms. TOWNLAND was responsible for obtaining Town Planning Board Approvals for the proposed development, including Approvals for subsequent minor amendments to the original scheme.	Home Affairs Bureau/ Architectural Services Department, Hong Kong Government	P&T Architects & Engineers Limited	10	2001 & 2007
Dedicated Premises for the School of Hotel and Tourism Management	TOWNLAND was responsible for obtaining the relevant Planning Approvals for the proposed dedicated premises for the School of Hotel and Tourism Management (SHTM) of the Hong Kong Polytechnic University at 17 Science Museum Road, Tsim Sha Tsui, Kowloon. The premises included a Teaching Hotel, Teaching Facilities and Staff Quarters. The proposed development will give a new face to the Tsim Sha Tsui East area and give SHTM the visibility of a World-class institution.	The Hong Kong Polytechnic University	Rocco Design Limited	6	2007
Chinese University Campus Master Plan	TOWNLAND was responsible for providing technical planning inputs to the successful shortlisting for the Campus Master Plan. The Plan aimed to facilitate the sustainable expansion of the University, strengthen the image of its colleges and facilitate movement into and around the Campus by an integrated pedestrian/ escalator/shuttle network.	The Chinese University of Hong Kong	P&T Architects & Engineers Limited	2	2007

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Proposed New Cruise Terminal at Kai Tak	TOWNLAND was responsible for the provision of planning inputs and packaging of the Government Tender for the new Cruise Terminal at the end of the former Kai Tak runway. The proposed Cruise Terminal development, with state-of-art facilities in an iconic building, will help Hong Kong to develop into a leading regional cruise hub. Situated on 7.6 ha of land, the new Cruise Terminal will comprise, inter alia, a baggage handling area, a passenger waiting/ queuing area, a customs, immigration and health quarantine area and accommodation for other Government Departments. A maximum of 50,000 square metres in the Cruise Terminal building is allocated for commercial GFA. A key element in the development is integration with the land use pattern planned for the former Kai Tak runway and a public landscaped deck of no less than 22,000 square metres.	Private Sector	TOWNLAND	4	2008
Public Transport Interchange and Property Detailed Design Consultancy Services, Nam Cheong Station, West Rail, N.T., Hong Kong	TOWNLAND is responsible for obtaining Town Planning Board approval for minor amendments to the Master Layout Plan for property development above Nam Cheong Station to ensure conformity with detailed design works. TOWNLAND is also responsible for providing planning advice in respect of station/property interfaces and interfaces with the surrounding environment and the discharge of approval conditions.	Kowloon Canton Railway Corporation	Simon Kwan & Associates Limited	12	2008
Property Design Review Consultancy Services, PDR-TUN Tuen Mun Station, Hong Kong	The Study will review the property development proposal above Tuen Mun Station having regard to changes in the market and development context. TOWNLAND is responsible for provision of all planning advice with regard to the revised property development and master layout plan, liaison with relevant Government Departments and advice on statutory planning parameters.	Kowloon-Canton Railway Corporation	Wong Tung & Partners Limited	10	2008
Retail Consultancy Services for Redevelopment of Yuen Long Estate – Comprehensive Development Plan, Hong Kong	Yuen Long New Town is situated in the middle of the Yuen Long Plain in the North West New Territories (NWNT) and is suitable for development into a regional centre. It is the focal point of the existing and planned transport networks in the region and is one of the major centres for the provision of commercial and community facilities in the NWNT. The Hong Kong Housing Authority considers the Subject Site to be suitable for major commercial development for revitalization of the whole District, and therefore has commissioned this Consultancy Study to determine the optimum size of the proposed commercial development. TOWNLAND is responsible for examination and advice on statutory planning parameters, landuse planning, SWOT analysis and consultation with the Planning Department of the HKSAR.	Hong Kong Housing Authority	Vigers Appraisal & Consulting Limited	3	2008
Tamar Civic Centre Development Tender, Hong Kong	TOWNLAND provided planning and urban design inputs to one of the four Tenders for this key Civic Centre Development Project. The design entry was based on the motifs of a traditional junk and Pearl of the Orient. The design aimed to bring the People to the Harbour, as well as the Harbour to the People through integrated architectural, planning and landscape proposals.	China State - Leighton - Yau Lee Joint Venture	P&T Architects and Engineers Limited	12	2008

