

TOWNLAND

EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Hung Hom Bay Comprehensive Development Area, Hong Kong		Preparation of Planning Briefs for private sector commercial and residential development on 39.5 ha. of reclaimed land taking account of the Kowloon-Canton Railway Corporation terminal expansion on approx. 26 ha. of the reclaimed area. Specification of development parameters for all sites and a recommended development phasing plan.	The Great Eagle Company	HOK International Asia Pacific Limited	3	1987
Proposed Underground Commercial Development Tai Pei Square, Tsuen Wan, Hong Kong		Planning inputs to a Feasibility Study for proposed commercial development under an area of Public Open Space. Advice on planning aspects and development mix as part of a Core Team of Architects, Engineers, Building Surveyors and Lawyers.	Poly Mark Development Limited	Kenward Consultancy Limited	3	1989
Aerial Rapid Transit System Feasibility Study, Kowloon South, Hong Kong		Planning advice to a private sector consortium proposing an elevated railway system linking Tsim Sha Tsui and Hung Hom Bay. Advice on statutory planning aspects and the urban design implications and planning constraints and opportunities pertaining to the alignment options, stations and terminus.	Private Sector Consortium	Acer Consultants (Far East) Limited	2	1989
Development Feasibility Study of a Site at Belcher's Street and Kennedy Town Praya, Hong Kong		Feasibility and Market Study entailing an assessment of the development context; review of the property market in respect of office, residential and retail uses; generation of development options; and financial analysis in association with Chartered Surveyors.	The Bank of East Asia Limited	TOWNLAND	3	1990
Tai Kok Tsui Urban Renewal Study, Kowloon, Hong Kong		Comprehensive Planning Study; TOWNLAND led a multi-disciplinary team to study indepth urban renewal problems and implementation prospects in the Tai Kok Tsui area. Urban renewal action plans were also prepared comprising conceptual land use - transport options & implementation proposals. The Study includes an assessment of development/ redevelopment opportunities provided by the West Kowloon Expressway and the connecting east-west elevated road links.	Planning Department, Hong Kong Government and Land Development Corporation	TOWNLAND	7	1990
Site Investigation and Engineering Study for Development of Container Terminal No. 8, Hong Kong		TOWNLAND was responsible for the assessment of the land use context, especially potential development opportunities, physical constraints and local concerns, in respect of some 440 hectares of land within which major infrastructure provision was required. TOWNLAND also undertook a comprehensive evaluation of alternative sites for the Container Terminal and prepared a Conceptual Land Use Plan illustrating the pattern of land use and the relationship of the port facilities with their surroundings. In addition, TOWNLAND facilitated gazettal procedures and advised on public objections.	Territory Development Department, Hong Kong Government	Maunsell – Scott Wilson Kirkpatrick	9	1990
Trans Peak Railway Feasibility Study, Hong Kong		TOWNLAND was responsible for land use assessment; socio-economic assessment; development and re-development potential appraisal; site identification, preparation of planning briefs and site concept plans and advising on planning and design guidelines for the terminal station and depot sites; and the planning report preparation and production in respect of an 11 km public Light Transit System from downtown Central District to centres on the south side of Hong Kong Island. The scheme included 3 potential terminal station sites, 9 intermediate station sites, one 4.5 ha. depot site and an assessment of development potential along the route.	The Hongkong and Shanghai Hotels Limited	Maunsell	20	1990
Redevelopment of the Sites adjoining the Upper Peak Tram Station, Hong Kong		Planning and development advice to prospective tenderer for a prime commercial/tourism re-development site at the Peak. Assessment of alternative development options and mixes as inputs to viability and feasibility assessments by Client.	The Hongkong and Shanghai Hotels Limited	Client	5	1990

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Upper Peak Tram Station, Hong Kong		Master Plan for commercial redevelopment on land adjoining the Tram Station, to include support facilities for the Peak Tram terminus. TOWNLAND provided planning and urban design input for a scheme including tram/bus interchange facilities, car parking, commercial/tourist facilities and public park.	Peak Tramways Company Limited	Client	2	1990
South East Tsing Yi Port Development Planning and Engineering Study, Hong Kong		Identification of development constraints and opportunities and preparation of land use - transport conceptual option plans with a view to recommending a Preferred Development Plan for Container Terminal No. 9 and land uses along the South East Coast of Tsing Yi.	Territory Development Department, Hong Kong Government	Maunsell-Scott Wilson (Hong Kong) Limited	9	1991
Salisbury Garden and Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong		Feasibility studies, Rezoning of a public open space and detailed proposals to enable private sector investment schemes to develop Hong Kong's largest integrated underground retail / carpark complex with comprehensive underground pedestrian network, seafront promenade and 1 ha. of public garden on the waterfront as public planning gain.	New World Development Company Limited & The Hongkong and Shanghai Hotels Limited	TOWNLAND	35	1991
Tai Po Kau Recreation Priority Area, Hong Kong		TOWNLAND was successful in securing a composite private residential and public recreational (with boating centre and club house) development on 17 ha. of land in Hong Kong's first statutory Recreation Priority Area. TOWNLAND coordinated the inputs of the multi-disciplinary team, compiled the technical reports and presented the proposals to the Town Planning Board.	Private Sector	TOWNLAND	12	1991
Territorial Land Drainage and Flood Control Strategy Study (Phase II), Hong Kong		Preparation of a detailed land use planning database to cover the principal river basins in the New Territories of Hong Kong. The database forms a layer within a GIS system forming part of a series of River Basin Management Plans. The planning database categorises land within the river basins according to run-off characteristics (e.g. arable land, hill-slope, residential area) and builds a number of planning scenarios for testing during the course of the Study against land drainage and flood control objectives. The Base Growth scenario (i.e. existing and committed development) will form a permanent layer in the Basin Management Plan database. An extensive Growth Scenario was also postulated.	Drainage Services Department, Hong Kong Government	Binnie/ Maunsell Consultants J.V.	7	1992
MTR Tai Kok Tsui Station Development Planning Assessment, Kowloon, Hong Kong	TKTS	The purpose of this Study was to provide a background planning context for the proposed Comprehensive Development Area (CDA) associated with the MTR Tai Kok Tsui Station Site. The objective was to allow MTRC to reconsider the proposed development mix based on the acceptability of changes in relation to planning intentions and statutory planning provisions, as well as financial viability. The Study recommended alternative development mixes which would likely be more acceptable from a land use planning point of view.	Mass Transit Railway Corporation	Colliers Jardine	3	1992
Initial Feasibility Study for Potential Pedestrian Links, Underground Carparking and Commercial Developments beneath Public Streets and Open Space, Tsim Sha Tsui, Kowloon, Hong Kong		TOWNLAND was the Study Coordinator in this Feasibility Study for possible underground development at Tsim Sha Tsui. The Study Team included planners, engineers, traffic consultants, architects, landscapers, economists, lawyers, environmental consultants and building surveyors. The Study reviewed the strategic and district / local planning context for the Study Area; established a broad land use / engineering / traffic database to facilitate a preliminary development appraisal with a view to identifying possible underground development; identified the planning / engineering / traffic opportunities and constraints for possible underground development; formulated conceptual development schemes; and highlighted the key development and implementation issues for further investigation.	Sino Land Company Limited	TOWNLAND	12	1992

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Mount Butler Quarry Rehabilitation Study, Hong Kong		TOWNLAND was responsible for all land use planning aspects and the co-ordination of the planning/lands team for inputs to the formulation and evaluation of the land use options, the detailing (Master Plan) of the preferred option and the implementation programme for the rehabilitation of a Government quarry within a designated urban fringe park.	Civil Engineering Department, Hong Kong Government	P&T Wallace Evans Limited	8	1992
Kowloon Point Reclamation Feasibility Study, Hong Kong		Comprehensive Feasibility Study for a proposed 48 ha reclamation at Kowloon Point; TOWNLAND was responsible for identification of planning constraints and opportunities, preparation of a land use budget and development and evaluation of land use - transport - reclamation scenarios.	The Wharf (Holdings) Limited	Maunsell/ Consultants/ MVA Hong Kong Limited	6	1992 (Stage I)
Hong Kong Science Park Stage I Study		Interpretation of strategic trends likely to influence the location of a science park and provision of basic planning parameters appropriate to the HK context. Relevant overseas experience reviewed. Participation in consultative forums from key industrial and educational sectors.	Industry Department, Hong Kong Government	Segal Quince Wicksteed Limited	2	1992
Study on the Restructuring of Obsolete Industrial Areas, Hong Kong		A comprehensive review of HK's obsolete flatted factories with a view to establishing a coherent strategy for their renewal (both rehabilitation and redevelopment). The strategy contains a strong institutional framework as a basis to secure the implementation of the physical planning proposals.	Planning Department, Hong Kong Government	TOWNLAND	16	1993
Hung Shui Kiu, Yuen Long Project, NWNT, Hong Kong		Proposed Comprehensive Development on 3.2 ha. of land including Light Rail Transit (LRT) facilities together with residential development and community uses requiring amendment to the non-statutory Government Layout Plan and a new statutory Draft Development Permission Area Plan. The terms of reference included negotiation with District Planning Office to increase the development intensity.	Kowloon-Canton Railway Corporation	Tom Ip and Partners Architects	33	1993
Proposed Rationalisation, Redevelopment and Upgrading of Stanley and Ma Hang Prisons, Hong Kong		Feasibility Study and proposal to upgrade facilities at Stanley Prison, to relocate prison facilities from Ma Hang Prison to Stanley Prison and to redevelop the Ma Hang Prison site for alternative uses. Planning advice to a multi-disciplinary team study of overall feasibility and alternative development proposals.	International Private Sector Consortium	Brooke Hillier Parker	4	1993
Sham Tseng Link Preliminary Feasibility Study, Hong Kong		Investigation and recommendations for an additional major strategic road link from Lantau Island to the mainland. The Study examined different crossing structural forms and alignments, recommending a preferred bridge and tunnel crossing. Land use and environmental impacts were important inputs to a multi-criteria evaluation process.	Highways Department, Hong Kong Government	Acer Consultants (FE) Limited	7	1993
Proposed Railway Link from Three Fathoms Cove to Diamond Hill via Tai Wai and New Town Development at Sai Sha, Hong Kong		Co-ordination of a multi-disciplinary team Study for the feasibility of a 19km rail link from Three Fathoms Cove, through Ma On Shan, East Shatin, Tai Wai to the Diamond Hill MTR station. Comprehensive property developments were proposed above stations and a new development for 150,000 people at the terminus. Strategic and district planning studies were undertaken. TOWNLAND was responsible for coordinating, editing, producing, submitting and presenting all Technical Reports and an Executive Summary together with strategic planning input.	Private Sector International Consortium	TOWNLAND	18	1993
Support to Industry on Environmental Matters Study, Hong Kong		TOWNLAND explored the relationship of the land use planning, land administration and Building Regulations systems in HK to industry's achievement of environmental objectives. Detailed attention was given to how the land use planning system could be adapted to lend more support to industry in achievement of environmental measures and to other financial and administrative incentives. A case study of an existing flatted factory area was included.	Industry Department, Hong Kong Government	GHK/CES J.V. Limited	3	1993

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Hong Kong Marina Club Site; Hebe Haven, Sai Kung, Hong Kong	HHSK	TOWNLAND was successful in securing an extension to the Marina Club Site including car parking and marina related uses in Hong Kong's major Tourist and Recreational District of Sai Kung. TOWNLAND coordinated the inputs of the multi-disciplinary team, compiled the technical reports and presented the proposals to the Town Planning Board.	Hong Kong Marina Club	TOWNLAND	9	1993
Lantau Port Development Preliminary Design for CT10 &11, Hong Kong		Preparation of layouts and preliminary engineering design for 2 x 3 berth container terminals on an area of new reclamation on Lantau Island. Preparation of layout plans, restoration strategy and after use proposals for a 100ha rock quarry area.	Civil Engineering Department, Hong Kong Government	Maunsell Consultants Asia Limited	12	1994
Development of a Cargo Handling and Wholesale Market at Cheung Sha Wan, Kowloon, Hong Kong		Preparation of an Expression of Interest and conceptual design for development of container handling facilities above a wholesale market in West Kowloon.	Hoi Kong Container Services Company Limited	TOWNLAND	2	1994
Development at Wo Keng Shan, NENT, Hong Kong	WKS	Project Manager and Planning Adviser for a multi-disciplinary Feasibility Study of a 57.5 ha site in NENT near the HK-China border. The Study involved full planning appraisal and evaluation of seven alternative development options for recreational, commercial/industrial and residential uses and combinations of the same, ranging from an 18 hole golf course to science park development.	The Kwong Sang Hong International Limited.	TOWNLAND	9	1994
Hong Kong Island West Refuse Transfer Station		Provision of planning advice to a consortium bidding to develop and operate a refuse transfer station in a rock cavern. Advice also given on the planning aspects of an alternative tender design for a marine refuse transfer station.	FlexES (Hong Kong Island West) Company Limited	Client	8	1994
Redevelopment of Cheung Sha Wan Shipyards, Kowloon, Hong Kong		Feasibility Studies and detail planning advice to a consortium of owners to assess redevelopment options for 5.33 ha of former shipyards sites in West Kowloon. Advice was given on a preferred development mix and overall feasibility, after investigating warehousing / industrial, office, industrial / office, retail / restaurant, hotel and service apartment, exhibition centre and petrol filling station uses. A Planning Brief was subsequently prepared to guide development of a mixed use high rise business park with, inter alia, office, hotel, service apartment and exhibition centre uses.	Consortium of Private Owners	Raine Horne and Lau, Francis Lau and Company (Surveyors) Limited (Stage I)	4	1992 (Stage I)
				David C Lee Surveyors Limited (Stage II)	12	1995 (Stage II)
Restoration of Landfills Core Consultancy, Hong Kong		Planning advice in the preparation of alternative contract forms and structures to implement restoration of 13 landfill sites by way of BOT contracts. Advice given on the means of integration of the restoration works within the statutory planning system.	Environmental Protection Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	10	1995
Hong Kong Science Park Stage II Study		Site selection, layout and development guidelines for the first HK Science Park development. The Study also involved the recommendation of appropriate institutional structures and mechanisms to implement a science park.	Industry Department, Hong Kong Government	Segal Quince Wicksteed (Asia) Limited	8	1995
Rehabilitation of Lamma Quarry Planning and Engineering Study, Hong Kong		Planning and layout inputs to formulate rehabilitation and after use strategy for a privately operated quarry on an off-shore island. Public consultation strategy developed and implemented together with advice to Client in negotiations with existing quarry operator.	Civil Engineering Department, Hong Kong Government	Acer Consultants (FE) Limited	26	1995

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Cha Kwo Ling Rehabilitation Study, Kowloon, Hong Kong		Planning and design input to the formulation and evaluation of land use options for a 27 ha site within the existing urban area quarried for kaolin clay for ceramic tile manufacture. TOWNLAND was responsible for all land use planning aspects and the coordination of the Study Team for inputs to the formulation and evaluation of the optional landform/landuse development scenarios, the detailing (Master Plan) of the preferred option, the implementation programme and preliminary consultation at Policy Secretary level within Government, followed by the detailed request for rezoning to permit the development.	New World Development Company Limited	TOWNLAND	18 (Stage I)	1994 (Stage I)
					6 (Stage II)	1996 (Stage II)
Additional Development and Capacity Studies and Planning Advice to Container Terminal Operators in respect of Container Terminal Nos. 4, 6, 7, 8 and 9, Kwai Chung, Hong Kong		Studies were undertaken by TOWNLAND for two consortia of terminal operators on statutory planning matters associated with a range of potential expansion options. Possible plan amendments were identified and advice given on procedures and likely timescale to achieve plan amendments.	Private Sector	TOWNLAND	13	1996
Road Improvements in Tuen Mun for the Development of Area 38 for Special Industries, Hong Kong		Advice on planning, land matters, visual aspects and public consultation in respect of an EIA for an elevated road, junction and trunk road improvement necessary to allow the use of Area 38 for port and special industry use.	Highways Department, Hong Kong Government	ERM Hong Kong	7	1996
Railway Development Study Phase II (Part 2), Independent Assessment of Proposals, Hong Kong		In late 1994, the HK Government announced an overall strategy for the further development of railways within the Territory. Highest priority was accorded to three projects: a new mixed freight/ passenger service from China and the Northwest New Territories to Kowloon; Mass Transit Railway extensions to Tseung Kwan O New Town and from Quarry Bay to Tin Hau. This Project covered these three railways. The railway operators were required to submit detailed proposals for the design and operation of the projects. TOWNLAND provided all planning advice in respect of assessing the proposed rail alignments, station locations, above station development proposals and likely construction/ operation inputs.	Highways Department, Hong Kong Government	Mouchel Asia Limited	3	1996
Islands District Sewerage Master Plan, Additional Works, Hong Kong		The Project involved the design of small scale sewerage facilities within low density suburban developments on the offshore islands in Hong Kong. A preceding study recommended various conceptual approaches to the problem and the Study was designed to assess practical feasibility through a number of typical case examples. The emphasis is upon developing practical solutions to overcome land ownership and other technical constraints to secure overall improvements to the quality of surrounding marine waters. TOWNLAND was responsible for all land use and land tenure issues.	Environmental Protection Department, Hong Kong Government	Montgomery Watson HK Limited	10	1996
Market and Marketing Research for Senior Citizen Residences, Hong Kong (RECIPIENT OF CERTIFICATE OF MERIT, 1997 FROM THE HONG KONG INSTITUTE OF PLANNERS)	HKHSS CH	The main objective was to assess the viability of a new form of Senior Citizen Homes in Hong Kong. This housing is to provide for independent living with a range of supporting social and community services/ facilities. The Study formulated a hypothetical model for the provision of Senior Citizen Homes appropriate to the Hong Kong context. The model covered the aspects of demand levels, locational aspects, building product/design, organisational elements and financing. In building the model, the Study was required to assess the attitudes of elderly people and their children, and the demand factors in relation to the hypothetical model. In this respect, socio-economic and cultural aspects formed an essential part of the Study, in order that the recommendations were seen to be appropriate to the environment in which they are being proposed. TOWNLAND was responsible for Study direction and all planning, social and demographic aspects.	Hong Kong Housing Society	TOWNLAND	8	1996

