



Regional Team

A master-planned Integrated Resort Destination on Saipan Island, South Pacific



India Team

Helping make India's Cities grow smarter through planning and design.



Hong Kong & P.R.China Team

Maximizing the development potential of Sites and designing for slow-traffic systems.



Indonesia Team

A Lifestyle Centre designed by TOWNLAND is Jakarta's best-selling property in 2016.



NEWSLETTER

SPRING 2017



Keren R. Seddon
Chief Executive Officer

CEO's Message

Since our last Newsletter, our **Global Centres of Excellence** have been continuing their active work on a wide range of Government and Private Sector projects, many of which focus on the formulation of planning and design schemes for transport-supportive and sustainable **Smart Cities**.

Our Indonesia Office has been at the forefront of designing an exciting new urban waterfront community. TOWNLAND was responsible for preparing the **Conceptual Master Plan, Urban Design, Conceptual Landscape Design** and **Urban/Landscape Design Guidelines**. Our innovative planning and design approaches have resulted in one of the best-selling developments in Jakarta in 2016.

Our Regional Team focused its efforts in the Pacific, where a **World Class Integrated Resort Destination** on a Site on the island of Saipan is proposed.

In India, our expertise in **Smart City Planning** is bringing in an abundance of new project work, while our P.R. China Team continues its work on **Transit-Oriented Development** and **Slow-Traffic Network Planning**.

In Hong Kong, we continue to leverage our expertise in **Development Consultancy** to achieve successful results for our Clients through feasibility studies and comprehensive development studies, applications for planning approval, reviews, appeals, rezoning proposals, visual impact assessments, and other statutory and administrative procedures. Further details related to two **recent successful projects** (a residential rezoning, and a residential "up-zoning" to increase allowable Plot Ratio) are inside.

Call us and we will explain our capabilities further as part of our complimentary initial Advisory Service.



Maximizing Development Potential in Hong Kong

Throughout 2016, TOWNLAND remained an industry leader in **Development Consultancy**, using practical and robust strategies to secure Planning Approvals to optimise the development potential of sites across Hong Kong's urban and rural areas. From specific advice on individual lots to district-level strategies for comprehensive land use restructuring, TOWNLAND provides Clients with clear guidance on how to best set and achieve their development objectives, while at the same time identifying opportunities for **Public Planning Gains** to help facilitate project acceptance by the Public and relevant Authorities.

TOWNLAND recently completed a Feasibility Study and Rezoning Request for a Proposed Public Rental Housing Development at Shek Pai Wan Road in Aberdeen. The project culminated in the **successful rezoning** of the site from "Government, Institution or Community" ("G/IC") and "Road" to "Residential (Group A)". While the provision of public housing units was a key driver for the Project, TOWNLAND worked closely with Client and were responsible for preparation of the **Visual Impact Assessment ("VIA")** to tailor the development proposal in a manner that will avoid adverse impacts on surrounding areas, as well as enhance community gains in terms of enhanced G/IC facilities.

TOWNLAND has also been involved in several successful Planning Applications to maximize achievable Plot Ratios for Hong Kong Housing Authority and Private Sector Clients. Most recently, TOWNLAND secured Town Planning Board approval through Section 12A of the Town Planning Ordinance for upzoning of a residential site at Tsiu Hang, Tai Po for a Private Sector Client. The maximum Plot Ratio ("PR") was amended from 0.6 to 1.2 – **a 100% increase in allowable Plot Ratio.**

Our Hong Kong Planning Team will continue to work hard to achieve the best results possible for our Clients and simultaneously make Hong Kong an even better place to live and work.



Before



After

Proposed Private Residential Development at Tsiu Hang, Tai Po, Hong Kong (VIA & Successful Rezoning)



A Balanced Approach through Slow-Traffic Planning

TOWNLAND continues to attract attention because of our expanding professional capacity in **Slow-Traffic Planning** projects. With project experience across Greater China (from Hong Kong, to Shenzhen and Suzhou), interest in our Slow-Traffic Services continues to grow across the Asia Region.

The last few decades have seen unprecedented growth across many Asian Cities. While much of this growth has improved the overall quality of life for residents, it has also resulted in an increasing dependence on the private vehicle, which has led to serious urban congestion issues on major and minor roadways. In city after city and district after district there is a paradigm shift underway in how jurisdictions wish to approach transportation planning. In the allocation of road resources, Traditional Traffic System Planning usually gives priority to the needs of private vehicles at the expense of all other road users. In contrast, Slow-Traffic System Planning comprehensively rethinks traffic system planning with a focus on alternative modes of transport.