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Proposed Liquefied Natural Gas (LNG) Terminal Project, Hong Kong	TOWNLAND is providing strategic land use planning advice to CAPCO for their search and development of a LNG Terminal Project in Hong Kong. The Terminal will ensure in an environmentally friendly manner the long-term supply of natural gas to the Black Point Power Station upon the depletion of the existing gas fields off Hainan Island.	Castle Peak Power Company Limited (CAPCO)	TOWNLAND	24	2008
Elizabeth House Revitalisation Study, Hong Kong	TOWNLAND is responsible for project management, planning, urban design and landscaping inputs to a study to investigate opportunities for the revitalisation of public areas surrounding Elizabeth House. A comprehensive Traffic / Pedestrian Management Plan with complementary streetscape/greening proposals was prepared for submission to Government Bureaux/ Departments. The Study will be a basis for future public-private sector participation works.	Private Sector	TOWNLAND	18	2008
Essential Pedestrian Linkage and Streetscape Enhancements in Causeway Bay, Hong Kong	This is a study to revitalise an area near Times Square including the provision of new pedestrian linkages through buildings, building set-backs and associated streetscape enhancements. TOWNLAND is again responsible for Project Management and all soft sector inputs.	Private Sector	TOWNLAND	6	2008
Agreement No. CE42/2006 (TP) Planning Study on Liantang/ Heung Yuen Wai Cross-boundary Control Point and its Associated Connecting Road in Hong Kong	A new cross-boundary control point at Liantang/ Heung Yuen Wai and associated connecting roads will become a new interface between the rapid urban development in Shenzhen and the existing rural nature of the Heung Yuen Wai area in Hong Kong. There may be greater development pressures in the New Territories as a result of this strategic infrastructure development, and Government will need to consider development control policies to balance rural protection with enhancing cross-boundary ties. A key requirement of this Study was to study the land requirements for a new control point and connecting road alignments and to assess their potential impacts from a strategic perspective. TOWNLAND acted as planning advisor and was responsible for carrying out land use surveys, land status reviews and the socio-economic assessments for the Study.	Planning Department	Ove Arup and Partners Hong Kong Limited	12	2008
Idea & Planning Competition for a Proposed New Cemetery at Tuen Mun Area 46	TOWNLAND was invited to enter this Competition which aimed to create an iconic development for a new Cemetery. The proposed concept was to remove the negative stigma associated with cemeteries, at the same time respecting the traditional celebrations and practices. TOWNLAND was responsible for the master planning, architectural and landscape design for the 22 ha Site with 220,000 niches and additional open space for passive recreation and leisure. Based on a theme of constellations, elements of the proposal included a memorial centre, museum, observation deck, garden of remembrance, pet cemetery and public transport interchange.	The Board of Management of the Chinese Permanent Cemeteries	TOWNLAND	2	2008
Proposed Supporting Office Use on a Portion of 13/F at Lai Chi Kok Telephone Exchange (NKIL 5934), 4 Yuet Lun Street, Lai Chi Kok, Kowloon	TOWNLAND was responsible for coordination of and the provision of planning inputs to the Section 16 Planning Application to the Town Planning Board to rationalise the uses in Lai Chi Kok Telephone Exchange and respond to a Condition of Consent by Lands Department.	PCPD Facilities Management Limited	TOWNLAND	7	2008

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Granville Circuit Revitalisation Study, Hong Kong	This is a study to develop a package of streetscape enhancements and traffic management proposals to revitalise Granville Circuit in association with the renovation of Park Hotel. TOWNLAND is responsible for project management, planning, urban design and landscaping inputs, and presentation to local residents / shopkeepers, together with consultation with relevant Government Departments. The proposed package of works will be implemented by the Applicant and later handed over to Government.	Private Sector	TOWNLAND	12	2009
