



### Hong Kong

Smart City - Embracing Innovation and Technology in Hong Kong.



### Indonesia

PT Townland International (PTTI) celebrates 20 Years of success in Indonesia.



### P.R. China

The future of city planning is not just about making cities sustainable, but also smarter.



### India

Implementing Smart TOD for the International Financial Services Center.

# NEWSLETTER

SUMMER 2019



**Keren R. Seddon**  
Chief Executive Officer

## CEO's Message

2019 marks a special occasion for **PT TOWNLAND INTERNATIONAL (PTTI)**, our Jakarta Office, as we celebrate the **20th Anniversary** of our establishment in **Indonesia**. We are celebrating with a two day Anniversary Event on 29-30 August 2019, to be held at one of the most eminent green office parks in the southern part of Jakarta, the Arkadia Green Park for which TOWNLAND prepared the Landscape Design. We welcome you all to attend. We are **looking forward to the next 20 years and beyond!**

**In Hong Kong**, we are pleased to support the Government's Vision to **Embrace innovation and technology** in order to build a World-famed Smart Hong Kong through a number of engagements for educational campuses throughout the City as well as through public and private sector planning projects in **Kowloon East**, Hong Kong's pilot area to explore the feasibility of developing a **Smart City**.

**In P.R. China**, our expertise in **Smart City Planning** has seen our engagement in the Master Planning of an exciting new **Science & Technology City** which embraces **Sustainable**

**Green Design Strategies, Smart Technologies** and a **Pedestrian-oriented Design** which will create a stimulating environment for creativity, innovation and interaction.

**Our India Office** has secured another smart **Transit Oriented Development** project involving the Detailed Master Planning and Conceptual Architecture of the landmark **International Financial Services Center (IFSC)** in Mumbai. The IFSC is being developed as Green Development incorporating the highest LEED rating standards for buildings and use of Smart Technologies for Utility Infrastructure and Transport.

Call us and we will explain our capabilities further as part of our complimentary initial advisory service.





# Townland Group of Companies Timeline

1985	TOWNLAND Consultants founded in Hong Kong
1988	Establishment of TOWNLAND Consultants Ltd. (TCL), Hong Kong
1991	First Asian Development Bank (ADB) Project
1992	Establishment of TOWNLAND Consultants (Int'l) Ltd. (TCIL)
1995	Joined the Hong Kong General Chamber of Commerce (HKGCC)
1996	Opening of the Jakarta (Indonesia) Office
1997	Commencement of Quality Management Systems ISO Certification (HKQAA)
1999	Establishment of PT. TOWNLAND International (PTTI), Indonesia
2002	Opening of the Shenzhen, (PRC) Office
	Establishment of TOWNLAND Consultants (Shenzhen) Ltd. (TCSL)
2008	Opening of the India Office
	Establishment of TOWNLAND Consultants Private Ltd. (TCPL), India
2019	Joined the China Real Estate Chamber of Commerce Hong Kong (CRECCHKI)

## Staff News

We are pleased to announce the promotion of **Richard Durack** to the position of **Managing Director** of the TOWNLAND GROUP. Richard joined the Company over twenty years ago and has advanced through various positions, including as the former Country Manager in our Indonesia Office, Director responsible for the establishment of our India Office and Director (Regional) overseeing TOWNLAND's Planning and Design Projects throughout Asia and the Region. In addition to taking on a greater role in the overall Management and Direction of the GROUP, Richard will continue to be responsible for overseeing the Regional Projects for TOWNLAND. We are also pleased to announce the promotion of **Wai Yee Yuen** to the position of **Executive Director** of the TOWNLAND GROUP. Wai Yee joined the Company over thirty years ago and now takes Group-wide responsibility for all aspects of Management, Office Administration and HR matters.



**Richard Durack**  
Managing Director  
BA, MURP, MPIA



**Wai Yee Yuen**  
Executive Director



Kwun Tong Promenade

## Smart City HK - Embracing Innovation and Technology

The Vision for Hong Kong Government's Smart City Blueprint published in December 2017 is to **Embrace innovation and technology** to build a World-famed Smart Hong Kong characterised by a **strong economy and high quality of living**. Under the emphasis of "Smart People", and recognizing that **Schools and Universities are key incubators of innovation**, TOWNLAND is supporting the growth and development of campuses throughout Hong Kong. Subsequent to completion of the **University of Chicago Francis and Rose Yuen Campus** in Hong Kong, TOWNLAND is currently involved in campus development plans for the **University of Hong Kong** and **City University of Hong Kong**. Together with past commissions for other institutions, e.g. The **Baptist University of Hong Kong** and The **Hong Kong Polytechnic University**, we fully appreciate the need to support our tertiary facilities in the continuous strive towards innovation through provision of adequate space and flexible user requirements.

In addition, TOWNLAND is responsible for multiple public and private sector planning projects in **Kowloon East**, which is Hong Kong's pilot area to explore the feasibility of developing a **Smart City**. The new developments in **Kowloon East** are expected to introduce more leading I&T enterprises as well as economic opportunities in Hong Kong.

