CEO’s Message

I wish you all a Happy and Successful 2018!

Inside you will find the latest updates from our Global Centres of Excellence:

Our Hong Kong Office continues to achieve successful results for our Clients, including recent projects for industrial conversions (which have received renewed policy focus from Government) and a big legal win for a Client on a columbarium project.

In parallel, we have been expanding our work with Development Agencies by undertaking two simultaneous Asian Development Bank projects in P. R. China – an Urban Regeneration Master Plan in Hetian City, Xinjiang Province, and a Green Development Plan for Small Cities, Towns and Villages in Jiangxi Province.

Our P. R. China Office completed an award-winning urban design competition for a new urban sub-centre in Suzhou New District, proposing innovative and high-tech solutions for the mixed-use project comprising Town Centre, Education & Knowledge, and Residential districts.

Our Indonesia Office continues to build upon TOWNLAND Group’s industry-leading expertise in integrated resort planning and design with a distinct new Preliminary Conceptual Master Plan for an Integrated Resort, Residential and Tourism Destination in Uluwatu, Bali. Amongst other exciting news, our Indonesia Office has also officially been recognized as a Member of the Green Building Council (GBC) Indonesia.

Meanwhile, our India Office is moving Mumbai one step closer to a sustainable future through its design for a new mixed-use Central Business District (CBD) based on the principles of Transit-Oriented Development.

Call us and we will explain our capabilities further and advise on your development potential as part of our complementary initial Advisory Service.
Converting Hong Kong’s Industrial Buildings

In August 2017, the Chief Executive announced the relaunch of industrial revitalization measures intended to release land resources by providing incentives to owners to undertake redevelopment or wholesale conversion of industrial buildings for other land uses.

TOWNLAND has a strong track record in successfully obtaining Planning Approvals for industrial conversion proposals that maximize underutilized spaces and accommodate new uses including retail, hotel, restaurant, office, etc. The Firm’s expertise in assessing development potential and formulating development strategies, and our knowledge of statutory planning provisions, administrative controls and policies are key to assisting Clients with optimizing their industrial assets.

Some successful cases in which TOWNLAND has obtained Section 16 Planning Approvals for wholesale industrial conversions include San On Street in Tuen Mun (from factory use to office, retail and restaurant) in 2016, Kwok Shui Road, Kwai Chung (from storage facility to hotel) in 2015, and Yuen Shun Circuit, Shatin (conversion to retail, restaurant, office and training centre) in 2015.

Continued Support to Legal Disputes on Planning Matters

TOWNLAND is delighted to report the recent decision by the Town Planning Appeal Board (TPAB) to rule in favour of our Client and to allow the development of a proposed Columbarium at Au Tau, Nam Sang Wai in Yuen Long.

TOWNLAND was invited to join the Project at the Appeal Stage with Ms Keren Seddon as Expert Witness to address all planning matters, including, inter alia, planning intention and guidance for development, constraints on optimization of future surrounding land uses, visual impact, land use compatibility and planning precedent.

This is an important win for all given the inherent benefits of the proposal, including preservation of Pun Uk, a Grade 1 historic building, and the provision of much needed Columbarium niches to meet dire needs in Hong Kong.

Strategy for Inclusive and Green Development of Small Cities, Towns and Villages in Jiangxi Province (ongoing)

TOWNLAND has been commissioned by Urbanlogic Limited to take up the role of Urban and Regional Planning Specialist to support the Team Leader on this provincial-level Asian Development Bank (ADB) Project.

The core objective of this Project is to achieve a new Provincial Development Strategy and Policy Framework for Jiangxi Province, which is practical and implementable and includes a sustainable planning and development framework for investment in environmental, economic and social infrastructure, together with the institutional structures, financing and capacity building to achieve on-the-ground implementation.

The primary outputs of this Project include a Development Framework and Investment Programme; policy recommendations and a framework for an institutional support structure; and increased capacity for inclusive, green, sustainable and coordinated development of small cities, towns and villages in the Province.

Geographical coverage of the Project is concentrated on small cities, towns and villages and their rural hinterlands, across 100 counties/districts in Jiangxi Province. Working closely with international and local rural economic development specialists, public service specialists, urban-rural infrastructure planning specialists, environmental protection and ecosystems planning specialists, and technical and vocational education and training specialists, TOWNLAND has prepared the Process Framework on Development Strategies and is in the process of fine tuning the Provincial Development Strategy and Policy Framework and testing the viability of the strategies in a Pilot Area.