Planning Strategy Paper & Planning Submission with Conceptual Land Use Plan for Lam Tei Strategic Growth Area, NWNT, Hong Kong	TOWNLAND led a multi-disciplinary team of consultants and acted as strategy advisor, carrying out the necessary land use surveys, visual impact assessments, qualitative environmental surveys, local, district and strategic planning framework reviews, identifying the development parameters, planning gains, opportunities and constraints and preparing the Conceptual Land Use Plan, in respect of a 170 ha. site which is to be upgraded and developed as a local centre for some 40,000 residents in the context of the sub-regional development strategy for strategic growth in the NWNT.	Henderson Land Development Company Limited	TOWNLAND	6	2009
Conceptual Land Use Plan for Potential Housing Development, Tai Po, Hong Kong	TOWNLAND led a multi-disciplinary Team to prepare a Conceptual Land Use Plan for an undeveloped part of the Tai Po New Town (approx. 86 ha.). Development opportunities and constraints, development parameters and planning gains were identified with reference to site characteristics (i.e. location, topography, vegetation, accessibility), engineering feasibility, urban design, recreational network, land ownership pattern, visual impact, local/ district/ strategic planning framework and territorial demand for housing. The Site is anticipated to accommodate about 25,000 residents and will serve as a housing site supplementary to the New Strategic Growth Areas to be identified in the Sub-Regional Planning Studies.	Henderson Land Development Company Limited	TOWNLAND	24	2009
Agreement No. CE 25/2007 (TP) Development of Greening Master Plan for Sheung Wan to Causeway Bay- Feasibility Study, Hong Kong  <b>[RECIPIENT OF MERIT AWARD]</b>	TOWNLAND provided planning inputs to this Greening Master Plan (GMP) which seeks to define the overall greening framework for Sheung Wan to Causeway Bay by identifying suitable locations for planting together with desirable themes and species. The GMP will serve as a guide to the future planning, design and implementation of greening works to ensure that consistent results can be obtained.	Civil Engineering & Development Department, Hong Kong Government	ACL Limited	10	2009
Agreement No. CE 60/2005 (TP) Land Use Planning for the Closed Area, Hong Kong	The Security Bureau announced the proposed revised Closed Area boundary in 2006. The purpose of this Study was to examine the future use of the areas to be released from the Closed Area and put them under planning control. This Study carefully examined the development potential and constraints of some 2,330 ha of land which will be released from the original Closed Area. The findings of this Study will enable Planning Department to prepare statutory town plans for these areas prior to coming into effect of the new Closed Area boundary. TOWNLAND was responsible for identifying the development constraints and opportunities of the Study Area, recommending the development parameters of various land uses, as well as proposing layouts and land use concepts.	Planning Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	22	2010

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Agreement No. CE 25/2007 (TP) Greening Master Plans for Remaining Areas - Design and Construction, Hong Kong  <b>[RECIPIENT OF MERIT AWARD]</b>	TOWNLAND provided inputs to these Greening Master Plans (GMPs) which seek to define the overall greening framework for the remaining areas of Hong Kong following previous Greening Studies, by identifying suitable locations for planting together with desirable themes and species. The GMPs will serve as a guide to the next stage of the Study which includes the detail design, tendering and construction phases.	Civil Engineering & Development Department, Hong Kong Government	ACLA Limited	7	2010
Agreement No. CE 9/2008 (HY) Cycle Track Between Tsuen Wan and Tuen Mun - Investigation	This Project proposes to construct an approx. 22-km long cycle track between Tsuen Wan West and Tuen Mun mainly for recreational purpose. Greening and streetscape enhancement measures will be provided at appropriate locations. The cycle track is divided into two sections, namely Tsuen Wan Section and Tuen Mun Section, with 3 Entry / Exit Hubs located at Tsuen Wan West, Siu Lam and Sam Shing Hui; as well as 4 Resting Places along the Cycle Track. The overall objective of this Study was to undertake the detailed design and facilitate implementation. The Study will remove all technical uncertainties for implementation of the Project. TOWNLAND was responsible for providing statutory planning and urban design input to the design of the Cycle Track including the location and design of the supporting facilities.	Civil Engineering & Development Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	32	2010