TOWNLAND offers its Clients an Integrated Planning, Urban Design, Landscape and Slow-Traffic Approach to its Slow-Traffic projects in order to achieve various Pedestrian and Bicycle Planning objectives, including, inter alia:

- A clear framework for integrated traffic planning that considers surrounding land uses, linkages and the overall Public Realm;
- A safer, more comfortable and aesthetic streetscape;
- Reduced traffic congestion and associated environmental improvements; and
- Creation of spaces and places for people to enjoy.





PROJECT DETAILS

Client

Imperial Pacific International Holdings Limited

Location

Saipan, Commonwealth of the Northern Mariana Islands

Date

2016-2017

Saipan Island, South Pacific



TOWNLAND has been commissioned to prepare a **Master Plan for an Integrated Resort Destination** on a Site on the island of Saipan, the largest island of the Commonwealth of the Northern Mariana Islands (U.S. Territories).

The Vision for the Project is to develop the Integrated Resort as the premier business, leisure, convention and gaming destination in the Northern Pacific Ocean. Facilities will include 20 Six-Star Themed Hotels and Resorts, a one-kilometer-long Duty-free Shopping Boulevard featuring top International Designer labels, and a Themed Water Park, which together will attract different segments of the market.





PROJECT DETAILS

Client

Agung Sedayu Group

Location

PIK 2 Area, North Jakarta - Tangerang, Banten

Area

900 ha

Date

2016-2017

Designing Top-Selling Waterfront Communities



Pantai Indah Kapuk Two (“PIK2”) is the much-anticipated Lifestyle Centre on the northern shore of Greater Jakarta near the original PIK Satellite City that is famous for its high-end lifestyle. PIK2 lies within a 20-minute drive of Jakarta’s Soekarno-Hatta International Airport and a 35-minute journey of Jakarta’s Central Business District via mass transit and toll road links.

Our **Planning & Landscape Design** for the 900ha Site is centred around five key development principles: (1) maximize waterfront access; (2) provide high-level transport access; (3) minimize impacts on nature; (4) establish iconic landmarks; and (5) create an integrated, mixed-use development.

PIK2 will be defined by a Riverside Park that runs through its centre, flanked by a regional CBD and associated skyscrapers. The Tahang Riverside Park will be 3,500m in length and 200m at its widest point; a total area comparable to New York City’s world-famous Central Park. Tahang Riverside Park forms the centerpiece of an integrated parks and gardens system, which also includes an ocean-side marina and two ribbon-park/beaches (each spanning 800m), and a city-wide canal and garden system that traverses 8,300m. All schools, sports fields, hospitals, libraries and other community facilities directly connect with the integrated parks and gardens system.

PIK2 will be home to 450,000 people, with initial population intake scheduled for 2022. In 2016, more than 100ha for landed housing and more than 7,000 apartment units were sold. Nearly 50ha of commercial land for offices, mixed-use complexes and service centres were also sold, making PIK2 **the most successful Indonesian property in 2016**.



Making India's Cities Smarter

Our India Office had a very busy 2016, working on a wide range of high-profile Master Planning projects for Municipal Authorities around the Country. In association with Jones Lang Lasalle ("JLL") and Tata Consulting Engineers ("TCE"), TOWNLAND worked on several Smart City Proposals, with Chennai and Amritsar as the two biggest Cities selected as part of the **Smart Cities Mission** in 2016. A Concept Master Plan and Feasibility Study for an Eco-Tourism Development on Shiyal-Bet Island in Gujarat in association with JLL, and a Knowledge City Campus in Vadodara, Gujarat, in association with Ernst & Young and HCP Design, Planning and Management Pvt Ltd, were also completed last year.

Two of the biggest projects TOWNLAND was commissioned to undertake in consortium with TCE were the **Detailed Master Planning** for two major Smart Industrial Port Cities: Paradip Port, Odisha and Kandla Port, Gujarat. As part of the plans for these Port Expansions, TOWNLAND worked on the Detailed Master Plans for the development and extension of both the Townships and Industrial Estates.

In association with Edifice Consultants, TOWNLAND finalized the Detailed Master Plan for the new Central Business District in Wadala, for the Mumbai Metropolitan Region Development Authority ("MMRDA"). 2017 has commenced with TOWNLAND working for the same Client on another prestigious project in Mumbai - Master Planning the International Finance and Service Center at Bandra Kurla Complex; a high-end mixed-use **Transit-Oriented Development** ("TOD"), which will be coming up at one of the most prime real estate locations in the City.





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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 32-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.