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Specialised Aged Care Consultancy for two Sites. Senior Citizen Residences (SEN) Pilot Projects, Hong Kong	HKHSS EN	Preparation of a Supporting Paper to be submitted to the Lands and Works Policy Group of the Hong Kong Government. The purpose of the Paper was to seek Government's approval of concessionary land grant for the development of two SEN Pilot Projects. The Pilot Projects were intended to provide a new form of elderly housing in Hong Kong which provides accommodation and the necessary medical and care services. The Study also included the submission of two Section 16 Planning Applications for the two Pilot Projects to the Town Planning Board.	Hong Kong Housing Society	TOWNLAND	6	1997
North West Kowloon Sewerage Stage III, Phase II and West Kowloon Stormwater Drainage Improvement Stage I, Hong Kong		The project comprised design and construction supervision for major sanitary sewers and stormwater drains in an existing highly developed urban area. Works were intended to increase capacity, remove pollution from the stormwater system due to illegal connections of foul sewers, prevent stormwater infiltration to the foul sewers, and improve overall stormwater drainage system hydraulic performance to lessen flooding. The planning inputs consisted of population forecasting and development scenario building to input to drainage/sewerage system capacity modelling.	Drainage Services Department, Hong Kong Government	Maunsell Consultants Asia Limited	54	1997
Vetting of Submissions on Landfill Gas Hazards for Development adjacent to Landfills, Hong Kong		The objective of the Study was to ensure that in any new development adjacent to landfills, landfill gas hazard is adequately addressed in the early planning stage and proper safeguards are incorporated into the design by the project proponents. TOWNLAND was responsible for the preparation of a Practice Note and Guidelines for use by development companies and architects. TOWNLAND was also responsible on an on-going basis for the evaluation of development proposals in areas potentially affected by landfill gas hazards.	Environmental Protection Department, Hong Kong Government	ERM Hong Kong	8	1997
Environmental Impact Assessment for Four Potential Housing Development Sites, Hong Kong		In an effort to moderate property prices, the Task Force on Land Supply and Property Prices (HK), recommended the increase of housing supply as one of the key solutions. Four sites were identified in the urban area of Hong Kong as part of the first batch of additional sites potentially suitable for private housing development. The development potential of the sites could, however, be affected by the environmental constraints of individual sites. The purpose of the Study was to establish the extent of the environmental constraints and to determine effective measures to overcome these constraints before land sales so as to realize the full potential of the sites and at the same time safeguard the environmental quality. TOWNLAND was responsible for all land use planning inputs.	Environmental Protection Department, Hong Kong Government	Axis Environmental Consultants Limited	6.5	1997
Kwun Tong Town Centre Redevelopment, Hong Kong		Responsible for overall Study management and direction for a multi-disciplinary Study Team (with specialists in the architectural, traffic, environmental and property/financial fields) for preparation of a Comprehensive Redevelopment Scheme for an obsolete urban area of over 5 ha. The Scheme provided for a mix of land uses, including residential, office, retail, hotel, community, strategic open space and transport interchange. Preparation of the Scheme involved substantial inputs in urban design and formulation of a comprehensive strategy to provide the institutional and financial framework for implementation of the Scheme.	Land Development Corporation	TOWNLAND	6	1997

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Housing Site Feasibility Study, Lam Tin, Hong Kong		The project involved an investigation of the feasibility of constructing an additional site for public housing on steep hillsides at Lam Tin. The project proposed relocation of a temporary open space development to a rehabilitated landfill site to release land for the housing site. TOWNLAND provided all land use planning inputs including an assessment of open space provision in the district, advice on development density and on supporting facilities for the additional housing development.	Environmental Protection Department, Hong Kong Government	Scott Wilson Kirkpatrick	3	1997
San Po Kong Industrial Area: Pre-Feasibility Study for Residential Redevelopment, Hong Kong		Preparation of a Position Paper and Executive Summary to advise on the rezoning of old industrial areas to residential use. The appraisal of the San Po Kong Industrial Area was to be used as an example for other industrial areas. The Position Paper primarily was to present a macro planning context and overview of the opportunities and constraints in respect of the intended rezoning and to explain the institutional and implementation aspects.	Land Development Corporation	TOWNLAND	6	1997
Agency for Secondment of Temporary Staff to Planning Department, Hong Kong Government		TOWNLAND was the sole agent to provide professional staff in planning and associated disciplines for short term secondments to Planning Department. TOWNLAND has agreements with more than 100 associated consultancy firms in HK and overseas to provide such services. To date TOWNLAND has provided staff for the Kowloon West Development Statement Study, Tsuen Wan Kwai Tsing Development Statement Study, TDS Review, Cross Border Links Study, the Port Development Strategy Third Review and the Study on Processing of Land Exchanges, Lease Modifications and the Related Premium Assessment and Appeal Procedure.	Planning Department, Hong Kong Government	TOWNLAND	N/A	1997
Case Studies Arising from the Study on the Restructuring of Obsolete Industrial Areas (ROBINA), Hong Kong	OIACS	The ROBINA Study, completed by TOWNLAND in 1993, outlined 3 alternative approaches to Industrial Area restructuring and recommended 3 Case Study areas to further test their practical implementation and feasibility. The Case Studies formed the basis of a recommended approach to restructuring to be applied to other obsolete Industrial Areas. The multi-disciplinary Study Team included land use planners, economists, development surveyors, traffic engineers, environmental specialists, infrastructure and structural engineers. TOWNLAND was the Project Manager and provided all land use and implementation inputs.	Planning Department, Hong Kong Government	TOWNLAND	11	1998
Central Kowloon Route Study on Alternatives (Stage 1), Hong Kong		The Study was to evaluate alternatives and recommend a preferred alignment and form for a major new highway route across the lower portion of the dense urban development on the Kowloon Peninsula. TOWNLAND, as land use planning consultant, was responsible for preparation of population and socio-economic data relating to areas affected by potential alignments. Under a multi-criteria computer based evaluation system TOWNLAND was responsible for the assessment of impacts against a range of planning and socio-economic criteria. For options involving potential for positive urban renewal action, TOWNLAND was responsible for provision of development guidelines for new developments to accord with district planning objectives.	Highways Department, Hong Kong Government	Acer Consultants (Far East) Limited and Atkins Haswell	12	1998
Kowloon Point Development Feasibility Study, Hong Kong		The Study was to assess the feasibility of a further reclamation of approximately 40 ha at the south western tip of the Kowloon Peninsula. The feasibility had to be established in terms of land use planning, traffic, environmental, engineering, port and marine and financial aspects. The Study was required to produce a recommended development plan, including preliminary engineering design and development schedules for individual sites. TOWNLAND was responsible for all land use planning matters and leading the Planning, Landscape and Design Team.	Territory Development Department, Hong Kong Government	Scott Wilson Kirkpatrick	14	1998

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Regional Study on Rural Development Potential, New Territories, Hong Kong		Identification of areas of potential investment in residential and recreation/tourism schemes. Assessment of land use plans and policies, identification of constraints and opportunities and classification of the whole of the NT into areas of high, medium and low development opportunities. The Study was updated in the light of new statutory controls in the New Territories and preliminary planning advice was given in respect of individual sites.	Sun Hung Kai Real Estate Agency Limited	TOWNLAND	12	1998
Deep Bay Water Quality: Regional Control Strategy Study, Hong Kong		Deep Bay is a body of estuarine water and intertidal mudflats lying on the border between Hong Kong and the Shenzhen Special Economic Zone in China. The Bay, which has a total area of around 2,300 ha. is relatively shallow with an average depth of 2.9m. The intertidal mudflats and the adjacent Mai Po Nature Reserve and fish ponds have recently been designated as a wetland of international ecological significance under the Ramsar Convention. Water quality in the Bay has been declining, largely as a result of human activities within catchments draining into the Bay. The Study provided detailed hydrographic and water quality models for the Bay for use in the assessment of impacts arising from future developments around the Bay both in Hong Kong and China. Upon determination of the assimilative capacity of the Bay, strategic options were developed to manage the water quality in the catchment. TOWNLAND was responsible for all land use planning inputs.	Environmental Protection Department, Hong Kong Government	Consultants in Environmental Sciences (Asia) Limited and Axis Environmental Consultants Limited	26	1998
West Rail Technical Study (Phases I and II), Hong Kong	KCRC WR/100 (i) KCRC WR/200 (i) KCRC WR/600 (i)	Responsible for all planning inputs and advice to the Study Team. In respect of the Depot and Northern Section, the aim was to ensure that the final location and the layout of the Depot, line and associated stations will be compatible with the broad planning intention for the area, be acceptable to Government Departments and ultimately to the Town Planning Board. Potential property developments were investigated in terms of, inter alia, planning, traffic, environmental, property market, engineering and architectural considerations. Recommended developments are expected to have no adverse impacts on infrastructural capacity, the existing road network, the environment, the local community and the urban design and visual context of the area. For the Western Section, above station property developments were similarly planned and supporting documentation to secure planning approvals was prepared.	Kowloon Canton Railway Corporation			
TS100 - Northern Section				Acer Atkins Kaiser JV	Phase 1: 9.5 Phase 2: 7	1998
TS200 - Western Section				Halcrow Asia Partnership Limited	Phase 1: 9.5 Phase 2: 8	1998
TS600 - Maintenance Depot				Parsons Brinckerhoff (Asia) Limited	Phase 1: 6 Phase 2: 7	1998
Study on the Provision of Industrial Premises and the Development of Planning Guidelines and Design Parameters for New Industrial Areas and Business Parks, Hong Kong	NIABP	Investigation of future trends in industrial sector development in HK and SE Asian region with a view to revise the planning standards and guidelines for new industrial areas. Specific consideration of the need for and development standards for Business Park development at lower densities and higher environmental standards.	Planning Department, Hong Kong Government	TOWNLAND	14	1998
Castle Peak Road Improvement between Area 2 and Ka Loon Tsuen, Tsuen Wan, Hong Kong		The project involved design and implementation of a road widening project along a narrow coastal corridor in the western New Territories. In addition to geotechnical and terrain constraints, existing and proposed land uses were examined. TOWNLAND provided all land use planning advice in an optimising design process.	Highways Department, Hong Kong Government	Mouchel Asia Limited	24	1998

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Study on Sustainable Development for the 21 st Century, Hong Kong		TOWNLAND assisted in providing planning inputs to the winning bid for this large scale Study which was intended to develop a Sustainable Development System for Hong Kong. The Study involved extensive studies of the SAR and was to identify innovative and practical tools for developing sustainability. The outcome of the Study was to be a user-friendly system comprising sustainability principles, criteria, guidelines, processes and mechanisms applicable on a corporate basis.	Planning Department, Hong Kong Government	ERM Hong Kong Limited	N/A	1998
Sheung Shui - Lok Ma Chau Spur Line Preliminary Project Feasibility Study, Hong Kong	KCRCL MCS	TOWNLAND was responsible for assessment of the planning implications of the Project and identification of the existing and planned land uses which may be affected by the proposed Spur Line. TOWNLAND was also responsible for assessment of the potential for property developments along the Spur Line and formulation of the planning strategy for realisation of the development potential.	Kowloon Canton Railway Corporation	Binnie Meinhardt Joint Venture	3	1998
Ma Wan Island Development Feasibility Study, Hong Kong		Comprehensive Planning Study. TOWNLAND led a team of consultants to produce a rezoning proposal in respect of 91 ha. of land to enable a combined village/residential/recreational development plan to be implemented. A draft outline zoning plan was prepared by TOWNLAND and subsequently gazetted. A video presentation was made to brief Government and the Town Planning Board. Planning permissions were subsequently granted in respect of the detailed planning proposals coordinated by TOWNLAND and TOWNLAND assisted with subsequent discharge of planning conditions.	Sun Hung Kai Properties Limited	TOWNLAND	36	1999
Study on the Propensity for Office Decentralisation and the Formulation of an Office Land Development Strategy, Hong Kong	ODDS	The overall objective of the assignment was to identify trends and key factors in determining the locations of commercial and Government offices within Hong Kong. Based on the analysis of past trends and considering desired strategic planning objectives, the Study was to recommend a sectorial planning strategy which would set out for 2011 the preferred spatial pattern of commercial and Government office developments. There was a specific emphasis upon non-CBD secondary office locations. Policy guidelines and implementation mechanisms to enable implementation of the preferred strategy were developed. TOWNLAND provided all land use planning inputs to the Study.	Planning Department, Hong Kong Government	Roger Tym and Partners	14	1999
Planning and Engineering Feasibility Study for Development near Choi Wan Road and Jordan Valley, Kowloon, Hong Kong	FSCWR JV/2	Preparation of a Master Layout Plan and Planning Brief for the development of approximately 20 ha of land within the Jordan Valley area for public and private housing. The proposals included the creation of new platforms for residential development and the rehabilitation of former quarry sites. The open space framework included an extension to the existing Urban Fringe Park. The development proposals were forecast to accommodate approximately 30,000 people.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	12	1999
Stormwater Drainage Master Plan Study for the Northern New Territories, Hong Kong		The Study was to establish the existing and future land use plans for an area (approximately 116 km ²) which covers the Indus, San Tin and Ganges drainage basins. The land use plans were to be used for the formulation of the Stormwater Drainage Master Plan for the flood prone Northern New Territories. TOWNLAND also advised on the compatibility of the drainage project and land uses shown on relevant statutory plans (Outline Zoning Plans).	Drainage Services Department, Hong Kong Government	Maunsell Consultants Asia Limited	24	1999
Engineering Feasibility Study for Proposed Housing Development to the North of Pamela Youde Hospital, Chai Wan, Hong Kong		This is another Study to examine the development potential and impact of private housing development. TOWNLAND was involved in the preparation of a Master Layout Plan and Explanatory Statement for the 7.1 ha. site. A multi-disciplinary approach was adopted to optimise the development potential of the site in light of identified site constraints.	Civil Engineering Department, Hong Kong Government	ELAN (Atkins China Limited)	12	2000

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Assessment of the Resort Hotel Development Market in Hong Kong	HKTAR HDM	Study for the Hong Kong Tourist Association on the potential for resort hotel type development in Hong Kong. The Study was to : (1) examine the existing resort hotel market in HK and the Region; (2) assess future industry needs; (3) evaluate competitiveness and HK's positioning in the resort hotel market; (4) prepare a development strategy for this market segment in HK; and (5) review the existing policy and land supply frameworks for this type of development in HK. TOWNLAND provided all land use planning inputs, including a broad site search exercise and recommended development parameters.	Hong Kong Tourist Association	Jones Lang Wootton	6	2000
Mixed Residential, Conservation and Recreational Development, Nam Sang Wai, NWNT, Hong Kong (RECIPIENT OF CERTIFICATE OF MERIT FROM THE HONG KONG INSTITUTE OF PLANNERS)	NSW/2	TOWNLAND led the Planning Team, comprising professionals in the disciplines of planning, environmental sciences, ecology, engineering, traffic engineering, landscape architecture and urban design/architecture/golf course design, in the preparation of Planning Briefs, formulation of planning strategies and preparation of comprehensive Planning Reports. TOWNLAND was also responsible for the various statutory planning procedures including statutory Objections, Section 16 Planning Applications and Reviews. In addition, TOWNLAND acted as expert witness at the successful S17B Planning Appeal for nature reserve, golf course and residential use (9,129 persons) on this 137 ha. site in the Inner Deep Bay hinterland. The Developer's case was subsequently successful at the Privy Council in London in 1996, following legal action against the Appeal decision by the Town Planning Board.	Henderson Land Development Company Limited	Client	60	2000
Study on the Environmental Impact of Discharges from Septic Tanks, Hong Kong		Septic tanks are the most common form of liquid waste treatment in rural and unsewered areas in Hong Kong. The environmental impacts of the effluent discharge from septic tanks was unknown. The Project was designed to provide information of the current situation and to provide guidelines and policies for future development standards. TOWNLAND provided specialist advice in respect of: assessments of present distribution of low density developments likely to be served by septic tanks, estimates of future demand and recommendations for inclusion of appropriate mechanisms for control through the statutory planning and land administration systems.	Environmental Protection Department, Hong Kong Government	Environmental Management Limited	18	2000
Tsim Sha Tsui East Revitalisation Study, Hong Kong		This Project comprised a multi-disciplinary Study to assess the constraints to and opportunities for the revitalisation of Tsim Sha Tsui East (TSTE) as a significant tourism/commercial destination. More precisely, the Study addressed the potential improvements to the urban environment and transportation networks to revitalise TSTE in a sustainable manner. The Study proposed a Master Concept Plan with related urban design, landscape and transport proposals as a basis for enhancing the viability and vitality of TSTE's commercial and tourism functions. An Action Plan set out the key measures to revitalise the physical and commercial environment related to an implementation strategy. The Study was circulated to Government Departments/Officials and followed up by a lobbying strategy to promote the implementation of the proposals.	Tsim Sha Tsui East Property Developers Association Limited	TOWNLAND	12	2000

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Integration of Public Transport Services with New Railways, Hong Kong		The proposed new railway routes in the New Territories will have a significant impact on the existing public transport systems, particularly buses. The Study aims to evaluate this impact and to explore opportunities for close integration of the services. TOWNLAND was responsible for the generation of demographic data within the catchment areas of the new railways for the purposes of trip generation. For new development areas this information was required at a detailed level, requiring the disaggregation of zonal data using sources such as development programmes and plans.	Transport Department, Hong Kong Government	MVA Hong Kong Limited	18	2000
Planning and Development Study of Potential Housing Site in Area 54, Tuen Mun, Hong Kong		Preparation of a Master Layout Plan (MLP) and Explanatory Statement for the development of Area 54 which is located at the north western boundary of Tuen Mun New Town. Land use proposals included public and private housing, commercial development, community facilities and open space provision on approximately 30 ha of land. The MLP was forecast to accommodate approximately 50,000 people.	Territory Development Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	9	2000
Preliminary Phase Consultancy Study on Wider Use of Water-Cooled Air-Conditioning Systems in Hong Kong, Hong Kong		TOWNLAND was responsible for planning inputs to the preliminary stage of the Study to investigate the potential for the development of district cooling systems in Hong Kong. Also for advice on general planning issues associated with the proposed installations, comment on planning constraints of possible sites, potential measures for mitigation of their impact, and advice on the land-use implications for different types of area.	Electrical and Mechanical Services Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	6	2000
MTR Tseung Kwan O Extension Property Development. Application for Section 16 Planning Approval, Tseung Kwan O Area 56, Hong Kong	TKOEP D/2	This Study focussed on a comprehensive commercial/residential development above the Tseung Kwan O (TKO) Town Centre Station of the MTR TKO Line at Area 56. To help create a sense of identity and a modern image for the Town Centre, a prestigious built form was adopted for the proposed development on the 4 ha site, including office, service apartment and residential towers above the public transport/retail podium. TOWNLAND was the Team Leader for this Study, and was responsible for providing planning inputs and submitting the S16 Planning Application for approval of the Town Planning Board.	Mass Transit Railway Corporation	TOWNLAND	8	2000
Tsim Sha Tsui Waterfront Beautification Competition, Hong Kong		Local property owners commissioned TOWNLAND to prepare a design entry to the Tsim Sha Tsui Promenade Beautification Competition organised by the Tourism Commission. The design sought to redress the area's poor connectivity and degraded landscaping and to encourage leisure activities. As lead consultant, TOWNLAND managed a complex iterative design process using in-house landscape and urban design expertise and engineering and signage/graphics sub-consultants. The design process produced a package of enhancement measures centred around themed activity areas along the waterfront and its hinterland. The entry was presented on four A2 boards showing a legibility analysis as the basis for a Master Landscape Plan reinforced by colour perspective sketches to illustrate the benefits to the Competition area. A Design Statement was also produced to explain the design theme and the enhancement measures.	Tsim Sha Tsui East Property Developers Association Limited	TOWNLAND	3	2000
The Provision of ISO Consultancy Services		TOWNLAND provided the tailored documentation, internal training, initial auditing service and implementation assistance for CSA (M&E) Limited to achieve successful ISO 9001 Certification.	CSA(M&E) Limited	TOWNLAND	6	2000
The Provision of ISO Consultancy Services		TOWNLAND provided the tailored documentation, internal training, initial auditing service and implementation assistance necessary for effective implementation of ISO 9001.	Kenward Consultancy Limited.	TOWNLAND	5	2001