Research of Existing Harbour Studies and Preparation of an Integrated Harbour Vision and Plan for Victoria Harbour	The overall objective of this Study was to provide a business case for Victoria Harbour. It articulates the business rationale behind why a change of approach to Harbour planning is necessary and why that change is needed now. TOWNLAND was responsible for providing planning and urban design expertise on Harbour issues, reviewing existing research and undertaking primary research. Specifically, TOWNLAND was responsible for presenting their proposal in the Harbour planning institutional context to a Harbour Business Forum as well as the high-ranking Government Officials at a Workshop.	Business Environment Council	GHK (Hong Kong) Limited	10	2010
Objection to the Proposed Amendments to the Draft North Point Outline Zoning Plan No. S/H8/21 in Relation to Amendment Plan No. R/S/H8/21-B1 & S16 Planning Application for Minor Relaxations of the Statutory Restrictions	The Objection was lodged on behalf of the Hong Kong Housing Society to the Proposed Amendments to the Draft North Point Outline Zoning Plan (No. S/H8/21) against (1) the demarcation of a 10m wide Wind Corridor within the ex-Tanner Hill Development Site; and (2) the stipulation of a maximum building height in respect of the Site. TOWNLAND was responsible for preparation of the written statements and liaison among the Objector and Sub-consultants and with Government Departments. The Objection was partially upheld by the Town Planning Board, vis reduction of the width of the Wind Corridor from 10m to 8m. TOWNLAND was subsequently successful in submitting a S16 Planning Application for Minor Relaxations of the Statutory Height Restrictions.	Hong Kong Housing Society	TOWNLAND	24	2010

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### EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Contract No. 7267/02 Consultancy Services for Planning (S16) Application, Preliminary Environmental Review, Traffic Impact Assessment and Noise Impact Assessment for Construction of Rank and File Quarters for Immigration Department at Wo Yi Hop Road, Tsuen Wan	TOWNLAND led the Consultancy Team to conduct a Preliminary Environmental Review, Traffic Impact Assessment and Noise Impact Assessment Review for the Proposed Development and to submit a Section 16 Planning Application to the Town Planning Board. TOWNLAND was responsible for overall project management and preparation of the Supplementary Planning Statement. Both the original Application and a subsequent Application for a revised Proposal were approved by the Planning Authority. The latter was accomplished under the Shui On Construction & Materials Ltd Team after assisting them in their successful Tender for the Design and Construction under Contract No. SST314.	(1) Architectural Services Department, Hong Kong Government  (2) Shui On Construction & Materials Ltd	TOWNLAND	7	2010
Consultancy for Feasibility Study for Hong Kong Station Phase II Development	TOWNLAND provided all regulatory planning input to the initial Stage 1 of the Feasibility Study to establish the viability of developing Phase II of Hong Kong Station. The initial Stage included an examination of the commercial demand for and feasibility of basement retail space in this location on a permanent or temporary basis.	MTR Corporation	DTZ	6	2010
330 (Block D), Junction Road, Kowloon Tong, Kowloon	TOWNLAND provided all Planning inputs and Specialist Visual Assessment to a Section 16 Planning Application for the Proposed Expansion of the Hong Kong Baptist Hospital which entailed a Minor Relaxation of the Statutory Building Height Restriction. The Application was approved by the Town Planning Board.	Hong Kong Baptist Hospital	Ronald Lu & Partners	5	2010
Conservation and Revitalization Project, Central Police Station, Victoria Prison and the Former Central Magistracy	TOWNLAND is responsible for providing Regulatory Planning, Town Planning and Urban Design advice for the Conservation and Revitalisation of the Central Police Station Compound. The aims of this Project are to create a new Visitor Destination (with law and order museum and new arts and cultural centre integrated with the surrounding area), to enhance the overall cohesiveness of the physical and social attributes of the area and to benefit the key stakeholders, the general public and international visitors alike. It is also a golden opportunity to bring new life to an obsolete but highly valuable site in historic, cultural and architectural terms, that can potentially be a win-win for all, including the surrounding community. TOWNLAND is also responsible for coordinating the Section 16 Planning Application to the Town Planning Board.	The Hong Kong Jockey Club	TOWNLAND	12	Ongoing