Urban Regeneration Master Plan Hetian, Xinjiang Province (2017)

TOWNLAND was also commissioned by Urbanlogic Limited as Urban Upgrading/Development Specialist for this ADB Technical Assistance Project which focuses on Tuancheng District Phase 3 (11.76 ha) in Hetian City, Xinjiang Province and involves in-situ property upgrading through the demolition and reconstruction of substandard houses and improvements to the public realm and associated utilities infrastructure.

The Project adopts an integrated planning approach to urban regeneration in the context of a comprehensive and integrated Master Plan and Investment Strategy supported by the ADB. Upon implementation, this will result in: better living standards and environmental quality for the local community; a minimisation of community disruption and permanent resettlement; and opportunities for investment and employment. Throughout the process, stakeholder opinions have been respected to ensure incorporation of local community needs and aspirations. TOWNLAND took a leading role in a Public Consultation Session with the local Uyghur residents and prepared a Master Plan for the Redevelopment of Tuancheng District Phase 3 and a full Sector Assessment on Urban Regeneration for Hetian City.
PROJECT DETAILS

Client
Suzhou Planning Bureau – Suzhou New District Branch (SND)

Location
Suzhou, Jiangsu Province, PRC

Date
2017

Award-Winning Urban Design for Yangshan Xiugu

TOWNLAND, in association with Guangzhou Panyu Institute of Urban Architecture Design, was invited to participate in an International Design Competition to undertake the urban design of an area comprising approx. 127 ha of land surrounding the existing Tram Line 1 and the proposed MTR Line 10 Station west of the City Centre of Suzhou. The Project aims to create a comprehensive mixed-use sub-centre for the Yangshan Sub-District.

TOWNLAND’S Vision for the Yangshan Xiugu Smart City creates an up-market integrated residential development that is underpinned by the industries of International Education Institutions and Eco-Tourism. It is envisaged that the development will provide a vibrant, safe and secure, ecologically sustainable and modern lifestyle, with international-standard educational facilities, public and civic amenities, and places of leisure and recreation.

A number of landmark towers have been proposed around and above the MTR Line 10 Station to form a ‘Gateway’ into the Project that acts as the Town Centre and will also include: high-rise office blocks; hotels; serviced apartments; a convention centre; a multiplex shopping mall and cinema; specialized retail outlets; restaurants, bars and nightclubs. An ‘Education & Knowledge’ pillar for the development includes three International Schools and a Chinese School. Residential ‘Living’ has been arranged in nine different high-end clustered neighbourhood units across the Site with each having direct access onto a series of interconnected open space corridors that traverse the development site. A hierarchy of spaces for ‘Recreation’ helps differentiate various levels of use and stimulates interaction between residents and visitors. ‘Sustainability’ has been achieved through the use of smart High Tech innovations, and flexibility & creativity in urban design.

TOWNLAND was awarded Second Prize.
‘Ocean Rock’ - Shaping a Unique Tourism Destination

Integrating our expertise in Master Planning, Concept Architecture and Landscape Design, our Hospitality Design Team has recently delivered a Preliminary Conceptual Master Plan for an Integrated Resort, Residential and Tourism Destination near the renowned Padang-Padang Bay in Uluwatu, Bali, Indonesia. The 11 ha slightly undulating site is located atop a 50 metre high cliff offering spectacular views across the Indian Ocean and includes a range of tourism, retail and residential offerings, including a 5-Star hotel, two villa clusters, and 1,500 ‘Condo-villa’ apartments.

The Project is characterized by a central public amenity spine that provides direct access to the beach from the cliffs. It offers high quality F&B, retail, and leisure amenities, including outdoor dining areas, an urban gallery space, Balinese architecture and open plazas for special events.

“Ocean Rock” provides an alternative to the existing tourism and leisure products available on Bali, and is envisioned to become the destination of choice for residents and tourists alike looking for a one-stop destination to experience all that Bali has to offer. Everything is integrated in a pedestrian friendly environment, providing a human-scaled, lively and animated development. After completion of the Preliminary Conceptual Master Plan, our Architects and Landscape Architects have started to develop the Conceptual and Schematic design to make the central public spine characterizing the Project a reality.

Company News – Indonesia

We are delighted to announce the promotion of Mr. Michael Koks to Director at our Indonesia Office. Michael joined TOWNLAND in 2014 in our P.R. China Office and relocated to Indonesia in 2015 to lead our Planning Team. He has extensive International experience in master planning, landscape architecture and urban design, on a diversity of project types and scales and has successfully led multidisciplinary design teams in the formulation of award-winning master plans across the Region. Together with our Director, Ms. Monika Indriasari, who leads our Landscape Team in Indonesia, Michael will take joint responsibility for the on-the-ground management of our Indonesia Office. We welcome Michael to his new role.