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
The Provision of ISO Consultancy Services		TOWNLAND provided the tailored documentation and implementation assistance necessary for effective implementation of ISO 9001.	Peninsular Engineering Limited.	TOWNLAND	5	2001
ISO Amendment & Maintenance Service		TOWNLAND reviewed the existing Quality Management System and identified then implemented strategic improvements to simplify the QMS documentation as a contributor to overall business process improvement for Wicksfull Holding's Construction Division.	Wicksfull Holdings Limited.	TOWNLAND	1	2001
Consultancy Study on Alignment of Planning, Lands and Public Works Data, Hong Kong		TOWNLAND provided a description of the organisational structure and role played by various divisions within the Planning Department with regard to the preparation and use of various forms of data. The description was supplemented by an assessment of the 'data linkages' between the Planning Department and other Government Departments and Organisations and a review of areas in which improvements to the alignment and exchange of data could be made.	Planning & Lands Bureau, Hong Kong Government	Cable and Wireless HKTCSL Limited	1	2001
Strategic Development Adviser to the Royal Hong Kong Yacht Club in respect of their Club Facilities at Kellet Island, Hong Kong	RHKYC KID/2	TOWNLAND was responsible for assessment of potential development impacts upon the RHKYC Club facilities at Kellet Island arising from Government reclamation and road construction proposals. Consultation and liaison with Government Departments was undertaken and potential future development scenarios were devised to assist the RHKYC in planning for its future.	The Royal Hong Kong Yacht Club	Brooke Hillier and Parker	18	2001
Kwun Tong Urban Renewal Target Area: Urban Renewal Study: Stage 1, Hong Kong		TOWNLAND was appointed to undertake a study of the Kwun Tong Town Centre. Urban renewal has become an important focus for Hong Kong in its determination to become one of the region's foremost cities and the formation of the Urban Renewal Authority marks a significant step in this direction. The Authority has selected a number of key areas where the age, pattern or complexity of development and urban problems requires comprehensive intervention. Kwun Tong is probably one of the territory's most intractable urban problem areas in terms of the impact of major transportation corridors and the juxtaposition of industrial, residential and town centre uses upon the social, environmental and economic fabric of the District. TOWNLAND was responsible for preparing conceptual layout plans, illustrations, explanatory statement and implementation approaches as part of a package to show the vision for urban renewal in the Town centre over the next 20 years.	Urban Renewal Authority	TOWNLAND	3	2001
West Rail - Kam Tin Depot Detailed Design : DD600, Hong Kong		The Project was 1 of the 5 Detailed Design Contracts of the West Rail which will provide a link from the urban area of Kowloon to Tuen Mun. This section consists of the West Rail Depot at Kam Tin South and Kam Tin Station. Potential property developments above the Depot and the Station in terms of, inter alia, planning, traffic, lands, environmental, property market, engineering and architectural considerations were investigated and Master Layout Plans for the property development were prepared. TOWNLAND was responsible for all planning inputs.	Kowloon Canton Railway Corporation	Parsons Brinckerhoff (Asia) Limited	13	2001

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tung Chung Cable Car, with Integrated Commercial and Recreational Uses Project, Lantau Island, Hong Kong		This Project comprised the development of a comprehensive scheme for a cable car leading from Tung Chung New Town to Ngong Ping (site of the Buddha Statue) in Lantau. TOWNLAND was responsible for the development of conceptual layout plans at both terminal locations to integrate the Project with surrounding uses and to enhance the identity of North-West Lantau as a tourism, recreational and leisure hub. TOWNLAND was also responsible for providing advice with respect to statutory and non-statutory planning policies, land use compatibility and impact of the proposed terminal developments and alignment of the cable car route. The proposal was subsequently submitted to Government as part of a BOT Tender Bid for the Cable Car Project.	Cheung Kong Infrastructure	Hyder Consulting Limited	6	2001
Property Redevelopment Project Study for the Kowloon Tong KCR Station, Hong Kong	KCRCC SKT	Preparation of a rezoning proposal for submission to the Town Planning Board to allow office and hotel development associated with major Station and Transport Interchange upgrading. The Station occupies a strategic node within Hong Kong's "Technology Corridor" along the Kowloon and Canton Railway.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	3	2001
Update on Cumulative Water Quality and Hydrological Effect of Coastal Development and Upgrading of the Assessment Tool, Hong Kong		The Study was to provide an advanced water quality and hydraulic model which would be used to assess the cumulative water quality and hydrological effect arising from the coastal developments in the Pearl River Delta Catchment Area. TOWNLAND was responsible for providing strategic advice on the overall planning framework for existing and future coastal developments and providing inputs for the team to establish the pollution load inventory.	Environmental Protection Department, Hong Kong Government	Hyder Consulting Limited	24	2001
Property Development Study for Nam Cheong Station, West Rail, N.T., Hong Kong	KCRCY CSS/D DPITP D	A comprehensive residential / retail / office development was proposed at the future West Rail Nam Cheong Station. The Study Team developed a Master Layout Plan based on the Indicative Development Scheme as per the approved Rezoning Request. TOWNLAND provided planning inputs to the preparation of the MLP, monitored the gazettal of the amended OZP for the CDA zoning for the scheme and helped resolve the objections raised. The Team subsequently secured planning approval for the MLP.	Kowloon Canton Railway Corporation	Simon Kwan & Associates Limited	18	2001
Study on Port Back-up Facilities and Land Requirements in Hong Kong	CBUFL R	The Study examined the process through which empty container storage is organised in Hong Kong and South China and identified the strengths and weaknesses of the current system as it relates to land use planning and development with the intention of supporting the competitiveness of Hong Kong's port. Interviews with the key players organising the movement of and storage at containers were undertaken in the assessment.	Hong Kong Port and Maritime Board	GHK (Hong Kong) Limited	1	2001
Feasibility Study on Introducing Trolley Bus System in Hong Kong		TOWNLAND provided an assessment of the planning requirements for operating a trolley bus system in Hong Kong with particular reference to the differences between systems operating in built-up areas and new development areas. Case studies are to be undertaken in South East Kowloon, Hennessy Road/Queensway and Aberdeen/Ap Lei Chau.	Transport Department, Hong Kong Government	Atkins China Limited	10	2001
Yau Tong Waterfront Redevelopment, Hong Kong		A Study of 25.4 ha. of land to investigate the feasibility of revitalising Yau Tong District, providing composite residential accommodation and creating a new tourist attraction and new and improved image for this District, which is known for its polluting industries, dilapidated housing estates and lack of community vitality and identity. The Study took into account the introduction of the new Tseung Kwan O MTR Line and Western Coastal Road, not least the impact of the latter on the famous Lei Yue Mun Village and seafood restaurants which are an existing tourist attraction.	Consortium of Private Developers	TOWNLAND	N/A	2001

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Hong Kong International Trademart, Kowloon Bay. Feasibility Study for Viable Alternative Uses.		TOWNLAND was the land use planner and co-ordinator of this Study to examine the future land use concept for a family/visitor destination centre in South East Kowloon. The proposed development comprises an in-situ conversion of the existing HITEC building for a dynamic development which is unique to Hong Kong's commercial/tourism industry and is commercially viable. The Study involved evaluation of a number of land use alternatives in addition to the family/visitor destination centre, and the development and refinement of the preferred land use concepts for presentation to top level Government Officials and the TPB who approved the Planning Submission.	Hong Kong International Trade and Exhibition Centre / Hopewell Holdings Limited	TOWNLAND	12	2001
Hong Kong Electric Transmission Route Study		A Study to identify the preferred routing of electricity transmission circuits from the Lamma Island Power Plant Extension to a switch station at Admiralty. TOWNLAND was responsible for provision of planning and landscape inputs and evaluation of the preliminary route options. The Team also comprised other professionals including engineering, marine traffic and environmental consultants.	Hong Kong Electric Company Limited	Hyder Consulting Limited	1.75	2001
Development near Choi Wan Road and Jordan Valley - Design & Construction, Hong Kong		The Master Layout Plan for the Study was endorsed by the Committee on Planning and Land Development in 1998 as a basis for proceeding with the detailed planning, design and construction for the proposed development. The design population was 35,000 and the public /private housing mix was about 60:40 with full occupation forecast by 2009. The Project proposed platforms for housing development and related uses in an area of about 20ha., for housing, educational and open space purposes. TOWNLAND was responsible for the planning aspects of the Study.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	78	2001
Planning Strategy Paper & Planning Submission with Conceptual Land Use and Master Layout Plan for Composite Residential Development around a KCRC Rail Station at Ngau Tam Mei Valley, New Territories, Hong Kong		TOWNLAND prepared a Conceptual Land Use Plan and Master Layout Plan for this 300 ha. Valley for 100,000 population. With a proposed KCRC Station serving external traffic, an environmentally-friendly local transit system was envisaged to link communities to the station, increasing non - car - based trips. Developments of varying densities were set against green backdrops, overlooking a tree-lined waterway on the Valley floor. The plan explored a new sustainable concept for the design of Hong Kong's New Towns at the turn of the century.	Henderson Land Development Company Limited	TOWNLAND	2	2001
Strategic Sewage Disposal Scheme (SSDS) Stage II Preliminary Project Feasibility Study, Hong Kong		The purpose of the Study was to confirm the feasibility of the recommendations of the SSDS Environmental Impact Assessment Study to provide under SSDS Stage II a transfer and pumping system to convey the Stage I and Stage III/IV effluent from Stonecutter's Island sewage treatment works to the oceanic outfall east of Lamma and the disinfection facilities. TOWNLAND was responsible for reviewing relevant planning documents and undertaking population projections for the Study Area.	Environmental Protection Department, Hong Kong Government	Montgomery Watson HK Limited	12	2001
KCRC Light Rail Transit Alterations, Environmental Impact Assessments, Hong Kong		Preparation of landscape and visual impact assessments of proposed alterations to the Light Rail System operated by KCRC between Tuen Mun and Yuen Long. Part of the existing LR tracks will be elevated and the assessments identified measures to mitigate anticipated landscape and visual impacts during construction and operation of the Project.	Kowloon Canton Railway Corporation	Ove Arup and Partners Limited	5	2001
Beach Pollution Reduction Study, Hong Kong		TOWNLAND was responsible for undertaking projections of population, employment and future development in the vicinity of 10 beaches throughout Hong Kong, as part of a Study to identify beach pollution sources and to recommend detailed stormwater and sewerage infrastructure works to reduce pollution and improve water quality.	Environmental Protection Department, Hong Kong Government	Hyder Consulting Limited	14	2001

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Development of a Risk Based Corrective Action Framework for Management of Contaminated Land, Hong Kong		An assessment of the legal and administrative controls that are available to prevent/ mitigate problems relating to contaminated land. TOWNLAND's analysis focussed on the land use/ environmental aspects.	Environmental Protection Department, Hong Kong Government	Camp Dresser & McKee Inc.	3	2001
Comprehensive Master Layout Plan Study for North Commercial District, Chek Lap Kok Airport, Hong Kong		TOWNLAND was responsible for the assessment of the planning opportunities and constraints for development and identification of the planning procedures required to implement the preferred development scheme. Advice was also given on land use options, evaluation and statutory zoning implications.	Airport Authority, Hong Kong	Skidmore, Owings & Merrill	8	2001
Shatin to Central Link: Preliminary Project Feasibility Study on the Fourth Harbour Crossing and Central West Extension (Southern Section), Hong Kong	KCRC/ FHCC WE	TOWNLAND undertook the Planning Study to ascertain the development opportunities and constraints along the rail route options. Particular consideration was given to the planning/development context, statutory plans and development intentions along the alternative routes. In addition, the objective was to minimise the impact of rail construction upon the community in terms of property rights and amenity which could be affected.	Kowloon Canton Railway Corporation	Meinhardt Consulting Engineers	6	2001
Tseung Kwan O Extension - Area 86 Property Design Consultancy Agreement No. 95 for MTRC, Hong Kong	TKOEP D	The largest comprehensive composite residential development project in the history of HK. This Study was commissioned by the Mass Transit Railway Corporation for the development of 32.6 ha in Area 86 in Tseung Kwan O. The development includes a depot for the Tseung Kwan O Line, a station and property development (mainly residential accommodating same 58,000 persons). TOWNLAND was responsible for providing planning and urban design inputs to the preparation of a Master Layout Plan for the approval of Town Planning Board.	Mass Transit Railway Corporation	Wong and Ouyang (HK) Limited	2	2002
MTR East Kowloon Line/North Island Line Feasibility Study, Hong Kong	MTRCE KNI	TOWNLAND was responsible for co-ordinating the inputs from specialist consultants in respect of proposed property developments along the MTR East Kowloon/North Island Line. The Study included the evaluation of development potential and the formulation of development options at Tamar, Exhibition, Hung Hom, Ho Man Tin, To Kwa Wan and Diamond Hill Stations and at Kai Tak Station/Depot. The planning objectives of the Study were to develop a scheme for railway-related property development which meets the Government's overall planning objectives; is financially viable; optimises the development opportunities at each site; and confirms a basic quantum of development rights for the Client. TOWNLAND was responsible for the Property Development and Railway Interface Study as well as the Visual Impact Assessments for the property developments.	Mass Transit Railway Corporation	Maunsell Consultants Asia Limited	10	2002
Engineering Feasibility Study for Tseung Kwan O Port Development at Area 131, Hong Kong		The Study was to provide detailed engineering and land use proposals for a new reclamation in Tseung Kwan O. The reclamation of approximately 40 ha will provide land for mid-stream container handling facilities, a concrete batching plant and large loading facility. TOWNLAND provided all land use planning inputs including Layout and Outline Zoning Plan preparation.	Territory Development Department, Hong Kong Government	Maunsell Consultants Asia Limited	12	2002

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Property Development Study for Tin Shui Wai Station, West Rail, N.T., Hong Kong	KCRCP DS/TS W	The key objective of the Study was to secure planning approval in respect of the development scheme and Master Layout Plan from the relevant Authority for property development at the Tin Shui Wai Station of West Rail, Phase 1. The Planning Team reviewed the development scheme which was prepared at the Technical Study Stage and prepared a revised scheme that was both acceptable to Government Departments and financially viable. The Planning Team was also responsible for the preparation of the revised Rezoning Request and the Section 16 Planning Application, and for providing planning inputs to the Development Brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	18	2002
Property Development Study for Tuen Mun Central Station, West Rail, N.T., Hong Kong	KCRCP DS/TM C	A proposed comprehensive residential / retail development at a planned high-capacity West Rail Station in San Fat Estate, Tuen Mun. The proposed residential component includes subsidised housing for the public. TOWNLAND's responsibilities included advice on statutory planning matters, development mix and intensity to ensure that the proposed development was acceptable in land use planning terms.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	24	2002
East Rail Extensions - Hung Hom Tsim Sha Tsui Extension, Hong Kong	KCRCT STE	Planning appraisal of the opportunities and constraints for property development at the proposed Tsim Sha Tsui East Station. This included an examination of existing land uses, the scale of development in the area, the interface with existing open space and G/IC uses, pedestrian circulation and parking provision. A planning assessment report incorporating land use framework plans and concept plans was prepared to illustrate the findings and this is to provide the context for more detailed architectural and engineering studies.	Kowloon Canton Railway Corporation	Maunsell Consultants Asia Limited	2	2002
Concept Plan Competition for the Development of an Integrated Arts, Cultural and Entertainment District, West Kowloon Waterfront, Hong Kong		Government announced an international competition to develop urban design solutions for this significant urban area of Hong Kong. The current policy of restricting further harbour reclamation means that this new district will be one of the last opportunities to provide sound and good quality development on reclaimed land with waterfront. The area abuts some of Hong Kong's older mixed use areas that are in need of substantial urban renewal. It also lies adjacent to significant harbour frontage largely sterilised from public usage by earlier poorly considered development. The competition design team developed innovative proposals to enable this substantial development area to become a catalyst for revitalization of adjacent areas, to provide a stunning and accessible waterfront that will contribute to Hong Kong's urban milieu, and to provide another inviting entertainment venue for the 'city of life' for both tourists and local visitors.	Hong Kong Government	Kume Sekkei Company Limited	6	2002
Feasibility Study for Waste-to-Energy Incineration Facilities, Hong Kong		A Study to investigate the feasibility of the development of a waste-to-energy incinerator(s) in Hong Kong. Specific responsibilities of TOWNLAND included the planning assessment and evaluation of the potential sites based on a comprehensive set of planning, land, environmental, engineering and financial criteria.	Environmental Protection Department, Hong Kong Government	Camp Dresser and McKee International Incorporated	18	2002

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Development at Anderson Road-Design & Construction, Hong Kong	DARDC	The Master Layout Plan for the Study was endorsed by the Committee on Planning and Land Development at its meeting on 13 August 1998 as a basis for proceeding with the detailed planning, design and construction for the proposed development. The design population was 40,883 and the public /private housing mix was about 60:40 with full occupation forecast by 2009. The Project proposed platforms for housing development and related uses in an area of about 58ha., of which 20 ha. were to be formed in the main development site for housing, educational and open space purposes. TOWNLAND was responsible for the planning aspects of the Study.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	101	2002
Redevelopment of the Aberdeen Wholesale Fish Market, Hong Kong		The main objective of the Study was to examine the issues related to the redevelopment of the Aberdeen Wholesale Fish Market (WFM) and to identify possible linkages of the Project with the existing/planned tourist facilities /opportunities in the locality, with a view to enhancing Aberdeen as a tourist area. The redevelopment of the Site was to retain the existing activities of the WFM together with other compatible uses, to optimise site utilisation. TOWNLAND was responsible for the preparation of land use planning / development options.	Planning Department & Territory Development Department, Hong Kong Government	Atkins China Limited	8	2002
Urban Renewal Studies and Submissions: Gas Works Site at To Kwa Wan Road, Ma Tau Kok, Kowloon, Hong Kong		A study of a former Gas Works site in a residual industrial area taking into account the urban renewal intentions and future new developments in the adjoining South East Kowloon Reclamation Development Area. A multi-disciplinary approach was applied to cover land use planning, urban design, architectural, environmental, engineering and traffic issues. The potential environmental impacts from the remaining Gas Works North Plant were carefully addressed and a number of mitigation measures were proposed to reduce the social risk level. The Study proposed land use restructuring and the Site was successfully gazetted for composite residential use. A more detail Planning Application with the support of all necessary technical assessments was subsequently approved by the Town Planning Board.	The Hong Kong and China Gas Company Limited	TOWNLAND	12	2002
Heritage Impact Study and Review of the Proposed Housing Development within Lyemun Barracks Compound, Chai Wan, Hong Kong		TOWNLAND provided the planning and development assessment of the implications of reducing the scale of housing development within the Lyemun Barracks compound to provide a scheme which is considered to be more compatible with the adjacent heritage site. This included the preparation of a Planning Brief, Layout Plan and development schedule for the revised scheme.	Civil Engineering Department, Hong Kong Government	Atkins China Limited	3	2002
Shatin to Central Link: Preliminary Project Feasibility Study on the Hung Hom Mass Transportation Centre, Hong Kong	KCRC/ HHMT C	TOWNLAND undertook the Planning Study to ascertain the potential for the redevelopment of Hung Hom Station to accommodate a major new transport interchange with rail connections to Hong Kong Island, West Rail and Tai Wai (via East Kowloon) in addition to the existing East Rail line. The planning and development opportunities of providing property development above the railway were also considered together with the opportunities that rail development will bring to revitalise the area.	Kowloon Canton Railway Corporation	Atkins China Limited	9	2002