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Comprehensive Urban Renewal and Street Revitalisation in Wan Chai South, Hong Kong	A Study led by TOWNLAND to achieve environmental improvement and revitalisation of the District through private initiatives. This proposal included a Mega Tower Hotel, Residential and Open Space Development at a number of linked Sites at Kennedy Road, Queen's Road East, Ship Street and Sam Pan Street. The intention is to channel private capital into the property sector as a stimulus to the current lacklustre economy; create a catalyst for socio-economic growth; provide a coherent and integrated comprehensive development in Wan Chai South; avoid piecemeal and sporadic development; attract population back into the District through the provision of well-serviced residential accommodation; better utilize existing school provision; provide employment opportunities; provide visitor attractions, hospitality and convention facilities; improve the Open Space provision in the District, at the same time facilitating the Ship Street Revitalisation Scheme and encouraging social interaction of the local population; create a pedestrian - friendly environment with a system of dedicated pedestrian walkways and provide for the disabled; preserve and upgrade historical buildings and their environs; and improve the vibrancy of the District. With the stimulus of these integrated development proposals for the area, a central attraction to Wan Chai South is to be created.	Hopewell Holdings Limited	TOWNLAND	24	Ongoing
Agreement No. CE 61/2007 (CE) North East New Territories New Development Areas. Planning and Engineering Study - Investigation, Hong Kong	Due to rising public aspirations, Hong Kong's greater integration with Mainland China, the opening up of the Closed Frontier Area and development of the Lok Ma Chau Loop, the Study will develop an appropriate land Use framework to guide the planning of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas. The Study will develop practical solutions based on People-Oriented Communities and Sustainable Living Environments. TOWNLAND is responsible for providing land use and institutional planning, urban design and public engagement inputs to the Study, including the preparation of Outline Development Plans, Layout Plans and associated Explanatory Statements.	Civil Engineering & Development Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	36	Ongoing
Term Consultancy Services to CLP Holdings Ltd	TOWNLAND is responsible for providing General Planning Consultancy Services for CLP Power Hong Kong Limited.	CLP Power Hong Kong Limited	TOWNLAND	24	Ongoing
Proposed Cricket Pitch and Ancillary Facilities at Gin Drinkers' Bay Landfill – Feasibility Study	TOWNLAND is providing statutory and land use planning inputs for the Feasibility Study for development of a Cricket Pitch. The Proposal will provide international standard Cricket Facilities to: 1) meet the niche demand for a grass cricket pitch in Hong Kong; 2) enable Hong Kong to hold international cricket events; and 3) promote cricket activities in Hong Kong. Subsequent to the approval of the Feasibility Study by Client and in-principle endorsement by Government and the District Council, TOWNLAND will be responsible for coordination and preparation of the Section 16 Planning Application to the Town Planning Board.	Hong Kong Cricket Association	LINK 21 Limited.	26	Ongoing

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Appointment of Planning Consultant for the Proposed Wetland Park Project at Tin Shui Wai Area 115 <b>[FINALIST IN THE GREEN BUILDING AWARDS]</b>	This Section 16 Planning Application is being prepared for an integrated elderly community and visitor destination project at Tin Shui Wai abutting the Wetland Park. It will provide elderly accommodation with community, leisure, educational and tourism facilities with benefits across the generations. The Project aims to enhance family harmony, create a caring culture, provide much-needed elderly accommodation, provide medical facilities for the elderly as well as for the District, create new job opportunities and increase local consumption and interaction in the neighbourhood. TOWNLAND is leading the Project Team in the preparation of the Section 16 Planning Application to the Town Planning Board.	Hong Kong Housing Society	TOWNLAND	8	Ongoing
Marina Development Studies, Hong Kong	TOWNLAND is coordinating a select Team of Experts and providing all planning inputs in the Site Search and Pre-feasibility Studies to identify a suitable site for a viable Marina Development in Hong Kong.	Private Sector	TOWNLAND	2	Ongoing
Proposed Taishan Centre, Hatton Road, Pokfulam	TOWNLAND is coordinating a select Team of Experts and providing all planning inputs in the Pre-feasibility Studies to establish the viability of providing a Taishan Centre in the Green Belt area along Hong Kong's Morning Trail as both an anti-cancer and cancer recovery facility and public planning gain.	Taishan Charitable Association Limited	TOWNLAND	2	Ongoing
