

# FEATURE

## *transforming cape verde's tourism landscape*



also featuring

*townland's expert witness services*

## NEWSLETTER | AUGUST 2016

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 recognised as a leading planning and design consultancy in the Region. Over TOWNLAND's 31-year history, the Firm has successfully managed and delivered over 3,800 projects throughout Asia, the South Pacific and Atlantic Regions, Africa and Europe across a diversity of project types from site specific to region wide.



We are grateful that our persistent “can-do” approach has been appreciated by our Clients even during the ongoing economic downturns which have hit the property sector hard. To keep up and expand our high-quality professional services, the total number of Staff in the TOWNLAND Group of Companies in Hong Kong, P.R. China, Indonesia and India is now over 100, reaching an all-time high in the Group’s 31-year history.

**Centres of Excellence** - In recent years our Regional Team, strong in **Master Planning** and **Urban Design**, has been focusing on a niche market - **Integrated Tourism & Recreation / Entertainment / Casino** projects mainly for international consortiums. These projects spread across SE Asia, the Mariana Islands, Africa and Europe, and include Eco-Tourism, Eco-Park, Theme Park and comprehensive Mixed-Use Developments.

Our Indonesia Office has been booming, having large numbers of **Master Planning, Hospitality Planning** and full service **Landscape Design** projects, mainly for luxury Resort and Residential / Mixed-Use Developments in largely Indonesia and SE Asia. The India market has been picking up since 2015 and our Office there is now busy on a good

number of **Large-scale Township and Regional Development Projects** for Government and Private Developers.

While expanding our Centres of Excellence in the Region, TOWNLAND has never shaken our roots in Hong Kong which still accounts for close to 40% of our turnover. Leveraging on our extensive knowledge of the Hong Kong Planning System, statutory planning and planning related policies and guidelines, both myself and our HK Director, Cindy Tsang, have developed a significant role over the years as **Expert Witnesses** in Appeal and legal cases. Further details are given below. We have also established ourselves as industry leaders in heritage preservation, visual impact assessment, and housing/education/health/elderly projects.

Rest assured, we will keep up our competitive advantages and we look forward to collaborating further with you in taking proactive steps to help protect your development interests in Appeals and legal disputes and in adding value to your sites.... **Now is the best time.** Do call us and we will explain further as part of our complimentary initial Advisory Service.

## EXPERT WITNESS

A HIGHLIGHT OF OUR PLANNING CONSULTANCY SERVICE

Excellent development initiatives are increasingly being frustrated by today’s decision making process where planning may be clouded and politicised to the extent that it leads to questionable outcomes. On the other hand, some developments do not satisfactorily meet the Public Interest.

The result is that more Clients, be they Developers or Members of the Public, are taking proactive steps to protect their legal rights and interests. One of TOWNLAND’s distinct competencies is providing planning advice on Appeals and legal cases and hence, key Staff Members are giving informed and accurate testimonies as Expert Witnesses.

Subsequent to Ms Seddon being the Expert Witness for Government in the United Kingdom more than 35 years ago, our CEO’s first role as Expert Witness in Hong Kong was in 1988 in a successful Building Appeal Tribunal case for a leading H.K. Developer with lengthy cross-examination on the planning issue of “the immediate neighbourhood” regarding a development on Fung Fai Terrace, Happy Valley. Since then, and particularly in recent years with the increasing number of disputes on H.K. planning matters, Ms Seddon has been providing planning support (including in the role of Expert Witness) in planning, building, lands and licensing matters such as Judicial Reviews, S17B Planning Appeals, Land Exchanges, Modifications and Interpretation of Lease Conditions, Building Appeal Tribunals and Liquor Licensing Board matters. Her most recent cases as Expert Witness (Planning) include a successfully concluded Judicial Review of a high-profile case at the Tsim Sha Tsui Waterfront (2016) and a S17B Planning Appeal for a Columbarium in Yuen Long (ongoing).