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Restoration of Pillar Point Valley Landfill and Establishment of Recycling Park, Hong Kong		This Study reviewed the standard set of tender documents for the recommended Recycling Park to restore the closed Pillar Point Valley Landfill subsequent to a series of consultancy studies, including the Restoration of North-West New Territories Landfills and a Core Consultancy Study, both completed in 1995. This Study was to complete the planning work for the Recycling Park, determine the most appropriate contract option/arrangement, prepare the detailed tender documents, pre-qualify potential tenderers, invite tenders from pre-qualified tenderers and evaluate tenders for the restoration of the Pillar Point Valley Landfill and establishment of the Recycling Park.	Environmental Protection Department, Hong Kong Government	Mott Connell Limited	26	2002
Outlying Islands Sewerage Master Plan Stage 2 Review Study, Hong Kong		TOWNLAND was responsible for reviewing relevant planning studies and development proposals and undertaking projections of future population, employment, numbers of visitors and students for Lantau and other Outlying Islands in Hong Kong. The projections were to be used as a basis for estimating future sewerage system requirements and the preparation of the second stage of a Sewerage Master Plan for the main Outlying Islands.	Drainage Services Department, Hong Kong Government	Montgomery Watson HK Limited	5	2002
Property Redevelopment Project Study for the Tai Po Market KCR Station, Hong Kong	KCRCT PMS/2	TOWNLAND was responsible for all planning inputs to a multi-disciplinary feasibility study for a major property development at the Tai Po Market KCR Station. Public transport, pedestrian and cyclist connectivity, visual and ecological impacts were major considerations.	Kowloon Canton Railway Corporation	Ling Chan and Partners	30	2002
Property Development Study for Long Ping Station, Yuen Long, West Rail, N.T., Hong Kong	KCRCP DS/LPS	A multi-disciplinary study for residential / retail development related to Long Ping Station. TOWNLAND obtained the necessary planning approvals by means of a Rezoning Request, Statutory Objection procedures and Section 16 Application procedures. TOWNLAND also provided planning inputs to a development brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited	24	2002
Consultancy Study for Provision of Heliport Facilities, Hong Kong	CAD/P HF	TOWNLAND was the planning and development consultant on a study to identify the future demand for domestic and cross boundary helicopter services and facilities in Hong Kong. TOWNLAND assessed the comparative advantages and constraints in planning and land use terms of two sites in the urban area for the provision of heliport facilities. The Study required the preparation of workable alternative options in case the selected sites were not viable and ultimately the recommendation of a preferred site. A comprehensive strategy for the development, funding and management of the heliport facilities and an implementation programme was also required as part of the Study.	Civil Aviation Department, Hong Kong Government	MVA Hong Kong Limited	6	2003
Recreation Park on a Restored Tip at Lam Tin, Kowloon, Hong Kong	SPCA/ RPLT	TOWNLAND provided the Planning, Urban Design and Landscaping inputs to a proposal for an environmentally conscious Education Centre at the restored Ma Yau Tong West Landfill Site. Based on the concept of "education through recreation", the Project promoted environmental conservation and animal welfare through live exhibitions as well as study and educational facilities within an easily accessible urban park.	Society for the Prevention of Cruelty to Animals (HK) (SPCA)	TOWNLAND	12	2003

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Aberdeen Harbour Revitalisation Study, Hong Kong	FSAM	This Project comprised a significant “package” of development proposals designed to revitalise Aberdeen Harbour as a major tourist destination within Hong Kong. It included four key development sites; each with a tourism component and all linked by a system of water taxis and pedestrian promenades. The development sites were designed to complement each other and include, inter alia, residential, service apartment, hotel, private marina, Fisherman’s Wharf and community land use components to meet future needs in a sustainable manner. The Project required a multi-disciplinary approach including, inter alia, land use planning, urban design, architecture, engineering, tourism/economics, lands/implementation, heritage, transport/traffic and marine issues. The Project aim was to support a request for rezoning, as necessary, to establish a statutory planning framework to facilitate the development proposals. TOWNLAND coordinated the planning, visual impact, tourism and heritage team and a number of key planning issues were addressed, such as visual impacts, zoning issues, coastal impacts and the need/demand for the developments. TOWNLAND coordinated the rezoning submission to the Town Planning Board and were also represented on the Strategy Team responsible for advising the Client and liaising with top Government Officials and Key Consultants.	Kerry Properties Limited	Wong and Ouyang (HK) Limited	12	2003
Route 10 - North Lantau to Yuen Long Highway Investigation and Preliminary Design Assignment, Hong Kong		The Study reviewed the previous Feasibility Study and examined alternative alignments for the route to achieve a cost-effective preliminary design. The alignment begins on Lantau, spans the Ma Wan Channel on a bridge and proceeds through tunnel, cuttings and viaduct to an interchange at So Kwun Wat and on to the Yuen Long Highway where it will link in with a new boundary crossing. Specific responsibilities were to investigate and report on the land use opportunities and constraints and the impacts on the long term planning in the districts concerned. This information was combined with that of the other disciplines to refine the route alignment. TOWNLAND also led a team on the landscape and visual aspects of the assignment.	Highways Department, Hong Kong Government	Mott Connell Limited	28	2003
Planning and Development Study on Hong Kong Island South and Lamma Island	PDSHK IS	This was a strategic and district level Planning Study covering the southern part of Hong Kong and Lamma Island. The purpose of this Study was to examine the opportunity for further residential development to meet the objective of providing new housing land for an additional 60,000 people by 2011, and further strategic growth areas to meet longer term development need after 2011. TOWNLAND was responsible for providing inputs to the preparation of Master Development Plans, Development Packages and Programmes for further development.	Planning Department & Territory Development Department, Hong Kong Government	Atkins China Limited	25	2004
Bus Depot Redevelopment/ Relocation, Hong Kong and Kowloon		Redevelopment proposals and submissions to Government/Town Planning Board in respect of 4 obsolete bus depots of two local franchised bus companies at Kwun Tong, Lai Chi Kok and North Point for composite development including office, retail, industrial, residential and new bus depot uses. TOWNLAND undertook site search and negotiation with Government on a new depot site on West Kowloon Reclamation which was subsequently gazetted.	China Motor Bus Co with Swire Properties Limited & Kowloon Motor Bus Company with Sun Hung Kai Properties Limited	TOWNLAND	N/A	2004

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning and Engineering Feasibility Study for Development on Sham Tseng Further Reclamation, Hong Kong	FSSTF R	A multi-disciplinary feasibility study for reclaiming about 25 ha of land for housing development at Sham Tseng adjacent to the Ma Wan Channel. The Study took planning, urban design, landscape, marine traffic, traffic, engineering and environmental issues into consideration. TOWNLAND undertook the planning context appraisal and community impact assessment, provided urban design inputs and formulated development options and evaluation criteria for the options. TOWNLAND was also responsible for the preparation of the Master Development Plan and the Planning Brief.	Civil Engineering Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	18	2004
Causeway Bay (Hysan Avenue Area) District Revitalisation Study, Hong Kong Island	TLWRS	TOWNLAND undertook a two stage study of the area of Causeway Bay south of Hennessy Road and centered on Hysan Avenue. The Study examined the various factors which identify the area as a unique district together with the functional and physical opportunities and constraints for its enhancement. The implications of Government's plan for the wider district were also investigated. As with many of Hong Kong's districts, increasing traffic and its related disbenefits are major factors affecting the enjoyment of the area. Whilst there are significant new developments within the districts, substantial areas remain ripe for urban renewal. The objective was to identify a thematic 'brand' for the district, and propose a programme of sensitive measures intended to enhance the area by progressive physical, institutional and environmental interventions. The Study was intended to provide a basis for successful public-private investment and activity in the District and ensure its sustainable development over the following decade.	Hysan Development Company Limited	TOWNLAND	12	2004
Central Kowloon Route: Design and Construction Assignment (Stage 2), Hong Kong		TOWNLAND was responsible for assessment of the planning implications of the Project, identification of the appropriate strategy for reprovisioning of the Government and community facilities which will be affected and recommendation of the future uses of the sites cleared for construction of the Route.	Highways Department, Hong Kong Government	Atkins China Limited	12	2004
"Action and Adventure Park", Area 105, Tseung Kwan O, Hong Kong		This was a proposal and development concept for a large-scale recreation/leisure facility at Tseung Kwan O New Town. Aptly named Action and Adventure Park, the proposal included Hong Kong's first outdoor ski slope, bungee jump, flying fox ride, climbing wall and ancillary facilities. TOWNLAND was involved in site identification, site planning, preparation of pre-tender documents to Government and Government Consultations.	Action and Adventure Park Limited.	TOWNLAND	12	2004
Essential Link for Pedestrians and Their Safety. A Private Sector Redevelopment Response, Pottinger Street, Ezra's Lane and Tun Wo Lane, Central Business District, Hong Kong	PSLW L	This Study was conducted by TOWNLAND and innovative design scheme developed for a private initiated pedestrian enhancement scheme. As part of a redevelopment proposal, there was opportunity to allow for an essential pedestrian linkage through the Site for public benefit, through building setback and comprehensive streetscape enhancements. The Site is strategically located in the CBD at the convergence of numerous well known nodes and attractions, including Soho, Lan Kwai Fong, the Mid-Levels Escalator, Hollywood Road antiques corridor and the future tourist destination at the Central Police Station. TOWNLAND provided Study Management and all the planning and design inputs to create a scheme which, inter alia, will enhance connections to the Mid-Levels Escalator; create a new focal point at Tun Wo Lane; a new internal pedestrian circulation system; a coherent open space arrangement; public piazzas at Pottinger Street and Cochrane Street; an active street frontage; improved pedestrian linkages; and enhanced use of covered public space.	Henderson Land Development Company Limited.	TOWNLAND	4	2004

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Shek Kip Mei Restructuring Study, Hong Kong		TOWNLAND led a multi-disciplinary team to formulate a restructuring strategy to optimise the development potential of the Shek Kip Mei area. The Study required the preparation of alternative land use and development strategies and an Outline Master Development Plan. Alternative mechanisms and an institutional framework for implementing future restructuring schemes were also required.	Hong Kong Housing Authority	TOWNLAND	9	2004
Environmental Consultancy Agreement for Reprovisioning of Diamond Hill Crematorium EIA and Air Pollution Control Plan, Hong Kong		Preparation of landscape and visual assessments for the proposed expansion and development of the Diamond Hill Crematorium. The assessments included a tree survey and identified measures to preserve and enhance the landscape and visual character of the adjacent area.	Urban Services Department/ Hong Kong Government	HK Productivity Council / Environmental Management Division	4	2004
Setting Up and Updating of Base District Traffic Models for Traffic Impact Assessment in Kowloon East and Hong Kong Island East and South		Land use analysis and review of population and employment data for traffic impact assessments in three districts within the metropolitan area. The data was compiled by traffic zones for both base year and design year modelling.	Transport Department, Hong Kong Government	Atkins China Limited	12	2004
Preliminary Feasibility Study on Provision of Cycle Track and Related Supporting Facilities between Tuen Mun and Tsuen Wan, Hong Kong	FSCTT MTW	The Study was to identify, examine and compare the alternative viable options for the alignment of the cycletrack/ pedestrian walkway and for the related supporting facilities between Tuen Mun and Tsuen Wan with a view to enhancing the recreational value within the Study Area and to recommend the preferred option and the implementation mechanisms.	Territory Development Department, Hong Kong Government	TOWNLAND	8	2004
Review of Tuen Mun and Tsing Yi Sewerage Master Plans, Hong Kong	SMPTM TY	TOWNLAND was responsible for reviewing relevant planning documents and undertaking projections of population, employment and students for the Study Area. The projections will be used as a basis for the estimation of the amount of sewage that will be generated which is essential for the formulation of the Sewerage Master Plan for the Study Area.	Environmental Protection Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	5	2005
Planning and Development Study of a Potential Housing Site near San Wai Court, Tuen Mun, Hong Kong	PDSS WCTM	TOWNLAND provided the planning, socio-economic and urban design expertise on this feasibility study to investigate the potential for housing development in the western part of Tuen Mun. The Site was identified as having potential to contribute to future housing requirements in the territory. Key issues included housing type and mix, density, visual impact, fung shui, the presence of graves, earthworks, access and infrastructure provision. Preliminary development options for a population of between 20,000 and 30,000 were prepared for further assessment. A key element in TOWNLAND's approach was the strategy for public consultation which commenced early in the programme.	Territory Development Department, Hong Kong Government	Scott Wilson (Hong Kong) Limited	15	2005

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
K7-Kwun Tong Town Centre Comprehensive Implementation Planning Study, Hong Kong	URA/ T/2	K7 is the 'flagship' project for the Urban Renewal Authority as Kwun Tong exhibits some of the Territory's most intractable urban problems requiring comprehensive intervention. The purpose of the Study is to formulate an implementable Development Scheme Plan (DSP) for Kwun Tong Town Centre (approx. 5.35 ha) with the integration of "redevelopment", "revitalisation" and "rehabilitation" approaches. The multi-disciplinary team is required to conduct a building condition survey, a public opinion survey, a property market study, a financial analysis and other technical assessments prior to the formulation of three initial development options. A preferred development option incorporating comments from relevant Government Departments is to be formulated and an implementation strategy is to be developed addressing the phasing and land grant issues. TOWNLAND was responsible for the submission of the DSP with supporting technical assessments to the Town Planning Board for planning approval. The Study also included the development of a Government, Institution and Community (G/IC) Complex to the southeast of the Study Area for the reprovisioning of affected and provisioning of new G/IC facilities. TOWNLAND was the Coordinator of the Study and responsible for all the land use planning, urban design, landscape and social impact inputs.	Urban Renewal Authority	TOWNLAND	8	2005
Urban Renewal Opportunities in Sham Shui Po	HKHS/ UROSS P	A multi-disciplinary study for the formulation of a concept plan to guide the urban renewal strategy for the study area of 1.6 sq. km. The major tasks include the identification of target action areas and recommendation on implementation priorities. Redevelopment, preservation, rehabilitation and revitalisation have to be addressed. TOWNLAND is responsible for project management and all planning, urban design, landscape and social impact inputs.	Hong Kong Housing Society	TOWNLAND	7	2005
The Provision of Internal Quality Auditing Services for the Maintenance of ISO 9001 Certification, Hong Kong	SKM/IS O	TOWNLAND provided experienced personnel to conduct internal quality audits in the manner of second party/supplier verification assessments in accordance with ISO9001:2000 and inclusive of both project work and corporate support functions.	Sinclair Knight Merz (HK) Limited	TOWNLAND	32	2005
Consultancy Study on Review of the Requirement for Lighting and Ventilation of Buildings, Hong Kong	RBRLV	The purpose of the Study is to establish a new set of lighting and ventilation requirements in Hong Kong which (1) would ensure satisfactory quality of the indoor environment of all types of buildings and yet (2) would allow sufficient flexibility for functional and architectural design and (3) allow for the optimum use of modern technology. TOWNLAND is to advise on the statutory planning aspects and recommendations in the Hong Kong Planning Standards and Guidelines.	Buildings Department, Hong Kong Government	Anthony Ng Architects Limited	12	2005
Property Development Study for Yuen Long Station, West Rail, N.T., Hong Kong	KCRCY LS	A comprehensive residential/retail development is proposed at the future West Rail Yuen Long Station. The Study Team is to develop a Master Layout Plan based on the Indicative Development Scheme as per the approved Rezoning Request. In addition, the Team is to secure planning approval for the MLP through Section 16 Application(s) and Section 17 Review, if necessary. TOWNLAND is providing planning inputs in the preparation of the MLP. TOWNLAND will also monitor the gazettal of the amended OZP for the CDA zoning and help resolve the objections raised.	Kowloon Canton Railway Corporation	Wong Tung & Partners Limited	19	2005

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Property Development Study Work Package PDS-602 Kam Sheung Road Station (formerly Kam Tin Station), West Rail, Hong Kong	KCRCP DS/KT S	The key objective of the Study was to secure planning approval in respect of the development scheme and Master Layout Plan from the Town Planning Board for property development at the Kam Sheung Road Station of West Rail, Phase 1. The Planning Team reviewed the previous scheme prepared at the Technical Study Stage and prepared a preferred scheme acceptable to both Government Departments and the Town Planning Board and financially viable. The Planning Team was also responsible for the preparation of the Section 16 Planning Application, and for providing planning inputs to the Development Brief to be issued to prospective Developers.	Kowloon Canton Railway Corporation	Wong Tung & Partners Limited	18	2005
Government Tender for Proposed Interim Cruise Terminal in Victoria Harbour	SDNCT VH	In November 2005, Tourism Commission issued an open Tender for development of an interim cruise terminal within Victoria Harbour which could be in operation before development of the permanent cruise terminal at Kai Tak. The project would support Hong Kong's competitiveness as a regional cruise hub. TOWNLAND was responsible for the planning and land use aspects associated with Cheung Kong (Holdings)' proposal for a cruise terminal at the Hung Hom Waterfront. The proposed cruise terminal was in full conformity with a number of design and operational criteria including, inter alia, the use of Government lands, no need for reclamation, feasibility for completion by 2011 and enhancement of the public harbourfront.	Cheung Kong (Holdings) Limited	TOWNLAND	5	2006
First Street/Second Street Urban Redevelopment Project	FSSSU RA	TOWNLAND was responsible for obtaining Planning Approval for amendments to the Urban Renewal Authority's comprehensive redevelopment at First Street / Second Street in Sai Ying Pun. The proposed redevelopment preserves the valuable historical traits of the local community, provides attractive and well planned pedestrian and open spaces, whilst also providing quality residential units to upgrade and revitalise the neighbourhood.	Kerry Properties Limited (in association with Urban Renewal Authority)	TOWNLAND	6	2006
Customs and Excise Department Headquarters, Visual Impact Assessment	VIACHT	TOWNLAND was responsible for conducting a Visual Impact Assessment for the proposed Customs and Excise Department Headquarters at Tin Chiu Street in North Point. The report was subsequently issued to all Government tenderers.	Architectural Services Department, Hong Kong Government	TOWNLAND	4	2006
Proposed Cricket Pitch at Lamma Quarry – Feasibility Study	?	TOWNLAND was responsible for providing lands and planning inputs to a feasibility study for 2 cricket pitches and ancillary facilities on the site of the rehabilitated Lamma Quarry. The study was the basis for seeking subsequent funding and support from the Hong Kong Cricket Association.	The Lamma Cricket Club	AIM Group	2	2006
Hong Kong Housing Society: Preservation Projects in Wanchai, Hong Kong	HKHS/ PP/WC	TOWNLAND led this pioneer Study for the HKHS and URA which was to conserve several listed buildings in Wan Chai South through comprehensive after-use proposals. The conservation proposals will, inter alia, (i) maximise the heritage value of the sites, (ii) enhance local identity, (iii) maximise public use and attraction, (iv) create a "node" to help revitalise the surroundings, (v) service community needs and (vi) be compatible with the surroundings. The Study also considered the development of a wider "heritage node" for the District by linking and integrating existing heritage monuments and attractions through theming, comprehensive streetscape design and landscape proposals. TOWNLAND was responsible for study direction and management, land use planning, landscape planning, social impact assessments and public consultations.	Hong Kong Housing Society	TOWNLAND	8	2006