Public Central Housing Development, Comprehensive Development Area, Site 6, Northern Part of W. Kowloon	Responsible for preparing Photomontages in support of a Visual Impact Assessment of the Development Scheme. Phase 1 is completed and Phase 2 is pending.	Hong Kong Housing Authority	TOWNLAND	5	Ongoing
Tseung Kwan O Joint Hostel, The Hong Kong University of Science and Technology	TOWNLAND is providing all Planning input and Specialist Visual Assessment to a Section 16 Planning Application for Residential Institution Use in a Government, Institution and Community Zone.	The Hong Kong University of Science & Technology	Andrew Lee King Fun & Associates	6	Ongoing
Consultancy Study on Landside Commercial Development at the Hong Kong International Airport	TOWNLAND has been commissioned to undertake land use and master planning for the future development of the North Commercial District (NCD) at the Hong Kong International Airport (HKIA). Broad Alternative Development Concept Plans are being prepared, which will be translated into a Recommended Outline Development Plan, Outline Development Programme, Layout Plans and Urban Design Strategies for the development of specific land uses within the NCD. A key focus is being placed on providing a high level of flexibility for the long term implementation of development proposals within the NCD across a host of different phases and taking into account changing market conditions. A Strategic Planning Framework is also being prepared in respect of the Greater Study Area including Tung Chung, North Lantau and Tuen Mun in order to establish a wider Airport City and to capitalise on the bridgehead economy which will be established upon construction of the Tuen Mun Chek Lap Kok Link and the Hong Kong Zhuhai Macau Bridge Link. The Strategic Planning Framework is based on an analysis of the regional planning context of the HKIA and will provide impetus for the Hong Kong SAR Government to consider airport related uses in their future planning in the Airport Neighbourhood.	Airport Authority Hong Kong	DTZ	9	Ongoing

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## EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visual Impact Assessment for Proposed Public Housing, Sau Ming Road, Sau Mau Ping, Hong Kong	TOWNLAND is responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section 12A Rezoning Application	Hong Kong Housing Authority	TOWNLAND	3	Ongoing
Various Section 16 Planning Applications; Section 17 Planning Reviews; Section 17B Appeals, Building Appeals, Application to Lands Tribunal (Compulsory Sale for Redevelopment) and Judicial Reviews (as Expert Witness); Statutory OZP and DPA Objections; and Rezoning Requests, Hong Kong	Responsible for providing professional development consultancy services including coordination of multi-disciplinary teams. An example of a successful Rezoning Request coordinated by TOWNLAND includes the Hok Un Power Station, Hung Hom Site which is to be redeveloped for residential/commercial purposes accommodating around 18,000 persons and a full range of community/open space uses.	Private Sector and Institutions	Normally TOWNLAND	N/A	N/A
Various Urban Design Studies, Concept Plans / Comprehensive Master Layout Plans, Hong Kong	Coordination of Concept and Master Layout Plan Schemes mainly for comprehensive residential and recreational developments in urban, rural and coastal situations, with an increasing number of urban renewal, business district revitalisation and tourism projects, eg. Sha Lo Tung (90 ha), Tai Kok Tsui (70 ha), Cheung Muk Tau (12 ha), Mau Tin Marina (12.9 ha), Ha Yau Tin Tsuen (3.3 ha), Wo Shang Wai (15.5 ha), Wong Yue Tan (21.5 ha), Ngau Tam Mei (7.4 ha), Kwu Tung South (9.5 ha), Kwu Tung North (1.9 ha), Lin Barn Tsuen (36 ha), HK Marina, Sai Kung, Ting Kok (15 ha), Luk Keng (87 ha), Tai Po Kau (16.7 ha), Shek Wu Wai (12.1 ha), Wing Kei Tsuen (31.2 ha), Kam Tsin (4.6 ha), Pak Kong (9 ha), Pak Hok Chau (12.6 ha), Sheung Wong Yi Au (6 ha), Wo Keng Shan (57.5 ha), Tam Kon Chau (58.3 ha), Wun Yiu (10.3 ha), Sha Ha (4.9 ha), Gold Coast Castle Peak Bay (41 ha), Tung Tau (15.7 ha), Lam Tei (3 sites, 7.1 ha), Mui Wo, Lantau Island (16.7 ha), Shek Kong San Tsuen, Kam Tin (3.5 ha), Kowloon Point Reclamation (40 ha), Ngau Tam Mei Valley (300 ha), Kwun Tong Town Centre (5 ha), Choi Wan Road and Jordan Valley (20 ha), Area 54, Tuen Mun (30 ha), Yau Tong Waterfront (25.4 ha), Pamela Youde Hospital Site, Chai Wan (7.1 ha), Tsim Sha Tsui East (21 ha), Causeway Bay (6.5 ha) and Tung Chung Cable Car Project – sites at Tung Chung and Ngong Ping (15.1 ha).	Private Sector and Institutions	Normally TOWNLAND	N/A	N/A