Planning a New CBD for Mumbai

TOWNLAND (in association with Edifice Consultants) has recently completed work on the Detailed Master Plan for a new Central Business District in Wadala, at the heart of Mumbai. The Client – the Mumbai Metropolitan Region Development Authority - will be at the helm of this 150 ha brownfield site transformation into a Mixed-Use CBD with more than 4 million sqm of offices, retail, leisure, hospitality, apartments and civic facilities. The Wadala CBD has been planned as India’s first large scale Transit Oriented Development (TOD), with three monorail stations, two metro stations and a large intra and intercity bus station. In a City burdened with heavily congested roads and overcrowded trains, creating a new CBD combined with a node of international standard public transportation is a huge step in creating a more sustainable future for the City.

TOWNLAND has pushed the TOD Vision, by creating a strong urban design framework for the Master Plan with a large network of wide pedestrian-only streets, parks and plazas lined with retail, leisure and civic amenities, seamlessly connecting all commercial and residential towers to the different modes of public transportation. Separate bicycle lanes along all streets and space for secure bicycle parking at all stations will help provide a sustainable alternative for the last mile connectivity.
STRENGTHENING BRUNEI’S CAPITAL THROUGH WATERFRONT REVITALIZATION

Located in the heart of Brunei’s Capital, Bandar Seri Begawan, the Sungai Kedayan Eco-Corridor Project comprises the revitalization of Kampong Ayer Zone A, which stretches 1.2 km across a Waterfront Park and Promenade from the mouth of the Kedayan River to the Edinburgh Bridge, and links two of the City’s important landmarks: the Omar ‘Ali Saifuddien Mosque and the Darussalam Palace. The Park is currently known as the Taman Mahkota Jubli Emas in commemoration of the 50 year coronation of His Majesty, the Sultan of Brunei. It is envisioned to showcase Brunei’s heritage, incorporating the national values of Melayu Islam Beraja (MIB) through local practices, the Islamic way of life, and the devotion of the people to the Monarchy.

The design embodies the Active Lifestyle, Connectivity and Environmental & Economic Stability (ACE) concept. ‘Active Lifestyle’ is represented by the provision of diverse modern outdoor facilities such as a playground, cycling lanes, jogging track and outdoor gyms, while ‘Connectivity’ is achieved through the construction of the Sultan Omar ‘Ali Saifuddien Pedestrian Bridge, and pathways and jetties that provide better linkages to the Site by land and water. The Park has become one of the Nation’s most significant projects reflecting Brunei’s cultural legacy to the rest of the World.

The Grand Entrance next to the Omar ‘Ali Saifuddien Mosque is exclusively designed for the royal procession ceremony of His Majesty, with its distinct royal patterns and features. The main feature along the road is the linear fountain, which serves as the royal entrance statement together with rows of Copernicia alba palm trees at both sides of the road. Approaching the heart of the development, where the Park is situated, formal arrangements of three rows of Terminalia mantally and colourful species of Cassia fistula are planted to provide a graceful ambience. Together it creates a sophisticated yet elegant composition along the corridor.

Amplifying the vista from the Omar ‘Ali Saifuddien Mosque to the unique Sultan Omar ‘Ali Saifuddien Pedestrian Bridge, the Park will be the main public open space. It is designed to promote the national phrase of Brunei Darussalam as the “Dzikir Nation” or “Negara Zikir”. It reflects conceptually the importance of time or “Demi Masa” through the ages by expressing righteous deeds. Along the elevated pathway next to the grand lawn at the perimeter of the Park, people will be encouraged to reflect on the teachings of truth, and of patience and constancy through the placement of five special features displaying the information regarding the five times of Salat. The two water walls on both sides of the Park provide a dramatic ambience of song and water. Together with a series of colourful illuminated spheres, flower beds “embroidered” with distinguished Baobab trees, Jacaranda mimosifolia, Lagerstomia floribunda and Cassia grandis create a dynamic environment for the whole Park.
TOWNLAND is an award-winning, international, multi-disciplinary consultancy providing professional services in the areas of urban and regional planning, development consultancy, master planning, urban design, concept architecture, full service landscape architecture and social development to the Private Sector, Institutions, Governments and Development Agencies. The Firm is recognized as a leading planning and design consultancy in the Region. Over TOWNLAND’s 33-year history, the Firm has successfully managed and delivered over 4,000 projects throughout Asia, the South Pacific and Atlantic Regions, Africa and Europe, across a diversity of project types from site-specific to region-wide.