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Centre for Youth Development, Chai Wan	HAB/C YDCW & HAB/C YDCW/ 3	In 1997, the Chief Executive tasked the Commission on Youth (COY) to carry out a study on youth development. One of the major recommendations of the COY report was the provision of a central facility for promoting youth development and training. The Centre for Youth Development (CYD) comprises a 12-storey facility with a total gross floor area of about 36,900 square metres at the junction of Chai Wan Road and Wan Tsui Road in Chai Wan. Facilities include: (a) a youth convention centre; (b) an information technology centre; (c) a performing and visual arts centre; (d) a youth hostel (150 rooms); (e) a cafeteria and shops; and (f) offices/multi-function rooms. TOWNLAND was responsible for obtaining Town Planning Board APPROVALS for the proposed development, including Approvals for subsequent minor amendments to the original scheme.	Home Affairs Bureau/ Architectural Services Department, Hong Kong Government	P&T Architects & Engineers Limited	10	2001 & 2007
Letting of Vacant Parking Spaces to Non-residents at Various Sites in Kowloon, Hong Kong	HKHA/ PCASP S	TOWNLAND was responsible for a comprehensive review of the data on vacant parking spaces for letting to the non-residents in previous years (02 to 03) at various public housing estates in the Kowloon District and for submitting a Planning Application to renew the respective planning permissions to continue the letting exercise. The purpose was to make a better and more efficient use of the vacant parking facilities for the estates, including: Ping Shek Estate, Wan Hon Estate, Wo Lok Estate, Lei On Court, Lei Yue Mun Estate, Yau Tong Estate, Ma Tau Wai Estate and Sheung Lok Estate. TOWNLAND was also responsible for providing planning inputs and submitting the S16 Planning Application for Yau Tong Estate for letting the vacant car parking spaces to non-residents for a better and more efficient use of the public resources.	Hong Kong Housing Authority	TOWNLAND	3	2007
Customs and Excise Department Headquarters, Visual Impact Assessment	VIACHT /2	TOWNLAND was responsible for the provision of advice on visual impact and the preparation of a Visual Impact Assessment which was incorporated into the tender proposal for the Headquarters Building. Due to the visual prominence of the Site and the need to accommodate the required GFA and facilities, building height, disposition, articulation and greening were key considerations.	The Gammon-Hip Hing Joint Venture (JV)	Wong Tung & Partners Limited	2	2007
Castle Peak Cable Tunnel Project	CLP/C PCTP	The Castle Peak Cable Tunnel is intended to enhance the future cable outlets from Black Point and Castle Peak Power Stations, thereby improving the supply security to the existing network in Tuen Mun, Yuen Long and the Airport. Stretching from the Castle Peak Portal in the west to the Tuen Mun Shaft in the east, the tunnel is approximately 4.5km long with a 4.5m internal diameter to contain eight 132kV cable circuits. TOWNLAND was responsible for providing land use planning advice and obtaining the relevant Planning Approvals for this major public utility installation.	CLP Power Hong Kong Limited	Dragages Hong Kong Limited	8	2007
Study on Planning for Pedestrians, Hong Kong	FSPF	The Study provided a broad planning and development framework for more effective pedestrian planning within the metropolitan area of Hong Kong. Drawing upon the experience of 3 International Cities, Concept Plans are being prepared for 4 Action Areas within the Territory and recommendations made for the identification of major nodes, activity areas and corridors of pedestrian activity, the role of traffic and transport in these areas, land use planning controls and guidelines for pedestrian provision, urban design, landscape and aesthetic considerations, environmental considerations and the institutional framework required to implement new initiatives.	Planning Department, Hong Kong Government	TOWNLAND	18	2007

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Dedicated Premises for the School of Hotel and Tourism Management [HKIA MEDAL OF THE YEAR OF HONG KONG (2012) to Lead Consultant, Rocco Design Architects Limited]	THKPU/ CRPMR /2	TOWNLAND was responsible for obtaining the relevant Planning APPROVALS for the proposed dedicated premises for the School of Hotel and Tourism Management (SHTM) of the Hong Kong Polytechnic University at 17 Science Museum Road, Tsim Sha Tsui, Kowloon. The premises included a Teaching Hotel, Teaching Facilities and Staff Quarters. The proposed development will give a new face to the Tsim Sha Tsui East area and give SHTM the visibility of a World-class institution.	The Hong Kong Polytechnic University	Rocco Design Architects Limited	6	2007
Chinese University Campus Master Plan	CUHK/ CMP	TOWNLAND was responsible for providing technical planning inputs to the SUCCESSFUL shortlisting for the Campus Master Plan. The Plan aimed to facilitate the sustainable expansion of the University, strengthen the image of its colleges and facilitate movement into and around the Campus by an integrated pedestrian/ escalator/shuttle network.	The Chinese University of Hong Kong	P&T Architects & Engineers Limited	2	2007
Proposed New Cruise Terminal at Kai Tak	NCTKT	TOWNLAND was responsible for the provision of planning inputs and packaging of the Government Tender for the new Cruise Terminal at the end of the former Kai Tak runway. The proposed Cruise Terminal development, with state-of-art facilities in an iconic building, will help Hong Kong to develop into a leading regional cruise hub. Situated on 7.6 ha of land, the new Cruise Terminal will comprise, inter alia, a baggage handling area, a passenger waiting/ queuing area, a customs, immigration and health quarantine area and accommodation for other Government Departments. A maximum of 50,000 square metres in the Cruise Terminal building is allocated for commercial GFA. A key element in the development is integration with the land use pattern planned for the former Kai Tak runway and a public landscaped deck of no less than 22,000 square metres.	Private Sector	TOWNLAND	4	2008
Public Transport Interchange and Property Detailed Design Consultancy Services, Nam Cheong Station, West Rail, N.T., Hong Kong	KCRCY CSS/D DPTIP D	TOWNLAND was responsible for obtaining Town Planning Board approval for minor amendments to the Master Layout Plan for property development above Nam Cheong Station to ensure conformity with detailed design works. TOWNLAND was also responsible for providing planning advice in respect of station/property interfaces and interfaces with the surrounding environment and the discharge of approval conditions.	Kowloon Canton Railway Corporation	Simon Kwan & Associates Limited	12	2008
Property Design Review Consultancy Services, PDR-TUN Tuen Mun Station, Hong Kong	KCRC/ TMS	The Study will review the property development proposal above Tuen Mun Station having regard to changes in the market and development context. TOWNLAND is responsible for provision of all planning advice with regard to the revised property development and master layout plan, liaison with relevant Government Departments and advice on statutory planning parameters.	Kowloon-Canton Railway Corporation	Wong Tung & Partners Limited	10	2008
Retail Consultancy Services for Redevelopment of Yuen Long Estate – Comprehensive Development Plan, Hong Kong	HKHA/ RCYLE	Yuen Long New Town is situated in the middle of the Yuen Long Plain in the North West New Territories (NWNT) and is suitable for development into a regional centre. It is the focal point of the existing and planned transport networks in the region and is one of the major centres for the provision of commercial and community facilities in the NWNT. The Hong Kong Housing Authority considers the Subject Site to be suitable for major commercial development for revitalization of the whole District, and therefore commissioned this Consultancy Study to determine the optimum size of the proposed commercial development. TOWNLAND was responsible for examination and advice on statutory planning parameters, landuse planning, SWOT analysis and consultation with the Planning Department of the HKSAR.	Hong Kong Housing Authority	Vigers Appraisal & Consulting Limited	3	2008

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tamar Civic Centre Development Tender, Hong Kong	CGCLC CTC/2	TOWNLAND provided planning and urban design inputs to one of the four Tenders for this key Civic Centre Development Project. The design entry was based on the motifs of a traditional junk and Pearl of the Orient. The design aimed to bring the People to the Harbour, as well as the Harbour to the People through integrated architectural, planning and landscape proposals.	China State - Leighton - Yau Lee Joint Venture	P&T Architects and Engineers Limited	12	2008
Proposed Liquefied Natural Gas (LNG) Terminal Project, Hong Kong	CAPCO /LNGRT AF	TOWNLAND provided strategic land use planning advice to CAPCO for their search and development of a LNG Terminal Project in Hong Kong. The Terminal will ensure in an environmentally friendly manner the long-term supply of natural gas to the Black Point Power Station upon the depletion of the existing gas fields off Hainan Island.	Castle Peak Power Company Limited (CAPCO)	TOWNLAND	24	2008
Elizabeth House Revitalisation Study, Hong Kong	JRGR	TOWNLAND was responsible for project management, planning, urban design and landscaping inputs to a study to investigate opportunities for the revitalisation of public areas surrounding Elizabeth House. A comprehensive Traffic / Pedestrian Management Plan with complementary streetscape/greening proposals was prepared for submission to Government Bureaux/ Departments. The Study will be a basis for future public-private sector participation works.	Private Sector	TOWNLAND	18	2008
Essential Pedestrian Linkage and Streetscape Enhancements in Causeway Bay, Hong Kong	WNCC BWC(?)	This was a study to revitalise an area near Times Square including the provision of new pedestrian linkages through buildings, building set-backs and associated streetscape enhancements. TOWNLAND was again responsible for Project Management and all soft sector inputs.	Private Sector	TOWNLAND	6	2008
Agreement No. CE42/2006 (TP) Planning Study on Liantang/ Heung Yuen Wai Cross-boundary Control Point and its Associated Connecting Road in Hong Kong	LHYW CCP	A new cross-boundary control point at Liantang/ Heung Yuen Wai and associated connecting roads will become a new interface between the rapid urban development in Shenzhen and the existing rural nature of the Heung Yuen Wai area in Hong Kong. There may be greater development pressures in the New Territories as a result of this strategic infrastructure development, and Government will need to consider development control policies to balance rural protection with enhancing cross-boundary ties. A key requirement of this Study was to study the land requirements for a new control point and connecting road alignments and to assess their potential impacts from a strategic perspective. TOWNLAND acted as planning advisor and was responsible for carrying out land use surveys, land status reviews and the socio-economic assessments for the Study.	Planning Department	Ove Arup and Partners Hong Kong Limited	12	2008
Idea & Planning Competition for a Proposed New Cemetery at Tuen Mun Area 46	TBMCP C/IPC	TOWNLAND was invited to enter this Competition which aimed to create an iconic development for a new Cemetery. The proposed concept was to remove the negative stigma associated with cemeteries, at the same time respecting the traditional celebrations and practices. TOWNLAND was responsible for the master planning, architectural and landscape design for the 22 ha Site with 220,000 niches and additional open space for passive recreation and leisure. Based on a theme of constellations, elements of the proposal included a memorial centre, museum, observation deck, garden of remembrance, pet cemetery and public transport interchange.	The Board of Management of the Chinese Permanent Cemeteries	TOWNLAND	2	2008
Proposed Supporting Office Use on a Portion of 13/F at Lai Chi Kok Telephone Exchange (NKIL 5934), 4 Yuet Lun Street, Lai Chi Kok, Kowloon	PCCW/ OLTEF SS	TOWNLAND was responsible for coordination of and the provision of planning inputs to the Section 16 Planning Application to the Town Planning Board to rationalise the uses in Lai Chi Kok Telephone Exchange and respond to a Condition of Consent by Lands Department.	PCPD Facilities Management Limited	TOWNLAND	7	2008

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Granville Circuit Revitalisation Study, Hong Kong	GCTST	This is a study to develop a package of streetscape enhancements and traffic management proposals to revitalise Granville Circuit in association with the renovation of Park Hotel. TOWNLAND was responsible for project management, planning, urban design and landscaping inputs, and presentation to local residents / shopkeepers, together with consultation with relevant Government Departments. The proposed package of works will be implemented by the Applicant and later handed over to Government.	Private Sector	TOWNLAND	12	2009
Planning Strategy Paper & Planning Submission with Conceptual Land Use Plan for Lam Tei Strategic Growth Area, NWNT, Hong Kong	LTTM/9 (?)	TOWNLAND led a multi-disciplinary team of consultants and acted as strategy advisor, carrying out the necessary land use surveys, visual impact assessments, qualitative environmental surveys, local, district and strategic planning framework reviews, identifying the development parameters, planning gains, opportunities and constraints and preparing the Conceptual Land Use Plan, in respect of a 170 ha. site which is to be upgraded and developed as a local centre for some 40,000 residents in the context of the sub-regional development strategy for strategic growth in the NWNT.	Henderson Land Development Company Limited	TOWNLAND	6	2009
Conceptual Land Use Plan for Potential Housing Development, Tai Po, Hong Kong	WYTP(1) (?)	TOWNLAND led a multi-disciplinary Team to prepare a Conceptual Land Use Plan for an undeveloped part of the Tai Po New Town (approx. 86 ha.). Development opportunities and constraints, development parameters and planning gains were identified with reference to site characteristics (i.e. location, topography, vegetation, accessibility), engineering feasibility, urban design, recreational network, land ownership pattern, visual impact, local/district/ strategic planning framework and territorial demand for housing. The Site is anticipated to accommodate about 25,000 residents and will serve as a housing site supplementary to the New Strategic Growth Areas to be identified in the Sub-Regional Planning Studies.	Henderson Land Development Company Limited	TOWNLAND	24	2009
Agreement No. CE 25/2007 (TP) Development of Greening Master Plan for Sheung Wan to Causeway Bay- Feasibility Study, Hong Kong [RECIPIENT OF MERIT AWARD]	GMPS WCB	TOWNLAND provided planning inputs to this Greening Master Plan (GMP) which seeks to define the overall greening framework for Sheung Wan to Causeway Bay by identifying suitable locations for planting together with desirable themes and species. The GMP will serve as a guide to the future planning, design and implementation of greening works to ensure that consistent results can be obtained.	Civil Engineering & Development Department, Hong Kong Government	ACLA Limited	10	2009
Agreement No. CE 60/2005 (TP) Land Use Planning for the Closed Area, Hong Kong	LUPCA	The Security Bureau announced the proposed revised Closed Area boundary in 2006. The purpose of this Study was to examine the future use of the areas to be released from the Closed Area and put them under planning control. This Study carefully examined the development potential and constraints of some 2,330 ha of land which will be released from the original Closed Area. The findings of this Study will enable Planning Department to prepare statutory town plans for these areas prior to coming into effect of the new Closed Area boundary. TOWNLAND was responsible for identifying the development constraints and opportunities of the Study Area, recommending the development parameters of various land uses, as well as proposing layouts and land use concepts.	Planning Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	22	2010
Agreement No. CE 25/2007 (TP) Greening Master Plans for Remaining Areas - Design and Construction, Hong Kong [RECIPIENT OF MERIT AWARD]	GMPS UA	TOWNLAND provided inputs to these Greening Master Plans (GMPs) which seek to define the overall greening framework for the remaining areas of Hong Kong following previous Greening Studies, by identifying suitable locations for planting together with desirable themes and species. The GMPs will serve as a guide to the next stage of the Study which includes the detail design, tendering and construction phases.	Civil Engineering & Development Department, Hong Kong Government	ACLA Limited	7	2010

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Agreement No. CE 9/2008 (HY) Cycle Track Between Tsuen Wan and Tuen Mun - Investigation	FSCTT MTW/2	This Project proposed to construct an approx. 22-km long cycle track between Tsuen Wan West and Tuen Mun mainly for recreational purpose. Greening and streetscape enhancement measures were provided at appropriate locations. The cycle track was divided into two sections, namely Tsuen Wan Section and Tuen Mun Section, with 3 Entry / Exit Hubs located at Tsuen Wan West, Siu Lam and Sam Shing Hui; as well as 4 Resting Places along the Cycle Track. The overall objective of this Study was to undertake the detailed design and facilitate implementation. The Study removed all technical uncertainties for implementation of the Project. TOWNLAND was responsible for providing statutory planning and urban design input to the design of the Cycle Track including the location and design of the supporting facilities.	Civil Engineering & Development Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	32	2010
Research of Existing Harbour Studies and Preparation of an Integrated Harbour Vision and Plan for Victoria Harbour	BEC- HBF/H VPVH	The overall objective of this Study was to provide a business case for Victoria Harbour. It articulates the business rationale behind why a change of approach to Harbour planning is necessary and why that change is needed now. TOWNLAND was responsible for providing planning and urban design expertise on Harbour issues, reviewing existing research and undertaking primary research. Specifically, TOWNLAND was responsible for presenting their proposal in the Harbour planning institutional context to a Harbour Business Forum as well as the high-ranking Government Officials at a Workshop.	Business Environment Council	GHK (Hong Kong) Limited	10	2010
Objection to the Proposed Amendments to the Draft North Point Outline Zoning Plan No. S/H8/21 in Relation to Amendment Plan No. R/S/H8/21-B1 & S16 Planning Application for Minor Relaxations of the Statutory Restrictions	HKHS/ THEHD	The Objection was lodged on behalf of the Hong Kong Housing Society to the Proposed Amendments to the Draft North Point Outline Zoning Plan (No. S/H8/21) against (1) the demarcation of a 10m wide Wind Corridor within the ex-Tanner Hill Development Site; and (2) the stipulation of a maximum building height in respect of the Site. TOWNLAND was responsible for preparation of the written statements and liaison among the Objector and Sub-consultants and with Government Departments. The Objection was partially upheld by the Town Planning Board, vis reduction of the width of the Wind Corridor from 10m to 8m. TOWNLAND was subsequently successful in submitting a S16 Planning Application for Minor Relaxations of the Statutory Height Restrictions.	Hong Kong Housing Society	TOWNLAND	24	2010
Contract No. 7267/02 Consultancy Services for Planning (S16) Application, Preliminary Environmental Review, Traffic Impact Assessment and Noise Impact Assessment for Construction of Rank and File Quarters for Immigration Department at Wo Yi Hop Road, Tsuen Wan	WYHRT W	TOWNLAND led the Consultancy Team to conduct a Preliminary Environmental Review, Traffic Impact Assessment and Noise Impact Assessment Review for the Proposed Development and to submit a Section 16 Planning Application to the Town Planning Board. TOWNLAND was responsible for overall project management and preparation of the Supplementary Planning Statement. Both the original Application and a subsequent Application for a revised Proposal were approved by the Planning Authority. The latter was accomplished under the Shui On Construction & Materials Ltd Team after assisting them in their successful Tender for the Design and Construction under Contract No. SST314.	(1) Architectural Services Department, Hong Kong Government (2) Shui On Construction & Materials Ltd	TOWNLAND	7	2010
Consultancy for Feasibility Study for Hong Kong Station Phase II Development	MTRC/ FSHKS	TOWNLAND provided all regulatory planning input to the initial Stage 1 of the Feasibility Study to establish the viability of developing Phase II of Hong Kong Station. The initial Stage included an examination of the commercial demand for and feasibility of basement retail space in this location on a permanent or temporary basis.	MTR Corporation	DTZ	6	2010