TOWNLAND is proud to facilitate the implementation of long-term initiatives of sustainability and Smart City to ensure a healthier and more **liveable city for future generations**.



Kowloon Bay Business Area in Kowloon East

## Celebrating 20 Years of Master Planning in Indonesia

2019 marks a special occasion for PT TOWNLAND INTERNATIONAL (PTTI), our Indonesian Office, as we celebrate the **20th Anniversary** of our establishment. Over the last 20 years, we have seen significant changes in property development in Indonesia and we are proud to have been part of this. Our endeavours in Indonesia initially started on a small scale and as we established our presence, initially as a Representative Office, and soon thereafter as a formal "PT PMA" we have developed a solid base of Clients ranging from **Private Developers to Governments and Institutions**.

In the early years the Country was still recovering from the implications of the Financial Crisis, but we persevered and **committed to the long term development of our operations** in the Country as we believe that the young and developing populace has a **bright future** that we want to be part of and contribute to. Projects that we worked on and delivered in those early days included mostly developments in the Greater Jakarta Region – such as a mixed use centre in Kelapa Gading (now **Mall Artha Gading**), a residential cluster in **Bukit Sentul**, and an urban design study for a Retail and Entertainment Destination in **Bintaro**. Soon thereafter we started to work on more **complex and integrated developments** across the archipelago, including regional planning for 6,000 ha across **Riau** (a 20 Year Plan), a 54 ha new town in **Papua** for Ciputra, as well as projects in **Manado, Surabaya, Medan and Balikpapan**.

Our **Master Planning Services** span the entire **archipelago** and include built **townships** for **Summarecon in Bekasi** as well as Serpong (**The Springs**), for Ciputra in Taman Dayu, and Celebes, for Modernland (**Modernland Cikande Industrial Estate, Jakarta Garden City**) and for Agung Sedayu (**PIK2 and Golf Lake Residence**). Currently we are working on a new town of over 12,000 ha, as well as smaller residential developments across Java, and are also the planning for a new resort development and the architectural Concept Design for a Beach Club on Bali. We have seen development trends sway back and forth from **landed housing to apartments**, and recently also newer development products such as **low-rise apartments** as well as high density **TOD Developments** along the new MRT and new Highspeed rail lines. We are pleased to see that **sustainable development** and sensitivity to local cultural and natural conditions are aspects of the planning of large scale projects that are increasingly valued by our Clients.

Over the course of the years we have **developed and diversified our skillset and experience** with creative minds that can deliver not only **large scale urban development plans** for new towns, but can equally deliver **intricate and feasible masterplans for resort and hospitality projects**. In recent years we have not only contributed to and worked with our Clients to develop **Visioning Master Plans** for new Integrated Tourism Destinations in Pangandaraan, Malang as well as Bangka Island to support and facilitate local economic growth, but also delivered **Master Plans, Site Plans and Architectural Designs** to make these Visions a reality. This is demonstrated by the ongoing construction of a 4-star hotel and villa complex in the popular weekend-getaway destination of Puncak (just outside of Jakarta) Our Team of Urban Designers, Architects and Landscape Architects is **looking forward to the next 20 years and beyond!**



Puncak Hotel & Resort - 2018



Ciputra Jayapura Development - 2016



Summarecon The Springs - 2009



Town Centre Development in Kelapa Gading - 1997



Corridor Jend. Sudirman - 2018

## Celebrating 20 Years of Landscape Design in Indonesia

Over the past 20 years, TOWNLAND has grown to be one of the largest and strongest International **Landscape Planning and Design** Consultants in Indonesia, and has played an important role in **shaping the built-environment across the archipelago**. We have been involved in a diversity of landscape projects of different scales and sizes. We are able to oversee projects from **initial Visioning and Conceptual Design** through to **Detailed Design and Construction**.

Our expertise in Landscape Architecture encompasses all land use circumstances. We have prepared Landscape Architecture for **landed-housing complexes** such as the Riviera in western Jakarta and the Sanctuary in Sentul (West Java) as well as a diversity of **low, medium and high rise apartment and mixed use complexes** which are becoming prevalent as Indonesians adopt vertical living. We have focused in particular on developing the specific skills and expertise to create attractive landscapes at grade and on podium-floors for such high density complexes, making the most of valuable recreational space for residents. We are considered as **one of the few Specialist in this field in Indonesia** and we have successfully completed a wide variety of apartment and mixed-use complexes across Greater Jakarta, including the Essence Darmawangsa, Kensington Royal Suites, CitraLake Suites, M-Town Signature and Residences, and SpringLake, in addition to a new typology of low-rise apartment complexes including the Primrose and Rainbow Spring Condovilla complexes, Collins Boulevard, Tokyo Riverside PIK2 and Branz Mega Kuningan, Grand Dharmahusada Lagoon and Darma Hills in Surabaya .

