



HIGHLIGHTS Hong Kong

Celebrating 35 Years of
TOWNLAND in Hong Kong.



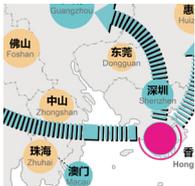
HIGHLIGHTS Indonesia

A new Global Financial Landmark
in Jakarta nears Completion.



HIGHLIGHTS India

Planning for a Pedestrian
Friendly Future in India.



HIGHLIGHTS P.R. China

Creating Retirement Options in
the Greater Bay Area for Hong
Kong Residents.



NEWSLETTER

SPRING 2020



Keren R. Seddon
Chief Executive Officer

CEO's Message

The start of the new Decade marks a special occasion for the TOWNLAND Group as we celebrate our **35th Anniversary**. Contained within is a reflection of our growth since our founding in Hong Kong in 1985, from a home grown Hong Kong Consultancy to an organisation with a regional presence and global reach. In particular, we are pleased to highlight some of the achievements which have helped shape the physical landscape of Hong Kong over the last 35 years.

In Indonesia, we are pleased to see the **World Capital Tower** in the Mega Kuningan CBD in South Jakarta, for which TOWNLAND provided full service Landscape Architecture, is nearing completion. This building is a new **Global Financial Landmark** for the City. In addition, we are pleased to showcase our Conceptual Master Planning work for an **Integrated Residential and Lifestyle Retail Destination** in Transyogi, where the Infrastructure drive by the Central Government has unlocked the potential of this Site.

In P.R. China, our expertise in **Elderly Living** projects has seen our engagement in the master planning of a variety of **Aging-in-Place/ Elderly-Friendly Communities** in the Greater Bay Area with a particular emphasis on retirees from Hong Kong and Macau.

In India, TOWNLAND's expertise in **Pedestrian Friendly Urban Planning** is showcased with the opening of the 1.5 kilometre long "Pedestrian Plaza" along **Chennai's Pondy Bazaar** and we expect this to be the first of many Pedestrian friendly Street Makeovers in cities across India.

We recognise that the decade has begun with a multitude of challenges. As ever, we look forward to weathering these challenges and to supporting the best interests of our Clients and mutual interest Consulting Service Providers. Please Call us and we will explain our capabilities further.





Celebrating 35 Years of TOWNLAND

We are delighted to be celebrating our **35th year in business** and take the time to reflect on our growth and achievements since our founding.

Beginnings - TOWNLAND was founded in 1985 by our CEO, Keren Seddon, and with a Vision to provide comprehensive planning services to the flourishing development sector in Hong Kong. Following a rapid period of growth, in 1988, the Company was incorporated and became widely recognised as the **Planning Consultant of choice**, being the first to offer a **comprehensive multi-disciplinary approach** to Development Consultancy in Hong Kong and with a **high success rate** in securing approvals for our Clients.

The latter part of the 1980's saw our expansion into **comprehensive Planning Studies** for the Hong Kong Government and the Private Sector. This has included studies for New Towns, mixed use developments, railways, ports, container terminals, airports and logistics as well as revitalisation and urban renewal, all of which have **helped shape the fabric of Hong Kong**.

Regional Expansion - In the 1990s, we undertook a period of regional expansion, bringing Hong Kong's renowned and World Class expertise to the Region. In 1993, we secured our first **Asian Development Bank (ADB)** commission, where we provided Technical Assistance to Strengthen the Department of Town Country Planning in Fiji. Commissions for the ADB and World Bank in the Philippines, Vanuatu, Tuvalu, Uzbekistan, the Maldives, P.R. China and India were soon to follow.

In 1996, we established a **permanent presence in Indonesia**. The first few years in the Country were not the easiest of years, but rather than throwing in the towel during the financial crisis around 1998, we persevered, **invested and committed** to the development of our Team, and to the nurturing and growing of our Client relationships. This proved successful and we recently **celebrated our 20th anniversary**, being recognised as one of the leading Master Planning and Landscape Architecture Consultants in Indonesia.

Our regional workload over the last 35 years has also been integral to our business and has included a **wide range of projects across Asia** (Brunei, Cambodia Laos, Malaysia, the Philippines, South Korea, Taiwan and Vietnam); **Europe** (Poland, Portugal, the United Kingdom and the Ukraine); **Africa** (Benin, Cape Verde and Tunisia) and the **Pacific** (Fiji, Mariana Islands, Tuvalu, and Vanuatu). We are proud to have developed a **particular niche in tourism and leisure** related projects in many of these destinations.