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Public Central Housing Development, Comprehensive Development Area, Site 6, Northern Part of W. Kowloon	HKHA/ NWK/R - 2011	Responsible for preparing Photomontages in support of a Visual Impact Assessment of the Development Scheme. Phase 1 is completed and Phase 2 is pending.	Hong Kong Housing Authority	TOWNLAND	5	2010
Term Consultancy Services to CLP Holdings Ltd	CLP/GP CS/2	TOWNLAND was responsible for providing General Planning Consultancy Services for CLP Power Hong Kong Limited. Projects included: - Statutory Objection to the Draft Tuen Mun Outline Zoning Plan in respect of development restrictions imposed on the Castle Peak Power Station. - Section 16 Planning Application for a proposed Electricity Gantry in Butterfly Valley, Lai Chi Kok.	CLP Power Hong Kong Limited	TOWNLAND	24	2011
Tseung Kwan O Joint Hostel, The Hong Kong University of Science and Technology	HKUST/ JHTKO	TOWNLAND provided all Planning input and Specialist Visual Assessment to a SUCCESSFUL Section 16 Planning Application for Residential Institution Use in a Government, Institution and Community Zone.	The Hong Kong University of Science & Technology	Andrew Lee King Fun & Associates	6	2011
Appointment of Planning Consultant for the Proposed Wetland Park Project at Tin Shui Wai Area 115 [FINALIST IN THE GREEN BUILDING AWARDS]	HKHS/T SWEC/ 3	This Section 16 Planning Application was prepared for an integrated elderly community and visitor destination project at Tin Shui Wai abutting the Wetland Park. It will provide elderly accommodation with community, leisure, educational and tourism facilities with benefits across the generations. The Project aims to enhance family harmony, create a caring culture, provide much-needed elderly accommodation, provide medical facilities for the elderly as well as for the District, create new job opportunities and increase local consumption and interaction in the neighbourhood. TOWNLAND led the Project Team in the preparation of the SUCCESSFUL Section 16 Planning Application to the Town Planning Board and in securing approval in respect of various Planning Conditions.	Hong Kong Housing Society	TOWNLAND	12	2011
Proposed Taishan Centre, Hatton Road, Pokfulam	TCHRP -2011	TOWNLAND coordinated a select Team of Experts and provided all planning inputs in the Pre-feasibility Studies to establish the viability of providing a Taishan Centre in the Green Belt area along Hong Kong's Morning Trail as both an anti-cancer and cancer recovery facility and public planning gain.	Taishan Charitable Association Limited	TOWNLAND	2	2012
Consultancy Service for Visual Impact Assessment for Choi Yuen Road Public Rental Housing Development, Sheung Shui, Hong Kong	HKHA/ CYRPR HD	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Government initiated S12A Planning Application (Rezoning Request).	Hong Kong Housing Authority	TOWNLAND	4	2012
Visual Impact Assessment for Proposed Public Housing, Sau Ming Road, Sau Mau Ping, Hong Kong	HKHA/ SMPE/2	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section 12A Planning Application (Rezoning Request).	Hong Kong Housing Authority	TOWNLAND	3	2012
Visual Assessment for a Home Ownership Scheme at Hin Tin Street, Tai Wai, Hong Kong	HKHA/ CYRPR HD/2	TOWNLAND was responsible for preparing a Visual Assessment and Photomontages to facilitate public consultation for a Home Ownership Scheme.	Hong Kong Housing Authority	TOWNLAND	3	2012
Visual Assessment for a Proposed Centre of Excellence in Paediatrics at Cheung Yip Street Within the South Apron Corner of Kai Tak Development	ASD/VI AKTD	TOWNLAND was responsible for preparing a Visual Assessment and Photomontages to support a Proposed Centre of Excellence in Paediatrics.	Architectural Services Department, Hong Kong Government	TOWNLAND	2	2012

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Comprehensive Restructuring of the Chai Wan Kok Industrial Area	CWKST R	TOWNLAND provided strategic planning inputs to a Private Sector Proposal for comprehensive restructuring of an obsolete Industrial Area in the northern part of Chai Wan Kok, Tsuen Wan. The proposal is made in response to the recent policy initiative to increase the land supply for residential use and for the benefit and welfare of the general public. This Project was undertaken in association with the Development Opportunities Office of the Development Bureau and Planning Department.	Consortium of Private Landowners	TOWNLAND	2	2012
Redevelopment of the Ex-Fire Services Married Quarters in Fu Tei, Tuen Mun	ASDFT TM	TOWNLAND was responsible for co-ordinating the SUCCESSFUL Section 16 Planning Application for this Project. The Site is severely constrained in terms of traffic and rail noise as well as potential risk from an adjacent pigging station. A key task was to develop a layout that is environmentally sound.	Architectural Services Department, Hong Kong Government	Andrew Lee King Fun & Associates Architects Ltd	12	2012
Planning Advisory Services on the Development of Data Centres in the Unused Portions of Existing Telephone Exchange Buildings in Various "G/IC" Zones	PCCW/ GICDC	PCCW intended to convert unused portions of various Telephone Exchange Buildings in Government, Institution or Community ("G/IC") zones for Data Centre. TOWNLAND was responsible for the provision of Planning Advice with regard to implementation through the existing planning framework and without undue risks or delays. TOWNLAND's advice was compatible with subsequent/parallel actions / submissions to the Buildings Authority and Lands Department by CLIENT.	PCCW Solutions	TOWNLAND	2	2012
Proposed Temporary Use Project (10 years) at Tin Shui Wai Area 112 (Site B), North West New Territories	HKHS/ SWVT	Area 112 Tin Shui Wai (TSW) is located in close proximity to the Hong Kong Housing Society's Integrated Elderly Community Project at Area 115. The purpose of the Temporary Use Project is to create synergy with the facilities for the elderly at Area 115 whilst giving fresh economic impetus to the District through the provision of vocational training and new employment opportunities. The Project includes the following components: (i) Elderly Resources Centre; (ii) Wellness Centre (including a day care centre and a rehabilitation centre for the elderly); (iii) Vocational Training Centre; and (iv) Commercial Facilities (including small scale spaces for start-up businesses and an eating place). In addition, a week-end/holiday open-air market was proposed to increase the vibrancy and social atmosphere of the Site as a whole. TOWNLAND was responsible for providing all planning and landscape inputs to the scheme including securing Town Planning Board APPROVAL. TOWNLAND was also responsible for securing approval in respect of various Planning Conditions related to landscape and for preparing the technical specifications for the Landscape Design which were incorporated into the Construction Tender Documents.	Hong Kong Housing Society	TOWNLAND	8	2012
Proposed Cricket Pitch and Ancillary Facilities at Gin Drinkers' Bay Landfill – Feasibility Study	HKCA/ GDB	TOWNLAND provided statutory and land use planning inputs to the Feasibility Study for development of a Cricket Pitch. International Standard Cricket Facilities were proposed to: 1) meet the niche demand for a grass cricket pitch in Hong Kong; 2) enable Hong Kong to hold international cricket events; and 3) promote cricket activities in Hong Kong, for the approval of Client and in-principle endorsement by Government and the District Council.	Hong Kong Cricket Association	LINK 21 Limited.	26	2012

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Expansion of Baptist Hospital and Site Search, Junction Road, Kowloon Tong, Kowloon	HKBH/ RKT	TOWNLAND provided all Planning inputs and Specialist Visual Assessment to two separate Section 16 Planning Applications for the Proposed Expansion of the Hong Kong Baptist Hospital. The Section 16 for Block D entailed a Minor Relaxation of the Statutory Building Height Restriction, whilst the Section 16 for Block E was for a Minor Relaxation of the Plot Ratio Restriction. The Application for Block D were APPROVED by the Town Planning Board. A parallel strategy was investigated by TOWNLAND to increase space for medical facilities within the main Hospital Complex by accommodating ancillary facilities (e.g. laundry and supporting offices) off-site. TOWNLAND was responsible for providing the land use planning advice in the SUCCESSFUL Site Search Exercise.	Hong Kong Baptist Hospital	Ronald Lu & Partners	12	2012
Consultancy Service for Visual Impact Assessment for a Home Ownership Scheme at Ex-Tai Wo Hau Factory Estate, Tsuen Wan	HKHA/ CYRPR HD/3	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section 16 Planning Application to the Town Planning Board.	Hong Kong Housing Authority	TOWNLAND	4	2013
Consultancy Service for Visual Impact Assessment for a Home Ownership Scheme at Tung Tau Industrial Estate, Yuen Long	HKHA/ CYRPR HD/5	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section Planning 16 Application to the Town Planning Board.	Hong Kong Housing Authority	TOWNLAND	4	2013
Consultancy Service for Visual Assessment for a Home Ownership Scheme at Pik Tin Street, Shatin Area 4D	HKHA/ CYRPR HD/4	TOWNLAND was responsible for preparing a Visual Assessment and Photomontages to support a Proposed Home Ownership Scheme.	Hong Kong Housing Authority	TOWNLAND	4	2013
Agreement No. CE 61/2007 (CE) North East New Territories New Development Areas. Planning and Engineering Study - Investigation	NENTN DA	Due to rising public aspirations, Hong Kong's greater integration with Mainland China, the opening up of the Closed Frontier Area and development of the Lok Ma Chau Loop, the Study will develop an appropriate Land Use Framework to guide the planning of the Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling New Development Areas. The Study will develop practical solutions based on People-Oriented Communities and Sustainable Living Environments. TOWNLAND was responsible for providing land use and institutional planning, urban design and public engagement inputs to the Study, including the preparation of Outline Development Plans, Layout Plans and associated Explanatory Statements.	Civil Engineering & Development Department, Hong Kong Government	Ove Arup and Partners Hong Kong Limited	52	2013
Proposed District Revitalisation with Minor Relaxation of Plot Ratio Restriction in the "Comprehensive Development Area" Zoning at Yau Tong Bay	YTB/4	TOWNLAND was responsible for coordinating the Section 16 Planning Application and preparing the Visual Impact Assessment for a Proposed District Revitalisation Scheme at a strategic location on the Waterfront with Minor Relaxation of Plot Ratio Restriction within the 9.9 ha "Comprehensive Development Area" zone at Yau Tong Bay, at the Eastern Gateway of Victoria Harbour. The prime objectives were to achieve an optimal scheme in compliance with the statutory and non-statutory provisions relevant to the Site as prescribed in the Outline Zoning Plan and the relevant Planning Brief; improve the environmental and visual qualities of the Area; proactively implement the statutory planning intention for the Area; provide Public Planning Gain, e.g. in the form of a Waterfront Promenade; and ensure compatibility with the existing developments in the surrounding area. The scheme was APPROVED by the Town Planning Board.	Private Sector	TOWNLAND	36	2013

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Visual Impact Assessment and Objection to the "Village Type Development" Zone at Pak Sha O Village in the Draft Pak Sha O Development Permission Area Plan (DPA/NE-PSO/1)	PSOHH V	TOWNLAND acted PRO-BONO for Residents of Pak Sha O in preparing a Visual Impact Assessment and Objection Statement against the "Village Type Development" Zone which would allow for New Territories Exempt Houses (Modern Village Houses) to be built in this century-old Hakka Village that has been well-preserved by the local Residents. There has been no new development since 1965 and thus the completeness of the Village in terms of its heritage value is considered extremely high. The intention of the Objection is to protect this UNSPOILT Village in the public interest and for future generations.	Residents of Pak Sha O Village	TOWNLAND	10	2013
Section 16 Planning Application for Proposed Conversion Works of Hong Kong Red Cross Princess Alexandra School, 8 Rehab Road, Kwun Tong	EB/HK RCPAS	The Hong Kong Red Cross Princess Alexandra School provides multi-faceted curricula for a diverse range of physical and intellectual disabilities at both primary and secondary levels. Due to existing overcrowding and special needs requirements, there is a dire demand to improve facilities to enhance the quality of the teaching environment for staff and students alike. TOWNLAND prepared a SUCCESSFUL Section 16 Planning Application to support expansion of the existing school within a Green Belt Zone.	Education Bureau	TOWNLAND	7	2013
Regional and Site Specific Consultancy Study on Landside Commercial Development at the Hong Kong International Airport	HKIA/L CDHKI A	TOWNLAND was commissioned to undertake land use and master planning for the future development of the North Commercial District (NCD) at the Hong Kong International Airport (HKIA). Broad Alternative Development Concept Plans were prepared and translated into a Recommended Outline Development Plan, Outline Development Programme, Layout Plans and Urban Design Strategies for the development of specific land uses within the NCD. A key focus was placed on providing a high level of flexibility for the long term implementation of development proposals within the NCD across a host of different phases and taking into account changing market conditions. A Strategic Planning Framework was also prepared in respect of the Greater Study Area including Tung Chung, North Lantau and Tuen Mun in order to establish a wider Airport City and to capitalise on the bridgehead economy which will be established upon construction of the Tuen Mun Chek Lap Kok Link and the Hong Kong Zhuhai Macau Bridge Link. The Strategic Planning Framework is based on an analysis of the regional planning context of the HKIA and will provide impetus for the Hong Kong SAR Government to consider airport related uses in their future planning in the Airport Neighbourhood.	Airport Authority Hong Kong	DTZ	9	2013
Marina Development Studies (Regional - Hong Kong)	MDS	TOWNLAND coordinated a select Team of Experts and provided all planning inputs in the Site Search and Pre-feasibility Studies to identify a suitable site for a viable Marina Development in Hong Kong.	Private Sector	TOWNLAND	12	2014
Feasibility Study for Identification of Optimum Development Parameters for the Integrated Elderly Community Project in Tin Shui Wai Area 115, North West New Territories	HKHS/T SWEC/ 4	Subsequent to securing Section 16 Planning Permission from the Town Planning Board, TOWNLAND led this Feasibility Study to review the approved land use mix of the Integrated Elderly Community Project (IECP) in light of updated planning circumstances and to evaluate possible options for the Hong Kong Housing Society to enhance the efficiency of the IECP. The Study also assessed the comparative benefits, financial viability and implementability of the recommended parameters.	Hong Kong Housing Society	TOWNLAND	18	2014

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Proposed Amendment to the Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11 from "Agriculture" to "Comprehensive Development Area" on Various Lots in DD91 near Ping Kong, Sheung Shui, New Territories	PKE	TOWNLAND led a Team of Consultants and acted as Strategy Advisor to prepare a Section 12A Planning Application (Rezoning Request) in respect of 14.4 ha. of land in Ping Kong. The proposed amendment to the Outline Zoning Plan was to enable the development of a comprehensive low-rise, low-density residential project (i.e. around 200 houses) with ancillary facilities and Public Planning Gain (e.g. in the form of open space/ recreational provision/ conservation). Development opportunities and constraints, development parameters and planning gains were identified with reference to site characteristics (i.e. location, topography, vegetation, ecology and accessibility), traffic impact, engineering feasibility, land ownership pattern, visual impact and the local/ district/ strategic planning framework. TOWNLAND was also responsible for preparing the Visual Impact Assessment, Landscape Master Plan and Landscape Impact Assessment.	Private Sector	TOWNLAND	36	2014
Agreement No. GEO 05/2012 Consultancy Services for Submission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Development of a Prefabrication Yard at Nam Sang Wai, Yuen Long	CEDD/ NSWYL	TOWNLAND was the Lead Consultant for this Section 16 Planning Application to develop a prefabrication yard on a 1.6 ha parcel of Government-owned land in Yuen Long. The objective of the Project was to identify the feasibility of and development parameters for the industrial operation and to propose a Concept Plan to secure Town Planning Board approval, while remaining flexible for future operators. TOWNLAND was responsible for the planning, design and landscape components of the Project and led the multi-disciplinary Consultancy Team responsible for conducting supporting technical assessments. TOWNLAND was also the Submitting Agent for the Section 16 Planning Application to the TPB and for securing the necessary approvals to bring the development to fruition.	Civil Engineering & Development Department, Hong Kong Government	TOWNLAND	8	2014
Luxury Hotel Development at the Hung Hom Waterfront, Kowloon	HLRWS S	TOWNLAND coordinated a Section 16 Planning Application for one of Asia Pacific's leading luxury Hotel Groups for a five-star Hotel Development within a Comprehensive Development Area ("CDA") Zone at a prominent site fronting Victoria Harbour. The Proposed Development will significantly enhance the Hung Hom Waterfront by revitalising the area and activating the Public Waterfront Promenade through complementary uses and an integrated design. The unique design of the Development based on an innovative three-dimensional stepping strategy demonstrates World-class architecture that befits a prominent Harbourfront site. Surrounding public spaces (including adjacent Public Waterfront Promenade and Planned Public Park) are fully integrated into the design through, inter alia, building height/ terracing, landscape treatment, building setbacks and pedestrian linkages. TOWNLAND was responsible for co-ordination and preparation of the SUCCESSFUL Section 16 Planning Application as well as for packaging the landscape proposals.	Shangri-La Hotel (Kowloon) Limited	TOWNLAND	12	2014
Redevelopment of Industrial Boatyard Site, Ap Lei Chau, Hong Kong Island	FSAM/2	Following a WINNING COMPETITION ENTRY, TOWNLAND led a multi-disciplinary Consultancy Team to develop a scheme for the redevelopment of a 2.4 ha Industrial Boatyard/ Sawmill Site adjacent to The Larvotto (a high-end Residential Development) in order to remove existing industrial/residential interfaces. The Proposed Development involves consolidation and upgrading of the existing boatyards as part of an overall scheme to redevelop the Site as a Yacht Centre. A Maritime Museum is also proposed as a Public Planning Gain. TOWNLAND was also responsible for obtaining the necessary planning approvals.	Kerry Properties Limited	TOWNLAND	12	2014

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Proposed Waterfront Leisure and Tourism Development at Land North of Hoi Yu Street, Quarry Bay, Hong Kong	QBW	TOWNLAND provided Planning, Urban Design, and Visual Impact advice, including preparation of a Development Options Report, for a proposed waterfront leisure and tourism development on land north of Hoi Yu Street, Quarry Bay, Hong Kong. TOWNLAND subsequently presented the Preferred Development Option to the Policy and Project Co-ordination Unit of the Chief Secretary for Administration's Private Office.	Private Sector	TOWNLAND	8	2014
Consultancy Services for Visual Impact Assessment for Proposed Public Rental Housing Development at Lai Chi Kok Road and Tonkin Street, Cheung Sha Wan	HKHA/ CSWS KM	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a SUCCESSFUL Section 16 Planning Application to the Town Planning Board.	Hong Kong Housing Authority	TOWNLAND	4	2014
Proposed Prefabrication Yard at Government-Owned Land in Tsing Keung Street, Tsing Yi	CEDD/ NSWYL /2	TOWNLAND was commissioned by Civil Engineering and Development Department (CEDD) to assess appropriate development parameters and layouts for a Proposed Prefabrication Yard at Tsing Keung Street, Tsing Yi. The Project Site is situated next to a Potentially Hazardous Installation (PHI). Due to a proposed increase in working population on the Project Site, a Quantitative Risk Assessment (QRA) was required to demonstrate that the risk posed by the PHI in the Proposed Prefabrication Yard is in compliance with the Hong Kong Risk Guidelines. TOWNLAND was responsible for the Planning Proposal and coordination of the successful QRA Submission to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI).	Civil Engineering and Development Department, Hong Kong Government	TOWNLAND	3	2014
Section 16 Planning Application for a Proposed Departmental Quarters for Customs & Excise Department on Government Land in DD 242, Yau Yue Wan Village Road, Area 22 Tseung Kwan O, Kowloon	ASD/Y YVVR	TOWNLAND was responsible for co-ordinating the SUCCESSFUL Section 16 Planning Application as well as undertaking the Visual Impact Assessment for this Project. The Site is constrained in terms of dense vegetation and steep slopes in Non-Building Areas. In order to preserve the existing protected trees on the Site and to ensure slope safety for future residents, innovative geotechnical measures were proposed. TOWNLAND facilitated dialogue between the various Government Departments and the Project Team to develop a feasible and balanced building layout to satisfy, inter alia, landscape, traffic, engineering, environmental and user concerns.	Architectural Services Department, Hong Kong Government	Andrew Lee King Fun & Associates Architects Limited	24	2014
Objection to Amendment Item A in Respect of the Draft Kowloon Tong Outline Zoning Plan No. S/K18/17 in Relation to Rezoning of a Site at Renfrew Road, Covering the Southern Part of the ex-Lee Wai Lee Campus from "Government, Institution or Community (9)" to "Residential (Group B)"	HKBU/ LWLT	TOWNLAND was responsible for providing strategic and statutory planning advice to the Hong Kong Baptist University in respect of their SUCCESSFUL Objection to the rezoning of the ex-Lee Wai Lee Campus (ex-LWL) Site from "Government, Institution and Community (9)" Zone to "Residential (Group B)" Zone. The ex-LWL Site is considered to be the only practical and logical site available to the Hong Kong Baptist University to meet its current and future expansion needs, and its loss would mean irrevocable loss to the Institution and to Hong Kong's educational interests as a whole.	Hong Kong Baptist University	TOWNLAND	9	2014