We are also heavily involved in the creation of landscape designs for **hotel & resort developments**, such as the Ammi Hotel in Cepu (Central Java) and the Park Hyatt Hotel in Kebon Sirih (Central Jakarta), for which the construction is expected to be finished by the end of this Year. Outside Indonesia, PTI are also commissioned to do the landscape design of a **5-star Integrated Casino Resort** in Cape Verde in **West Africa** for a

Macau Casino Client, which is currently under construction, as well as the **Vinpearl Resort in Da Nang**, which is currently operated as one of the most luxurious resorts in **Vietnam**.

We are also extensively involved in the creation of **landscape designs for the public realm**. In 2015, we **won an International Design Competition** for the Regeneration of Kedayan River in Bandar Seri Begawan (Taman Mahkota Jubli Emas). The first stage of the development was inaugurated at the end of 2017 by his Majesty the Sultan of Brunei Darussalam and serves as **one of the largest public open space areas in the City**. In Jakarta, we were entrusted to prepare the design for the revitalization of the pedestrian area along the **most prominent boulevard in the Capital – Jl. Jendral Sudirman**, which contributed also to the success of the largest sport event in Asia, the Asian Games 2018. Another vital public realm project that we are currently engaged on is the revitalization of the pedestrian linkage in Taman Impian Jaya Ancol, one of the biggest theme parks in Indonesia, which is planned to be constructed by next year.

In the **Office and Mixed use** arena, we are currently working as the Landscape Consultant for a premium office tower belonging to MPP-Mori and the World Capital Tower, both within the well-known CDB area in the Golden Triangle.

We have a **strong commitment to sustainable design** and have been requested on several occasions by the Green Building Council Indonesia to provide professional advice and recommendations for the development of the **Greenship Rating Tools** for the Greenship-Neighbourhood Strategy. In 2016, we were also invited by the Jakarta City Council to provide expert inputs for the **Urban Tree Management strategy** for the City. For the past 2 decades of our existence in Indonesia, we have been **proud to serve the best interests of our Clients**, whilst at the same time also positively contributing to place-making which increases the quality of life for the residents of the Cities across Indonesia.



Kensington Residences - 2014



Kedayan River in Brunei - 2017



**PROJECT DETAILS**

<b>Location</b>	Guangzhou
<b>Area</b>	40 ha
<b>Date</b>	2019

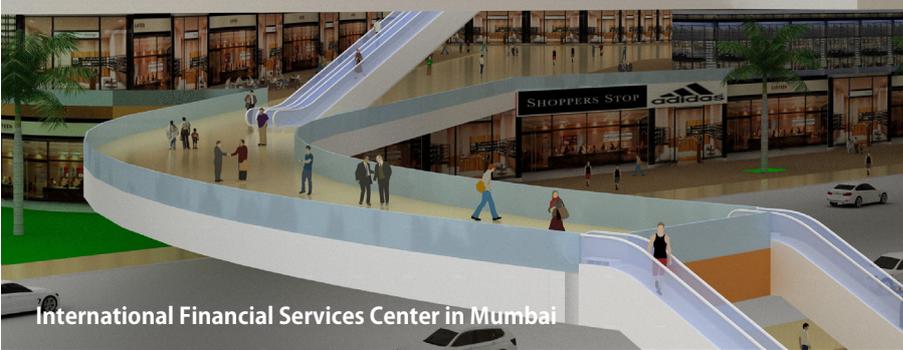
## Making Cities Sustainable & Smart in P.R. China



TOWNLAND recently completed a Preliminary Conceptual Master Plan for a proposed **Science & Technology City** in Guangdong Province of P.R. China. The Master Plan will be used to present the Vision of the Project to Governments to stimulate interest in securing land development rights and **unlocking the potential for smarter urban planning in Southern China**. Comprising a 40 ha Site, the Project incorporates Residential, Commercial / CBD, Science & Technology and other elements to establish a **World Class Smart City**, incorporating **Smart Technologies** (e.g. autonomous cars) and **Sustainable Green Design Strategies** (e.g. low carbon impact / zero emissions / Smart Growth and New Urbanism). The City is also green and **pedestrian-oriented** with extensive open spaces as well as orchards for urban agriculture to create a stimulating environment for creativity, innovation, interaction and rest & recreation.

India & P.R. China

## Smart TOD at IFSC Mumbai



TOWNLAND is preparing the Detailed Master Plan and Concept Architecture for the **International Financial Services Center (IFSC - 50 ha)** in Mumbai. Focused around two Metro Stations and a High Speed Railway Station, a **high density mixed use Commercial District** is planned. The framework for the Master Plan is formed by a **network of pedestrian oriented Public Spaces**, lined with Retail, Leisure and Civic amenities, seamlessly connecting all Commercial and Residential Towers to the nodes of Public Transportation. A **smart double use of space** allows for the IFSC Development to maximize its FSI whilst also creating enough public open space to comfortably handle the large pedestrian crowds. TOWNLAND will work throughout 2019 on further detailing the Master Plan and its Concept Architecture Design.

International Financial Services Center in Mumbai



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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 34-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. In Hong Kong our Parent Company remains as always, since 1985, your tried and tested Local Planning Consultant.