The Growth of China - In early 2000, as the Mainland Chinese property market was heating up, TOWNLAND was working increasingly on projects across the Country. In 2002, we **formalised our presence in Shenzhen and later in Chengdu** to support our rapidly growing workload. The early years were characterized by sleepless nights on a number of international design competitions, all with long lists of deliverables and, of course, short deadlines. As we established ourselves further in the Mainland market with numerous competition wins, the **diversity of projects** commissioned to us increased to include: **Conceptual Master Planning** and **Detailed Regulatory Planning** for a number of **New Towns**, most notably a series of successful (under construction) projects in Suzhou New District; various **Pedestrian & Bicycle Strategic Plans and Guidelines**; **Transit-Oriented Developments**; **Resort and Lifestyle Community Master Plans**; and, most recently, **Aging-in-Place/ Elderly-Friendly Community Plans** across the cities of the Greater Bay Area. We are excited to see where the coming years will take us in the Mainland market.

Entry into the Sub-continent - after many years of providing master planning and urban design projects to Indian Clients on a fly-in-fly-out basis, we established our **presence in Mumbai** in 2008 and have since provided master planning and urban design for a wide variety **landmark projects** across the Country, including **India's first Aerotropolis New Town** in West Bengal (under construction) and most recently master planning for the much anticipated **Bullet Train Station and Associated Property** developments at Bandra Kurla in Mumbai.

The Next Decade and Beyond - it has been a privilege to help our Clients realise their development intentions and to witness a **large number of our projects fully implemented**. We have seen highs and lows of property cycles, from extremely fast-paced and high pressure, to periods where the market takes a wait-and-see approach. We have also witnessed **shifts in property development trends**; when originally there was a time of 'build-it-and-they-will-come', to recent years where there is more **competition**, and **differentiation** has become crucial. We have also seen the **rise of environmental concerns** as central to project considerations and we can reflect on the role we have played in helping to **shape a better World**, where we seek to not only create value for our Clients by maximizing development efficiencies, but also at the same time to do this in a **sustainable** manner. We have developed and **diversified our skillset and experience** with creative minds that can deliver on a wide variety of project types. We recognise that the decade ahead has begun with a multitude of challenges and we look forward to weathering these challenges, as we have done in the past, and to **servicing the best interests of our Clients and mutual interest Consultancy Service Providers**.

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)



Tai Kwun - Centre for Heritage and Arts



University of Chicago Campus

Achievements in Hong Kong

We are proud to have helped **shape the townscape and physical landscape of Hong Kong** over the last 35 years. Project highlights include:

Housing Hong Kong's Growing & Ageing Population - Meeting housing needs has always been a critical issue for Hong Kong and we are privileged to have worked on a **range of housing projects** that provide a choice for residents and also enables them to **move up the housing ladder**. These range from **public housing estates** for the Hong Kong Housing Authority and Hong Kong Housing Society (HKHS); **transitional housing projects** for the private sector and NGOs; **private-public sector participation schemes; large-scale housing projects** (Park Island; Villa Esplanada; Primrose Hill and Urban Renewal Authority schemes); **luxury housing projects** (8 Robinson Road; 6 Shiu Fai Terrace and 37 Island Road) and **single family residences** (various properties on The Peak and Shek O). **Providing for Hong Kong's hyper ageing population** is another pressing challenge and we are **pioneers in this sector**, undertaking the initial research for the HKHS to formulate a hypothetical model for the provision of **Senior Citizen Residences (SEN)** based on the principles of Healthy Ageing, Ageing in Place and Continuum of Care. The Model was successfully tested in two **SEN Pilot Projects** (Jolly Place and Cheerful Court) and since replicated by the HKHS to serve a wider demographic. TOWNLAND remains **committed to the provision of quality living for the elderly**, having worked on subsequent projects for HKHS (Tin Shui Wai Area 115 and Tanner Hill) and NGOs (Hong Kong Society for Rehabilitation and China Coast Community).