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Request for Policy Support/ Directive for the Asphalt Industry	MKRNT	Planning Consultancy Services to seek Policy Support to for the Asphalt Industry (Private Sector) - TOWNLAND was commissioned by a major asphalt manufacturer to seek the necessary planning permissions for an Asphalt Plant to be reprovisioned to Man Kam To Road, Fu Tei Au from Anderson Road Quarry. Recognising a lack of policy support and guidance for the Asphalt Industry and environmental constraints in siting, a Paper was prepared and submitted to Development Bureau to request a cohesive land use policy to guide the development of permanent Asphalt Plants in Hong Kong. The proposal would secure a stable and continuous supply of asphalt to meet rising demand, maintain fair market competition, support the local asphalt industry, and support the use of more advanced technology and innovation in local asphalt production.	K Wah Asphalt Limited	TOWNLAND	2	2014
Planning Consultancy Services for Sites 1D3 and 1D2, Kai Tak Development Area	ASD/IR TKTDA	TOWNLAND provided project co-ordination and planning consultancy inputs for Minor Relaxation of Building Height for two sites (Site 1D2 and 1D3) in Kai Tak Development Area as part of CEDD's Area-wide SUCCESSFUL S16 Planning Application to increase Development Intensity in Kai Tak Development Area.	Architectural Services Department, Hong Kong Government	TOWNLAND	12	2015
Consultancy Service for Visual Impact Assessment for Choi Yuen Road Public Rental Housing Development, Sheung Shui, Hong Kong	HKHA/ CYRPR HD/6	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section 16 Planning Application, which was SUCCESSFUL.	Hong Kong Housing Authority	TOWNLAND	6	2015
Consultancy Services for Visual Impact Assessment for Proposed Public Rental Housing Development at North West Kowloon Reclamation Site 6	HKHA/ NWKR (Con'td)	TOWNLAND was responsible for preparing a Visual Impact Assessment and Photomontages in support of a Section 16 Planning Application to the Town Planning Board, which was SUCCESSFUL.	Hong Kong Housing Authority	TOWNLAND	12	2015
Naval Servicemen Centre, Fenwick Pier, Central Harbourfront	SGA/FA	TOWNLAND led a Team of Consultants to secure a permanent site for the Servicemen's Guides Association ("SGA") building at Fenwick Pier which has been operating on Short Term Tenancies. The existing building has been in place since 1965 serving as a mixed-use Community Facility providing supporting services to visiting naval personnel from around the World on a non-profit basis. As the Site is zoned "Open Space", TOWNLAND also coordinated the SUCCESSFUL Section 16 Planning Application in consultation with the relevant Government Bureaux, Harbourfront Commission and Government Departments and in the context of the overall Planning Intention for the Area.	Servicemen's Guides Association	TOWNLAND	12	2015
Planning Consultancy Services for Proposed Subsidized Housing Development in Sheung Shui, New Territories	HKHS/ CHRSS	TOWNLAND led a Multidisciplinary Team of Consultants to study the development potential of a proposed subsidized housing development in Sheung Shui for the Hong Kong Housing Society. The Study also assessed various design options to determine an optimal housing supply to be developed on the Site in balance with technical and cost constraints. TOWNLAND was responsible for Project Management, Land Use Planning, and preparation of the Visual Impact Assessment, and Rezoning Exercise in close liaison with Planning Department.	Hong Kong Housing Society	TOWNLAND	6	2016

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Objection to Proposed Underground Multi-Storey Car Park at the Site of the Public Transport Terminus at Stanley Village Road/Tai Tam Village Road, Stanley	SBR/2	TOWNLAND was commissioned in 2012 to provide strategic and statutory planning advice to the Stanley Residents Concern Group in their Objection to Government/District Council to the Proposed Underground Multi-Storey Car Park at the Site of the Public Transport Terminus at Stanley Village Road/Tai Tam Village Road, Stanley. TOWNLAND was responsible for preparation of the written statements and liaison between the Objector and Traffic Sub-Consultant. To date (2016) the Concern Group has been SUCCESSFUL in its Objection.	Stanley Residents Concern Group	TOWNLAND	24	2016
Consultancy Services for a Visual Impact Assessment for Proposed Developments at the Comprehensive Development Area ("CDA") Site in Diamond Hill	HKHA/ CDADH	TOWNLAND was commissioned to prepare a Visual Impact Assessment Study and photomontages in support of a SUCCESSFUL Section 16 Application to the Town Planning Board for proposed public rental/subsidized housing developments including water feature park, landscape walk, religious facilities, public transport interchange and multiple recreational and open space facilities within a Comprehensive Development Area Zone.	Hong Kong Housing Authority	TOWNLAND	17	2016
Visual Impact Assessment for Hospital Authority's Supporting Services Centre in Tin Shui Wai	ASD/H ASSCT SW	TOWNLAND was commissioned to prepare a Visual Impact Assessment Study and photomontages for Hospital Authority's proposed Supporting Services Centre (SSC). The Study assessed three different development options for the proposed SSC with the intention to minimise and mitigate potential implications to surrounding residential developments.	Architectural Services Department, Hong Kong Government	TOWNLAND	18	2016
Judicial Review of the Town Planning Board's Approval of Application No A/K1/250 in respect of Proposed Development at The Avenue of Stars and Tsim Sha Tsui Promenade, Tsim Sha Tsui	TSTEP	On 21.8.2015, the Metro Planning Committee of the Town Planning Board (TPB) approved a Section 16 Planning Application to allow for a number of 2-storey buildings and elevated Promenade to be erected at The Avenue of Stars and Tsim Sha Tsui Promenade thereby blocking the waterfront in both "visual" and "connectivity" terms. TOWNLAND's Clients submitted a third party Judicial Review (JR) of the TPB's decision and commissioned TOWNLAND to provide planning and visual impact support for the Legal Team. Ms Keren Seddon acted as Expert Witness on statutory planning matters and Ms Cindy Tsang acted as Expert Witness in respect of the visual impact assessment. The approved development scheme was subsequently retracted by Government and the Project Proponent after submission of the JR and amidst public objection.	Shangri-La Hotel (Kowloon) Limited and Sino Land Company Limited	Mayer Brown JSM	4	2016
Proposed Public Rental Housing Development at Shek Pai Wan Road	HKHS/ SPWR	TOWNLAND led a Team of Consultants to study the feasibility for developing a highly constrained site for Proposed Public Rental Housing Development with ancillary facilities. The Site mainly comprises engineered slopes and trees. The Feasibility Study also assessed various design options to determine an optimal housing supply to be developed on the Site in balance with technical and cost constraints. Subject to the findings of the Study, TOWNLAND was responsible for preparation of the SUCCESSFUL Section 12A Planning Application (Rezoning Request). The Project aims to provide the Site as a decanting Site for the existing tenants of Yue Kwong Chuen, which is being proposed for redevelopment under separate Study. TOWNLAND was responsible for Project Management, Land Use Planning, and Preparation of the Visual Impact Assessment and Landscape Master Plan.	Hong Kong Housing Society	TOWNLAND	30	2016

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Conservation and Revitalization Project, Central Police Station, Victoria Prison and the Former Central Magistracy (Tai Kwun)	CPSVP FCM/2 & 3 & 4	TOWNLAND was responsible for providing Regulatory Planning, Town Planning and Urban Design advice for the Conservation and Revitalisation of the Central Police Station Compound. The aims of this Project are to create a new Visitor Destination (with law and order museum and new arts and cultural centre integrated with the surrounding area), to enhance the overall cohesiveness of the physical and social attributes of the area and to benefit the key stakeholders, the general public and International visitors alike. It is also a golden opportunity to bring new life to an obsolete but highly valuable site in historic, cultural and architectural terms, that can potentially be a win-win for all, including the surrounding community. TOWNLAND was also responsible for coordinating the SUCCESSFUL Section 16 Planning Application to the Town Planning Board and for obtaining Town Planning Board APPROVAL for the redesign of one of the new buildings. TOWNLAND was subsequently commissioned by CLIENT in an Advisory Role.	The Hong Kong Jockey Club	TOWNLAND	12	2016
Section 12A Planning Application for Proposed Amendment to the Draft Tai Po Outline Zoning Plan No. S/TP/25 from "Residential (Group C)" to "Residential (Group C) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po.	TPTH	TOWNLAND led a Multidisciplinary Team of Consultants and was Strategic Advisor to prepare a SUCCESSFUL Section 12A Planning Application (Rezoning Request) to amend the Draft Tai Po OZP No. S/TP/25 to upzone Various Lots in D.D.34 and D.D.36 and adjoining Government Land in Tsiu Hang, Tai Po, to increase housing supply in a sustainable manner. The Indicative Development Scheme responds to Government's Policy initiatives to increase housing supply to meet the pressing housing demand.	Private Sector	TOWNLAND	40	2017
Residential cum Medical and Healthcare and Public Transport Interchange Complex at a Site adjacent to University Station in Shatin, New Territories	HKHS/ USST	TOWNLAND provided strategic, planning and visual impact advice for a Feasibility Study of a proposed residential cum medical and healthcare and public transport interchange complex. The Study assessed four development options against unique constraints in terms of transport, environmental requirements, design requirements and land use conditions.	Hong Kong Housing Society	Chau Lam Architects	22	2017
Planning Advisory Services and Section 12A Planning Application (Rezoning Request) to allow for "Hospital" Use in the "OU(Business) " Zone at 3 A Kung Ngam Road, Shau Kei Wan	HKSH/ R	TOWNLAND coordinated a select Team of Experts and provided all planning inputs in the Planning Strategy, Strategic Consultations, Site Search, Implementation Mechanisms/ Programming for Hospital development/ expansion plans. Subsequent to the SUCCESSFUL Rezoning Request, TOWNLAND was also responsible for the SUCCESSFUL S16 Planning Application and subsequently SUCCESSFULLY Discharged the Planning Conditions.	Hong Kong Sanatorium Hospital	TOWNLAND	46	2017
Proposed Temporary Use of Land Not Exceeding a Period of 3 Years for Dog Kennel Facility (Animal Boarding Establishment) at DD207, Lot 465, Shap Sz Heung, Ma On Shan	SKSFS/ TTWL	TOWNLAND provided 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 HK. 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. TOWNLAND subsequently provided our PRO-BONO support to this worthy Project through the Discharge of Approval Conditions.	Sai Kung Stray Friends Foundation Limited	TOWNLAND	30	2017

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Proposed Comprehensive Residential Development at Various Lots in DD 214 and 244 and on Government Land at J/O of Ho Chung Road / Hiram's Highway, Sai Kung	HCNV	Subsequent to leading a Section 16 Planning Application and Section 17 Review, TOWNLAND was engaged to advise and assist on a Section 17B Appeal in relation to a comprehensive residential development proposed at the junction of Ho Chung Road and Hiram's Highway. TOWNLAND acted as the Chief Expert Witness against the Town Planning Board (TPB) at the Appeal which was SUCCESSFUL. The TPB's rejection grounds on the S17 Review included an alleged failure to demonstrate that (1) the Planning intention in respect of the Comprehensive Development Area ("CDA") zoning of the Site would not be adversely affected and (2) that the potential industrial / residential interface problems could be adequately addressed. TOWNLAND is now responsible for Discharge of the Planning Conditions.	Private Sector	TOWNLAND	24	2017
S17B Planning Appeal in respect of Proposed Columbarium in "Government, Institution or Community" and "Undetermined" Zones, DD 115 and Adjoining Government Land in Au Tau, Nam Sang Wai, Yuen Long	ATNSW	Ms Keren Seddon of TOWNLAND was appointed to act as Expert Witness in the Section 17B Appeal against the Town Planning Board's (TPB) decision to reject a Planning Application for a Proposed Columbarium west of Pok Oi Hospital in Yuen Long. One of the fundamental grounds of the Appeal was against the TPB's reason for rejection that the Proposed Columbarium would unduly constrain the optimization of the future land use of the wider "Undetermined" zone under internal study by Planning Department and within which the Proposed Columbarium is to be located in a discrete and isolated portion. In addition to preparing the Expert Statement which addressed, inter alia, the difference between the plan making and development control functions of the TPB, Ms Seddon was also cross-examined at the Appeal Hearing: SUCCESSFUL S17B APPEAL.	Joyous Cheer Limited	Clyde & Co (Legal Team) and Albert So Surveyors Limited	5	2017
Comprehensive Urban Renewal, Revitalisation of the Public Realm and Conservation in Wan Chai South, Hong Kong	KRSS/2, 3, 4, 5 & 6	A Study and series of Submissions to the Town Planning Board and Government led by TOWNLAND to achieve environmental improvement, revitalisation of the District and conservation of a Grade 1 historical building at 55 Ship Street through private initiatives. This proposal included an Hotel, Residential and Open Space Development at a number of linked Sites at Kennedy Road, Queen's Road East, Ship Street, Hillside Terrace and Nam Koo Terrace. The intention was to channel private capital into the property sector as a stimulus to the lacklustre economy; create a catalyst for socio-economic growth; provide a coherent and integrated comprehensive development in Wan Chai South; avoid piecemeal and sporadic development; attract population back into the District though the provision of well-serviced residential accommodation; help meet Government Policy objectives on residential accommodation; better utilize existing school provision; provide employment opportunities; provide visitor attractions, hospitality and convention facilities; improve the Open Space provision in the District, at the same time facilitating the Ship Street Revitalisation Scheme and encouraging social interaction of the local population; create a pedestrian - friendly environment with a system of dedicated pedestrian walkways and provide for the disabled; preserve and upgrade historical buildings and their environs; and improve the vibrancy of the District. With the stimulus of these integrated development proposals for the area, a central attraction to Wan Chai South will be created.	Hopewell Holdings Limited	TOWNLAND	48	2018

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Hong Kong Offshore LNG Terminal Project	CAPCO /LNGRT AF/2	TOWNLAND was commissioned as Planning Consultant to provide planning advice for the development of Hong Kong's first Offshore LNG Terminal. This Project involved the (i) review of International best practices on the implementation and planning of LNG Terminals against local legislation governing Potentially Hazardous Installations; (ii) strategy for engagement with the relevant Government Authorities; and (iii) preparation of necessary planning documents required for submission to the Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations (CCPHI).	CLP Power Hong Kong/ Hong Kong Electric	TOWNLAND	6	2018
Planning Feasibility Study for a Proposed Rezoning at Sheung Kwai Chung	SKC	TOWNLAND conducted a Planning Feasibility Study to assist Client to explore the potential of developing a 32.2ha Site at Sheung Kwai Chung by rezoning the Site from "Village Type Development", "Open Space", "Government, Institution or Community" and "Residential (Group A)" for Residential use (non-village type) with Plot Ratio 6. TOWNLAND provided preliminary planning advice which covered development potentials, a broad appraisal of the development opportunities and constraints (including the prevailing New Territories New House Policy and other technical issues) and prepared a bilingual Planning Feasibility Study Report.	Private Sector	Ho & Partners Architects Engineers & Development Consultants Limited	2	2018
Section 16 Planning Application for University of Chicago Center in Hong Kong at Mount Davis	UC/VR MD	TOWNLAND was appointed as Planning Consultant to prepare and submit a Section 16 Planning Application for a proposed "Educational Institution" in a "Residential (Group C)3" Zone and "Road" with proposed Minor Relaxation of Plot Ratio and Site Coverage Restrictions at the ex-Victoria Road Detention Centre (Western Portion) Victoria Road, Mount Davis. The Project now serves as The University of Chicago's new campus in Hong Kong, and as a base for their Asian operations. This educational facility and heritage legacy project accommodates the University's prestigious Executive MBA Program, undergraduate functions, and other academic / teaching / administrative functions. As a sensitive gesture to the Site's challenging topography, extensive vegetation, and sprawling heritage structures, a new 3-storey elevated academic building was proposed to float lightly over the existing landscape and preserved heritage buildings. As part of a multi-disciplinary Team of Internationally renowned designers and local experts, TOWNLAND was responsible for the SUCCESSFUL Section 16 Planning Submission, the Visual Impact Assessment, and the Landscape Impact Assessment. TOWNLAND was subsequently responsible for Advisory Services and Discharge of Planning Conditions and led and presented to a 50 pax Delegation to view the new Development arranged by the HKIP.	University of Chicago Foundation in Hong Kong Limited	Bing Thom Architects	56	2019
Consultancy Services for Hong Kong Solar Farm Feasibility Study - Stage 1 Planning Consultancy Services	IPLS	TOWNLAND was commissioned to undertake a Planning Review of three potential sites in the New Territories for development of solar farms. This Project involved (1) overview of the statutory and non-statutory planning contexts in respect of the Sites and surrounding areas, (2) identification of planned projects in the vicinity of the Sites, (3) identification of key issues, development opportunities and constraints, (4) advice on development boundaries for further study, and (5) identification of planning requirements for further study.	Private Sector	SMEC (Asia)	6	2019