Ms Cindy Tsang, with TOWNLAND for 20 years and responsible for numerous Government, Agency and Private Sector Projects, is also a recognized Planning Expert in her own right. She was recently the Expert Witness (Planning) for a successful S17B Planning Appeal in Ho Chung (2013) and the Expert Witness (Visual Impact) for the Judicial Review of



the high-profile case at the Tsim Sha Tsui Waterfront (2016). Both Ms Seddon and Ms Tsang are skillful in reviewing and considering the planning history and context of the variety of development sites and proposals, and in identifying potential issues, including but not limited to, Statutory Planning Provisions, Precedents and relevant Non-statutory Planning Policies, Practices and Guidelines. They are knowledgeable in preparing independent Expert Witness Statements / Reports and experienced under cross-examination. In support, our quality management system, with no external non-conformities since it came into operation in 1997, assures the reliability of our in-house records and the traceability of all evidence.



**Keren Seddon**  
Chief Executive Officer  
BSc (Hons), DipTP, MRTPI, MHKIP, RPP



**Cindy Tsang**  
Director  
MBA, BES (HCO), MHKIP, RPP, BEAM PRO



heritage  
revitalisation &  
institutional projects

TOWNLAND has become widely experienced in Heritage Revitalisation Projects in H.K. over many years. Our contribution to H.K.'s Heritage Revitalisation is evidenced through our active involvement in projects including: Adaptive Re-use and integration of new build at the Ex-Victoria Road Detention Centre for the University of Chicago, a Project which will serve as The University's Executive MBA Campus in H.K.; the Proposed Redevelopment of the H.K. Central Hospital integrated with conservation of the H.K. Sheng Kung Hui Compound in Central consisting of 6 buildings, 4 of which are Grades I and II historic buildings including Bishop's House; and Comprehensive Urban Renewal, Revitalisation of the Public Realm and Conservation in Wan Chai South for Hopewell Holdings Limited to achieve environmental improvement, revitalisation of the District and conservation of a Grade I historic building at 55 Ship Street. We are also responsible for the Planning Applications for numerous Institutional Projects and are proudly working with the H.K. Sanatorium Hospital, one of our long-term Clients, to realise their one-stop-service Advanced Medical Centre (AMC) featuring the cutting edge Proton Therapy which is being introduced for the first time to the H.K. Public.



transforming cape verde's  
tourism landscape

TOWNLAND was commissioned by Macau Legend Development Limited to prepare a Conceptual Master Plan for a €250 million Integrated Resort and Casino Development on the Islet of Santa Maria and on a section of the Gamboa Beachfront (approx. 16 ha) in Praia, Cape Verde.

The Development includes Office Use, a Casino Hotel (150 Rooms), a Walled City (Fort) comprising of a Boutique Hotel (50 rooms), a Vibrant Retail Spine centred around a pedestrian environment, a Cultural Centre, Convention & Exhibition Facilities, a Catholic Church and a Marina. Adding to the attractiveness of Cape Verde as an international tourism destination, the Project will create a Key Tourism Node in Praia: through the introduction of activities which will appeal to local, regional and international tourists and in particular higher spending and longer staying tourists; capitalize on the Unique Natural Attributes of the Site Location including its extensive sea frontages and island environment; and incorporate a Diverse Programme of Activities including quality oriented tourism related uses

which will deepen the attraction of Praia as a competitive destination and which will create a vibrant, year round destination. The combination of traditional town elements and modern gaming / entertainment facilities position the Project as a premier tourism destination that will appeal to a range of international tourists and will assist the Government in boosting tourism arrivals.

In February 2016, construction commenced and is expected to be completed within 3 years.



Richard Durack  
Director (Regional)  
BA, MURP, MPIA



Robert McMahon  
Associate Director  
BRTPI, GDUD

## 5 star villa resort danang



TOWNLAND, with a long history in Vietnam, has been very active there in the last few years. We were recently commissioned to undertake Master Planning and Landscape Design for a ±15 ha Luxury Villa Resort Development on the East Coast of Danang. The Resort will comprise of 102 luxury Villas, extensive Swimming Pools, Health Facilities and a Beach Club. The design philosophy capitalises on the Site's beachfront location and views, to create signature public spaces centred around extensive water bodies. Guests will be welcomed at a main floating Reception Building, linked by a Central Plaza featuring a Communal Pool and Health & Wellness Facilities. An Open Space Axis continues towards the Beach Club and an Infinity Pool that leads to the Beach. Thematic Tropical Gardens and a terraced Pond meander through the Site. This Project shows how our master planning and landscape abilities combine to deliver a high-end resort project for the biggest Property Developer in Vietnam.