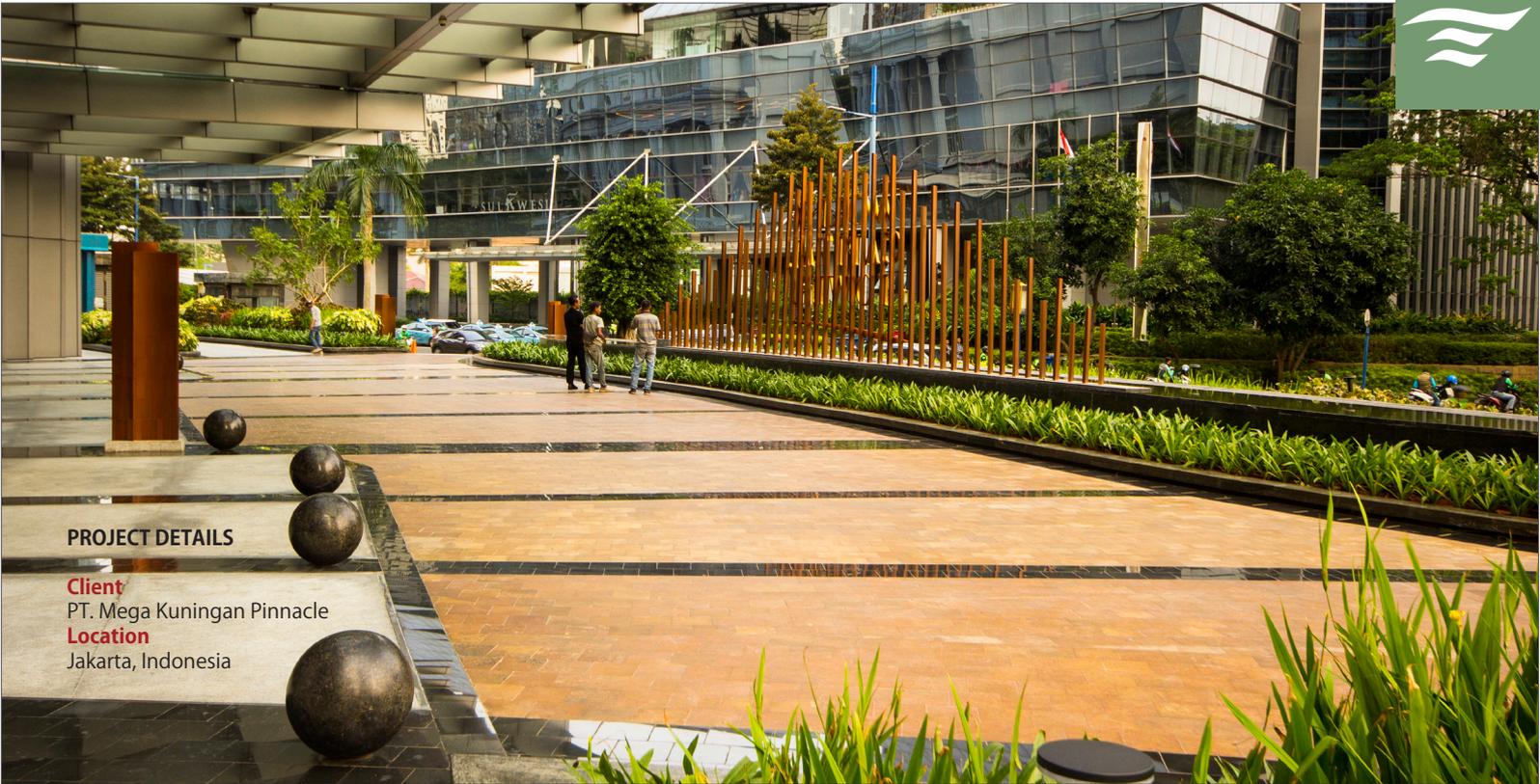
Promoting A High Quality Of Life For All - Hong Kong's limited land supply calls for efficient land use solutions balanced by good urban design. In addition to large scale **planning of new communities** and residential areas (the Closed Area, Fanling North New Development Area, Kwu Tung North New Development Area and Area 54 Tuen Mun), we have also undertaken **sectoral studies for Government** aiming to improve the quality of life for Hong Kong residents. In the public realm, Hong Kong's crowded streetscapes are a constant source of frustration for pedestrians. We were pleased to have led one of the first **comprehensive studies on Planning for Pedestrians** in for the Planning Department in 2007 which proposed a **raft of new initiatives** for more effective pedestrian planning within the metropolitan areas of Hong Kong, **many of which have been implemented**. Currently we are providing planning inputs on a study to reassess the **definitions and standards for provision of sports facilities** in the Territory. This is to ensure that planning is relevant to current trends and in line with policies.

Revitalising The City - Revitalisation and renewal is a constant for an ageing City such as Hong Kong. We are proud to see a large number of our projects come to fruition in areas such as Tai Kok Tsui (Land Development Corporation), Shek Kip Mei (Hong Kong Housing Authority); Kwun Tong (K7 - Urban Renewal Authority) as well as various **revitalization initiatives** for Hopewell Holdings in Wanchai South. Most recently, we are proud to have provided the statutory planning advice for the Tai Kwun - Centre for Heritage and Arts, which is the recipient of a **UNESCO Heritage Award**.

An Efficient Transport & Logistics Sector - The transport and logistics sector is vital to Hong Kong's growth and development. We are proud to have provided the planning inputs for numerous projects across the Territory, including planning for **Container Terminals 4, 6, 7, 8, 9, 10 & 11** as well as various studies on **Port Backup Facilities**; planning for large portions of **Hong Kong's MTR and KCR network** and associated properties, including Area 86 on the Tseung Kwan O Line - the **largest comprehensive composite residential development project** in the history of Hong Kong; and various planning studies for North Commercial District at Chek Lap Kok **Airport**. Our work has supported the efficiency of the transport and logistics sector for which Hong Kong is so famous.

Supporting The Growth Of Institutions - Institutions are the backbone of Hong Kong's service and health care industries. We are pleased to have assisted with **successful planning applications** for such projects as the Centre for Youth Development, Chai Wan; The Dedicated Premises for the School of **Hotel and Tourism Management** for the Hong Kong Polytechnic University; the University of Chicago Francis and Rose Yuen **Business School** Campus and the Hong Kong **Sanatorium and Hospital**.

Centres For Innovation To Support The Economy - We have provided the planning inputs to a variety of **innovative projects** which have become pillars of the economy. This has included the provision of planning and design inputs to Hong Kong's successful Science Park development.



PROJECT DETAILS

Client
PT. Mega Kuningan Pinnacle
Location
Jakarta, Indonesia

World Capital Tower Nears Completion

TOWNLAND is pleased to see the **World Capital Tower** in the Mega Kuningan CBD in South Jakarta is nearing completion. This prestigious Project will be a new **Global Financial Landmark** in the area and comprises of a **Grade A Premium Office Tower** of 52 storeys and with $\pm 130,000 \text{ m}^2$ of Office and Retail related Gross Floor Area.

TOWNLAND's **landscape design** for the Project injects a flow of energy through the use of curved lines corresponding to the outline shape of the Tower. Positioned at 1.2 m above the road level, the main landscape area consists of **colourful cascading rows of mass planting**, interspersed with **feature trees**, distinctive **artworks** and **water**

features, which also serve as a buffer zone from the public road. The drop-off lane and lobby area have a seamless edge, which is bordered by spherical bollards. High-quality granite stone dominates the selection of materials for the driveway, pedestrian paths, planters and walls. **Vertical gardens** have been incorporated along the boundary at the rear of the Property. Together, the landscape elements create a **vibrant urban ambience** and a **bold design** statement. This Development, a Joint Venture between Pollux Properties and PT. Mega Kuningan International, is expected to be fully operational by the first quarter of 2020.

Transforming Transyogi

TOWNLAND has recently completed a Conceptual Master Planning study for an **Integrated Residential and Lifestyle Retail Destination** on a 16ha Site on the periphery of Jakarta, an area that will soon be unlocked for development by completion of a toll road as well as connection with an LRT line. The exercise showcases an underlying trend in Indonesia where the **Infrastructure drive** by the Central Government supports Local Developers in realizing their goals and objectives. For us as Master Planners, there is the continued objective and goal to **create something unique and differentiating** from other developments. The Vision for this Development is to not only cater to the large number of residents that will be calling the Site their home, but also to attract and facilitate a wider audience – whilst supporting and working in symbiosis with nearby developments, rather than competing with them.

A range of apartment development parcels are provided and complemented by an **integrated open space network** which links all development parcels through **comprehensive pedestrian and bicycle networks** which will improve the quality of life in this relatively high density area. In addition, a **unique commercial offering** is provided. An **integrated storm water management** system is also proposed within **green open space network** to improve the water quality, and to further support a **sustainable environment** in the Development. We look forward to continuing our landscape design services on this Project to realize the Vision for this Development.