Farida Devi Kurniawati  
Associate Director  
IR, MM, IAI

Our Landscape Team is recognised as one of the leading Landscape Architects in Jakarta and amongst the most talented in Indonesia. Our team of professionals innovate landscapes that are sustainable, exciting additions to investment portfolios and sensible to the site context and end users. Our Clients entrust TOWNLAND with their flagship projects ranging from large-scale landscape planning for New Towns, to full service landscape design for Resorts, Office Parks, Mixed-Use Developments, Residential Estates, Public Parks, Gateways and Streetscapes. A recent example of our work is the Landscape Design for the Rainbow Springs CondoVillas, located in the prestigious "The Springs" mega cluster of Summarecon Serpong, which was awarded the World Gold Winner of FIABCI World Prix d'Excellence Award in the Residential (Low Rise) Category in 2015. Comprising of 3.1 ha of green open spaces, thematic gardens and lush natural settings are focused around a central lake.

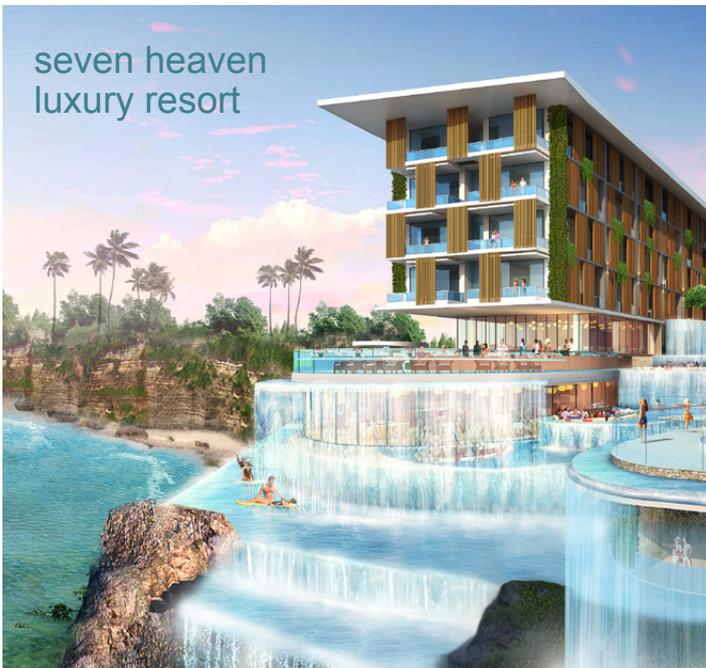


Monika Indriasari  
Director  
MSc, IR, IAI

## rainbow springs condovillas



## seven heaven luxury resort



Integrating our expertise in Master Planning, Concept Architecture and Landscape Design, our Hospitality Design Team was formed in response to the growing interest of our Clients investing in hospitality properties in SE Asia and Internationally. Our Team provides one-stop consultancy services in Tourism Planning, Master Planning, Concept Architecture and the full scope of Landscape Design Services for Hotels, Resorts and Tourism Destinations. A recent example of our work is the "Seven Heaven" Luxury Resort: PT Danau Winita Indah's newest luxury resort in Bali where we were appointed to prepare the Master Plan for this magnificent site and developed a plan that capitalizes on the beautiful views from its cliff-top setting, offers World Class amenities to pamper visitors and features extensive waterscapes and viewing platforms to capture the dramatic sunsets.



Johannes Spies  
Director  
BLA, MSc, BL



## qianhai special zone

TOWNLAND along with the Harbin Institute of Technology Urban Planning & Design Institute were selected to undertake the Master Planning and Urban Design of Unit 3 (29.6 ha) and Unit 4 (55.7 ha) within the Qianhai New District, a “Special Zone” in Shekou, Shenzhen, Guangdong Province. This prestigious Project is a priority development of the Shenzhen Municipal Government, the Guangdong Provincial Government and the State Council and aims for the Qianhai New District to be a Shenzhen – Hong Kong Modern Service Industry Cooperation Zone and recognised as one of the great business districts of the World.



Si Yi Li  
Associate Director  
B. Eng, BURP, CPC



Andrew Matheson  
Associate  
BA, MA, MUP, MCIP, RPP, LEED AP



## comprehensive pedestrian & cycle track planning

TOWNLAND with extensive experience in pedestrian and cycle track planning in H.K. has brought this expertise to P.R. China with a focus on a multi-disciplinary and comprehensive planning approach. Most recently, we have been commissioned (together with Shenzhen Municipal Design & Research Institute) to prepare a Slow-Traffic System Plan for 2 main sub-districts in Nanshan, Shenzhen. Our Team has identified the problems with the overall traffic system and is proposing improvements to pedestrian and cycle track networks. The ultimate goal of the Project is to encourage walking, cycling and the use of public transport as key modes of transport providing a better lifestyle to residents in the District. Our international and local teams started with comprehensive Site Surveys, Public Consultation, Benchmarking, Positioning and Traffic Forecasting which informed the subsequent preparation of a series of Pedestrian and Bicycle Planning Proposals. We are now preparing Detailed Design for Integrated Pedestrian and Bicycle Networks, Elevated Walkway/Footbridge Systems, Streetscapes, Cycle Tracks and Bicycle Parking Facilities.

p.r. china

Throughout its history, TOWNLAND has provided pro bono professional expertise to community and non-profit groups as part of its Corporate Social Responsibility. TOWNLAND is currently providing pro bono services to the Sai Kung Stray Friends Foundation (SKSFF), a volunteer, charitable organization devoted to providing shelter, care, training, protection (including food and medical treatment) and re-homing services to stray dogs in H.K. In 2014, the SKSFF was unexpectedly faced with the threat of eviction from their kennels in Ho Chung, Sai Kung after investing in major upgrading works. Working together with a Team of like-minded professionals, TOWNLAND secured a hard-won Approval from the Town Planning Board for a temporary reprovisioning site within the “Conservation Area” zone in Shap Sz Heung, Ma On Shan. We continue to provide our support to this worthy Project through the Discharge of Approval Conditions. This is a Project close to our hearts due to the unflinching efforts of the SKSFF in helping strays and in promoting animal welfare. For more information on the SKSFF and guidance on donations, please go to <http://www.saikungstrayfriends.net>



## pro bono for stray dogs

hong kong



## kasara township

india

## TOWNLAND OFFICES

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TOWNLAND in India is very active on a wide range of Government and Private Sector commissions. Our focus has been on preparation of Smart City concepts for the Cities of Chennai, Vadodara, Amritsar, Trichy, Moradabad and Aligarh in association with JLL and Tata Consulting Engineers (TCE) as part of the Smart City Mission of the Ministry of Urban Development (World Bank Funded); Master Planning for Wadala Commercial Centre (109 ha) in Mumbai in association with Edifice Consultants Pvt Limited; and Master Planning for a 60.7 ha Mixed Use Township near Kasara, Maharashtra. Recently the Company has been commissioned to undertake Master Planning for a Detailed Feasibility Study and Master Plan for Siyal-bet Island in Gujarat (with JLL); and Preparation of a Detailed Project Report for Development of a Smart Industrial Port City at Paradip for the Paradip Port Trust and Development of Smart Industrial Port City (SIPC) at Kandla-Gandhidham-Adipur Complex for the Kandla Port Trust (with TCE).



Steven Beunder  
Associate  
BA, MA

## SUSTAINABILITY REPORT

Annual Review 2015 / 16

TOWNLAND in Hong Kong set itself a target to reduce overall emissions of CO<sub>2</sub> by 8% by 1 April 2016, relative to the 2014/15 emissions figures. We have calculated our annual CO<sub>2</sub> results and compiled our annual figures and are pleased to announce that we have reduced overall emissions during 2014/15 by 15.9%.



Compared with 2014/15, this is a reduction of 10.4 tonnes of CO<sub>2</sub> over one year. Our commitment to sustainable business practices is ongoing and we look to match or improve on these results in 2016/17.

## STAFF NEWS

We take this opportunity to say farewell to our Managing Director, Andrew Sloane, who is departing for Canada with his Family at the end of July 2016. Andrew joined the Company in 1998 and has been integral to its operations since. We would like to express our sincere gratitude to Andrew for his invaluable contributions during his tenure.

Daisy Lai joined TOWNLAND in early 2016 to take up the position of Operations Director. We welcome Daisy on her new appointment.



Daisy Lai  
Operations Director  
MSc, BES, MHKIP, LEED AP