Indonesia



A Pedestrian Friendly Future in India

TOWNLAND is happy to see that the 1.5 kilometre long “Pedestrian Plaza” along Chennai’s Pondy Bazaar in India was finally opened to the public with great fanfare in November 2019. TOWNLAND first proposed the concept of Pedestrianisation and Traffic Calming along Chennai’s Pondy Bazaar back in 2011 as part of a wider Redevelopment Plan for this historic commercial district. We trust that this will be the first of many more desperately needed Pedestrian Friendly Street Makeovers in cities across India.

TOWNLAND’s expertise in Pedestrian Friendly Urban Planning continues to be at the heart of some of our current work in India, particularly with two major Mixed Use Pedestrian Oriented Developments in the Mumbai Metropolitan Region. TOWNLAND will be engaged in the first few months of 2020 with completing the Master Planning of the prestigious International Financial Services Center, including a Bullet Train Station in the City’s prime Business District of Bandra Kurla Complex. In addition, we have been engaged as Master Planners on the Kharghar Corporate Park (140 ha) in Navi Mumbai, close to the upcoming new International Airport, where a largely car free Mixed Use Business District is planned.

Photo credits: ITDP



Before



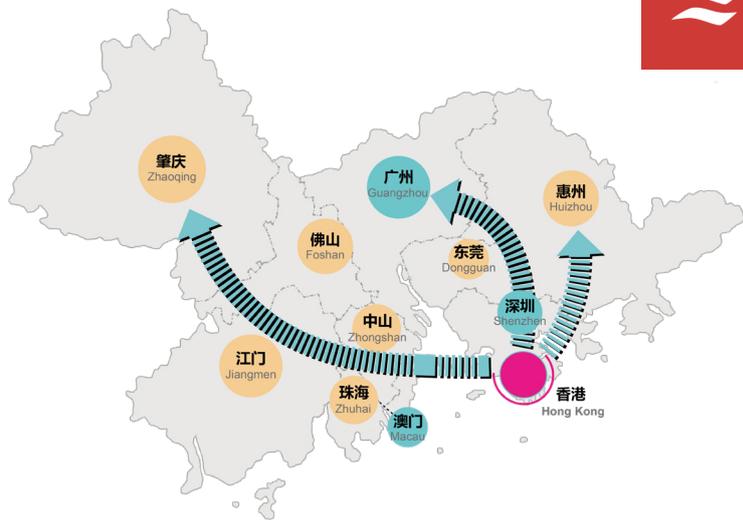
After



Before



After



Planning for Retirement in the Greater Bay Area

Over the past two decades, TOWNLAND has undertaken planning and design projects throughout the **9+2 Cities of the Greater Bay Area**. We have completed an array of projects that cover many scales and service areas, including Conceptual Master Planning, Strategic Planning Studies, Urban Design and Concept Architecture.

In recent years there has been an **increasing emphasis** on master planning projects for Private Sector Clients who are looking to develop **retirement-friendly communities** in Guangdong Province catering to Retirees from Hong Kong and Macau. Such Retirees are seeking **attractive wellness and lifestyle destinations** within Mainland communities of the Greater Bay Area.

At a recent meeting of the Leading Group for Development of Guangdong-Hong Kong-Macao Greater Bay Area, the Central Government introduced a number of policy measures to encourage such movement, including measures to **facilitate property purchases** by Hong Kong Residents in the Greater Bay Area after retirement (purchasers are no longer required to provide evidence of duration of residence, study or employment in order to qualify) and **permitting the use of Hong Kong-registered drugs and common medical devices** in designated Hong Kong-owned healthcare institutions in the Greater Bay Area.

Also supported by the Guangdong Provincial Government as well as the Hong Kong SAR Government, these community projects propose **a wide range of wellness and other amenities**, including medical centres, health management centres, sports and recreation facilities, commercial and hotel uses, leisure and entertainment uses as well as **a range of residential products** that will allow Residents to **age-in-place** during their transition from early retirement years into later-stage and final-stages of life.

Our TOWNLAND Shenzhen Office is **actively involved in a variety of Retirement Related Projects** based on these policy measures and we look forward to continuing to assist our Clients achieve their Visions for establishing retirement-friendly communities across the Greater Bay Area.



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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 35-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 Headquarters remains as always, since 1985, your tried and tested Local Planning Consultant.