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Waterfront Leisure, Tourism, and Commercial Development at Land North of Hoi Yu Street, Quarry Bay, Hong Kong	QBW	TOWNLAND provided Planning Consultancy Services for a SUCCESSFUL S16 Planning Application for a proposed waterfront leisure, tourism, and commercial development at land north of Hoi Yu Street, Quarry Bay, Hong Kong. The Proposed Development is an opportunity to transform what would otherwise be an Industrial Development at the Waterfront into an attractive and vibrant Waterfront Landmark for the Public. It is also an opportunity to create and sustain vibrancy at Victoria Harbour through commercial, leisure and tourism related uses; to implement adjacent open spaces for Public enjoyment; to enhance pedestrian connectivity to the Waterfront via an elevated footbridge system spanning the Island Eastern Corridor; and to enable a continuous and attractive Waterfront Promenade linking Quarry Bay to North Point.	Private Sector	TOWNLAND	10	2019
Proposed Hospital in Conjunction with the Conservation of Various Historic Buildings at the HKSKH Compound	HKSKH /BH & HKSKH /BH/3	TOWNLAND was responsible for providing staged planning advice to Hong Kong Sheng Kung Hui ("HKSKH") in support of their Development-cum-Preservation proposal of the HKSKH Compound at Bishop's Hill in Central. In order to expand their services to the larger community, HKSKH has proposed to redevelop part of the Compound to integrate a new Hospital and related Community Uses. Heritage buildings within the Compound (including Bishop's House, St Paul's Church and the Church Guest House (Martin House) [Grade 1 Historic Buildings], and the Old SKH Kei Yan Primary School (Kong Kit Building) [a Grade 2 Historic Building] will be preserved. TOWNLAND prepared the Visual Impact Assessment from surrounding points of interest and co-operated with the Commissioner for Heritage Office of Development Bureau and the Antiquities and Monuments Office of the Leisure and Cultural Services Department to assess the visual impact on various Heritage Buildings within Central. TOWNLAND also prepared an Objection Statement on behalf of HKSKH to argue against a Section 12A Rezoning Request lodged by a local concern group that would stymie the conservation objectives of HKSKH. Subsequent to imposition of building height restrictions on the compound, TOWNLAND was commissioned to prepare a representation to protect HKSKH's long term interests.	Hong Kong Sheng Kung Hui	TOWNLAND	12	2020
Planning Consultancy Service for Sassoon Road Campus Expansion for The University of Hong Kong	HKU/S RCE	To cater for the need of additional teaching and research space to cope with the increase of medical and nursing students in the next decade, The University of Hong Kong intends to pursue a site zoned "Green Belt" in the vicinity of the Sassoon Road Campus for construction of a new academic building. TOWNLAND led a Multi-disciplinary Team to study the feasibility of developing the site for academic development. In the Study, various development options had been prepared and evaluated to identify the most preferable options from technical and planning perspectives.	The University of Hong Kong	TOWNLAND	12	2020

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Commercial Development at No. 20 Kai Cheung Road, Kowloon Bay	KBKCR	TOWNLAND provided Planning Consultancy Services for redevelopment of an Existing Industrial Building to Office Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at No. 20 Kai Cheung Road, Kowloon Bay. The Applicant intends to redevelop the Application Site for Office use consisting of two 29-storey Commercial Towers (including 2-storey retail podium and podium garden at 2/F). TOWNLAND was responsible for co-ordinating the SUCCESSFUL Section 16 Planning Application as well as undertaking the Visual Impact Assessment for this Project.	Private Sector	TOWNLAND	12	2020
Proposed Amendments to the Approved Mid-Levels East Outline Zoning Plan No. S/H12/12 from "Government, Institution or Community (4)", "Residential (Group C)1" and "Green Belt" to allow for a low-density Residential Development at Nos. 15 Stubbs Road and 7 Tung Shan Terrace, Hong Kong	LEOL/S RTST	TOWNLAND led a Multidisciplinary Team to prepare and submit a Section 12A Planning Application (Rezoning Request) to enable the redevelopment of the former Lingnan Primary School and Lingnan Kindergarten and Day Nursery. An Indicative Development Scheme which overcomes various site constraints including a strategic height band, significant level difference between two development platforms and limited site area was prepared to demonstrate the feasibility for low-rise, low-density residential development. The Rezoning will give new life to an obsolete "G/IC" site which has sat vacant since the end of 2013.	Private Sector	TOWNLAND	18	2021
Agreement No. CE 41/2016 (CE) Site Formation and Infrastructural Works for Proposed Public Housing Developments in Yuen Long North – Feasibility Study	CEDD/ MTRT WR	TOWNLAND was responsible for preparing the Landscape and Visual Impact Assessment in accordance to the Environmental Impact Assessment Ordinance (CAP 499) Guidance Note No. 8/2010 and Town Planning Board Guidelines No. 41 on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board in support of the upzoning of a site at Tin Wa Road, Tin Shui Wai for Public Housing Development by Government.	Civil Engineering and Development Department, Hong Kong Government	Black & Veatch Hong Kong Limited	54	2021
Planning Consultancy Services for Proposed Subsidized Sales Flats Development at Anderson Road Quarry Sites R2-2, R2-3 and R2-4	HKHS/ AR	In June 2018, the Government reallocated six private housing sites in the ARQ Development for public housing to better meet the need for more affordable housing. Three sites, namely, Sites R2-2, R2-3 and R2-4 are allocated to HKHS for Subsidised Sale Flats. In order to better provide for the new demographic profile and to increase the provision of local supporting facilities for the ARQ Development, retail uses and social welfare facilities are also incorporated. A S16 Planning Application for minor relaxation of Plot Ratio and Building Height Restrictions was prepared for R2-4 to realise the proposed non-domestic uses without compromising the flat supply, and to enhance the overall architectural and urban design of the Application Site. TOWNLAND was responsible for providing statutory planning inputs to the design of public housing at the 3 sites, and co-ordinating the SUCCESSFUL Section 16 Planning Application (including liaison with Housing Department to align the concurrent submissions) as well as undertaking the Visual Impact Assessment for Site R2-4.	Hong Kong Housing Society	Wong Tung & Partners Limited	24	2021

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Tender Bidding for Comprehensive Development Area (CDA) Zone at Site 3 of the New Central Harbourfront	CDANC H	TOWNLAND provided Strategic Planning, Urban Design, and Visual Impact inputs to a Tender Submission for a Commercial Site at Site 3 of the New Central Harbourfront, Central. TOWNLAND worked with a Tenderer and its Design Team to ensure the Development Proposal addressed the various planning and urban design merits, macro and micro level planning benefits of the proposed development concept and that innovation, emerging ideas and international best practices in planning are considered. TOWNLAND was also responsible for the preparation of a Visual Impact Assessment and Urban Design Considerations Report to assess the potential visual impacts of the Development Proposal, to enable better visualisation of the three-dimensional relationship of the Proposed Comprehensive Development with the surrounding context from strategic viewpoints and key visually sensitive viewers, and to assess the urban design considerations and merits of the Development Proposal against statutory and non-statutory policies, guidelines and documents	Private Sector	TOWNLAND	4	2021
Planning Consultancy Services for Proposed Open Space with Public Vehicle Park at Yen Chow Street West, Sham Shui Po	ASD/Y CSW	TOWNLAND was commissioned by the Architectural Services Department to provide Planning Consultancy Services for a Proposed Open Space with Public Vehicle Park (excluding Container Vehicle) at Yen Chow Street West, Sham Shui Po as one of the Government's pilot Automated Parking Systems projects by deploying underground circular shafts lifting system. It optimizes an underutilized site and implements the Government's policy objectives of 'Single Site, Multiple Uses' and 'Smart Mobility'. TOWNLAND was responsible for providing statutory Planning advice and co-ordinating the SUCCESSFUL Section 16 Planning Application.	Architectural Services Department, Hong Kong Government	TOWNLAND	12	2021
Agreement No. CE 37/2017 (WS)Relocation of Yau Tong Group Fresh Water & Salt Water Service Reservoirs to Caverns - Feasibility Study	WSD/Y TFS	To support social and economic development in Hong Kong, there is a pressing need to increase land supply for various uses through sustainable and innovative approaches, including rock cavern development. This Study assessed the feasibility of relocating the Yau Tong Group Freshwater and Saltwater Reservoirs into rock caverns, which will release two valuable urban sites for other uses. TOWNLAND studied and assessed potential land uses and associated development parameters for the two released sites while having regard to current housing policy, compatibility and synergies with surrounding land uses, open space and G/I/C provision, visual impact, air ventilation, accessibility and connectivity, traffic and transport, infrastructure capacities, and geotechnical/ topographical constraints, among others. TOWNLAND was responsible for providing land use planning and urban design inputs to the Study, including reviewing the existing land use context; formulating planning and land use concepts and development proposals; preparing conceptual layout plans; and preparing a final development recommendation for both released sites.	Water Supplies Department, Hong Kong Government	Atkins China Limited	39	2022
Planning Consultancy Services for Proposed Commercial Development at 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275)	YSCYC K/2	TOWNLAND provided Planning Consultancy Services for redevelopment of an Existing Industrial Building to Commercial Development 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin. TOWNLAND was responsible for co-ordinating the SUCCESSFUL Section 16 Planning Application as well as undertaking the Visual Impact Assessment for this Project.	Private Sector	TOWNLAND	18	2022

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Amendments to the Approved Comprehensive Residential Development in "Comprehensive Development Area" Zone in Various Lots in D.D. 214 and D.D. 244 and Adjoining Government Land at Ho Chung, Sai Kung, Hong Kong	HCNV/4	Subsequent to a SUCCESSFUL S.17B Appeal, TOWNLAND provided Planning Consultancy Services for Proposed Amendments to the Approved Comprehensive Residential Development in the "Comprehensive Development Area" Zone in Various Lots in D.D. 214 and D.D. 244 and Adjoining Government Land at Ho Chung, Sai Kung, Hong Kong. TOWNLAND was responsible for providing strategic planning advice as well as co-ordinating the SUCCESSFUL Section 16A(2) Planning Application. TOWNLAND continued to provide general planning advisory services on implementation aspects of the Project.	Private Sector	TOWNLAND	6	2022
Planning Consultancy Services for Proposed Public Vehicle Park and Reprovisioning of Permitted Sports Facilities in Tung Tau Industrial Area, Yuen Long	ASD/TT IAYL	TOWNLAND is commissioned by the Architectural Services Department to provide Planning Consultancy Services for Proposed Public Vehicle Park (excluding Container Vehicle) and Reprovisioning of Permitted Sports Facilities in Tung Tau Industrial Area, Yuen Long. The Proposal is a direct response to Government's Policy Objective to provide more car parking spaces to respond to public aspirations, to follow the principles of "Single Site, Multiple Uses" and to promote the development of sports by making available a wide range of facilities to the public. TOWNLAND is responsible for coordination and preparation of the SUCCESSFUL Section 16 Planning Application.	Architectural Services Department, Hong Kong Government	TOWNLAND	10	2022
Planning Consultancy Services for Proposed Dedicated Rehousing Estate at Area 24, Kwu Tung North New Development Area	HKHS/ KTN	In view of the Government's initiative to increase flat supply to meet the acute housing demand particularly at sites with high accessibility, TOWNLAND supported HKHS in achieving Planning approval for a Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio for the Dedicated Rehousing Estate at Area 24, Kwu Tung North New Development Area. TOWNLAND was responsible for providing statutory planning advice and coordinating and preparing the SUCCESSFUL S16 Planning Application.	Hong Kong Housing Society	DLN Architects Limited	8	2022
Section 12A Planning Application for Proposed Amendment to the Approved Tai Po Outline Zoning Plan No. S/TP/28 from "Residential (Group C)10" to "Residential (Group B) 11" at Various Lots in D.D. 34 and D.D. 36 and Adjoining Government Land, Tsiu Hang, Tai Po	TPTH/2	Following a Successful Rezoning Request to amend the Draft Tai Po OZP No. S/TP/25 to upzone Various Lots in D.D.34 and D.D.36 and adjoining Government Land in Tsiu Hang, Tai Po, TOWNLAND led a Multidisciplinary Team of Consultants and acted as Strategic Advisor to assess further increase in Development Potential of the Site to further increase housing supply in response to the pressing housing demand. The Rezoning Request also generates Public Planning Gain ("PPG") by dedicating the northern portion of the Rezoning Site to Government for provision of Public Housing, while the southern portion of the Rezoning Site will be retained by the Applicant for private residential development. Town Planning Board APPROVAL was obtained. Subsequently, on behalf of the Applicant, TOWNLAND prepared and submitted a written representation in support of Amendment Items B1 and B2 of the Draft Tai Po Outline Zoning Plan ("OZP") No. S/TP/29.	Private Sector	TOWNLAND	36	2022

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Preservation of Sheung Sze Wan Coastline via Proposed Amendment to the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 from "Village Type Development" to "Coastal Protection Area" at part of Hiu Po Path, Sheung Sze Wan, Sai Kung	SHH/2	TOWNLAND was instructed by certain residents of Sheung Sze Wan to prepare and submit a Section 12A Planning Application to amend the Approved Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/2 from "Village Type Development" to "Coastal Protection Area" at part of Hiu Po Path, Sheung Sze Wan, Sai Kung to enable statutory planning protection for the ecologically important Sheung Sze Wan Bay which has been subject to the unmanaged proliferation of unregulated commercial businesses and alleged unauthorised uses and works. This Application serves as a planning solution to help reinstate and protect the environmental and ecological vibrancy of Sheung Sze Wan in the long term.	Private Sector	TOWNLAND	22	2022
Planning Consultancy Services for Proposed Redevelopment at No. 868-888 Cheung Sha Wan Road and No. 800, 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Kowloon	CSWR/5	TOWNLAND provided Planning Consultancy Services for three (3) SUCCESSFUL S16 Planning Applications for Minor Relaxation of Plot Ratio and Building Height Restrictions to enable the comprehensive redevelopment of three Existing Industrial Buildings within the Cheung Sha Wan Industrial/Business Area (CSWIBA). The Proposed Comprehensive Redevelopment will create a new landmark at the heart of CSWIBA and act as a catalyst to transform the area. TOWNLAND was responsible for coordinating a Multidisciplinary Team to prepare the Section 16 Submissions and undertaking a Visual Impact Assessment.	Private Sector	TOWNLAND	12	2022
West Kowloon Cultural District Authority Contract No. ES/2020/05/118 - Consultancy Services for the Design and Administration of Construction of Public Infrastructure Works for the Piers in the West Kowloon Cultural District	WKCD A/TSTF BP	TOWNLAND was commissioned by the West Kowloon Cultural District Authority to undertake a preliminary site selection study to assess the options for reprovisioning of the existing Tsim Sha Tsui Fire Boat Pier (TST FBP) which will be relocated in order to provide a 20m wide promenade in line with the Development Plan of the West Kowloon Cultural District (WKCD). The site selection study includes the development of a preliminary notional layout for each site, a multi-criteria assessment approach for selection of the preferred site and recommendations on the Selected Site for further investigation. TOWNLAND was responsible for the provision of all statutory planning inputs.	West Kowloon Cultural District Authority	Atkins China Limited	9	2022
Agreement No. CE 92/2017 (CE) Site Formation and Infrastructure Works for Public Housing Development near Tan Kwai Tsuen, Yuen Long – Investigation, Design and Construction	CEDD/TKT	In support of the planned public housing development near Tan Kwai Tsuen, Yuen Long, a new Fresh Water Service Reservoir, Flushing Water Service Reservoir, Water Pumping Station and associated geotechnical works are proposed. TOWNLAND was responsible for the preparation of the Visual Impact Assessment for a S16 Planning Application for the Proposed Waterworks at Greenbelt Area.	Civil Engineering and Development Department, Hong Kong Government	Binnies Hong Kong Limited	3	2022
Agreement No. CE 22/2020 (GE) Revitalization of Lin Ma Hang Lead Mine Caves – Investigation, Design and Construction	CEDD/LMHLMC	The Lin Ma Hang Lead Mines located within the proposed Robin's Nest Country Park is both an important historical relic and a registered Site of Special Scientific Interest. Agriculture, Fisheries and Conservation Department plans to revitalize the Lin Ma Hang Lead Mine site as a country park outdoor education spot that showcases the mining history and bat ecology of the site to the general public. TOWNLAND was responsible for providing statutory planning advice at the investigation stage of the project.	Civil Engineering and Development Department, Hong Kong Government	Meinhardt Infrastructure and Environment Limited	11	2022

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Transitional Housing Development at Kong Ha Wai, Kam Tin	KHWKT S & KHWKT S/2	TOWNLAND provided Planning Consultancy Services for Proposed Transitional Housing Development on a Temporary Basis at Kong Ha Wai, Kam Tin. This project has a unique role to support Government to deliver committed social housing (urgent temporary accommodation) in line with current Government Policy Initiatives, but also generates Public Planning Gain by facilitating development of transitional housing in an environment that supports community interactions and sense of place. TOWNLAND was responsible for providing general planning advice and co-ordinating the SUCCESSFUL Section 16 Planning Application. TOWNLAND continued to provide general planning advisory services on implementation aspects of the Project, including detailed design and discharge of planning conditions.	Pok Oi Hospital	TOWNLAND (S16 Stage); Wong Tung & Partners Limited (Detailed Design Stage)	28	2020/2023
Agreement Reference No. WQ/056/18 Technical Study on the Lai Yip Street site in Kowloon East for Energizing Kowloon East Office, Development Bureau	DB/LYS	TOWNLAND was commissioned to lead a Multidisciplinary Team to prepare a Technical Study for a site on Lai Yip Street near Kwun Tong Waterfront. The main objective of the Study is to review the land uses and study the possibility of providing space for arts, culture and creative industries uses. TOWNLAND was responsible for all land use planning aspects and the coordination of the Study Team for inputs to the development of the schematic options.	Energizing Kowloon East Office, Hong Kong Government	TOWNLAND	54	2023
Planning Consultancy Services for Proposed Sai Kung Pak Lap Nature Education Centre at Pak Lap, Sai Kung	PLSK/4	TOWNLAND led a Multidisciplinary Team to prepare a Section 16 Planning Application for the Proposed Sai Kung Pak Lap Nature Education Park at Various Lots in DD368, Pak Lap, Sai Kung. The Project is Applicant's response to Government Policy Initiatives for Education and Conservation and creates synergies with the surrounding Sai Kung East Country Park and Hong Kong UNESCO Global Geopark. The Applicant intends to revitalise the historic Village of Pak Lap and ensure its sustainable survival. TOWNLAND was responsible for providing Statutory Planning inputs and the coordination and preparation of the S16 Planning Application including Visual Impact Assessment.	Private Sector	TOWNLAND	30	2023
Technical Feasibility Study & Project Delivery for Advance Manufacturing Centre 2 for Food in Tai Po Industrial Estate, New Territories - Lead Architectural Consultancy Services (LAC) Consultancy Agreement No. PD/CA/337	HKSTP/ AMC2	To support the development of the food and beverage industry Hong Kong which is known for very high standards of quality and safety in advanced food processing, production, packaging and distribution, the Hong Kong Science and Technology Parks Corporation (HKSPC) proposes to develop a dedicated multi-tenant, multi-storey facility with specified building provisions of about 14,000m ² to 17,500m ² in the Tai Po Industrial Estate (TPIE). The Advanced Manufacturing Centre (AMC) will be developed on land within the existing TPIE as well as Government land current used for carparking. TOWNLAND is responsible for providing planning advice for the Technical Feasibility Study and Concept Design.	Hong Kong Science and Technology Parks Corporation	Leigh & Orange Limited	22	2023

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Desk Study for Off-site Campus Development for The Hong Kong University of Science and Technology	HKUST/ DS	TOWNLAND was appointed by The Hong Kong University of Science & Technology (HKUST) to conduct a Preliminary Planning Study to analyse and identify opportunities for off-campus expansion in the coming decades at Sites adjacent to the HKUST Clear Water Bay Campus and potential Sites in Tseung Kwan O. The Study will enable HKUST to identify sites for subsequent assessment of technical feasibility, expanding their education and research facilities in the long term, and providing residence and amenities for HKUST staff and students. TOWNLAND was responsible for conducting a Broad Baseline Planning Review and Analysis for the subject areas and to identify potential development sites.	The Hong Kong University of Science and Technology	TOWNLAND	11	2023
Planning and Environmental Consultancy Services for New Fast-track Project near Fairview Park, Yuen Long (Programme No.: 706ZX)	ASD/FP YL	TOWNLAND was commissioned by the Architectural Services Department to provide planning and environmental consultancy services for the Proposed Light Public Housing (LPH) Development at Yau Pok Road, Yuen Long. The Proposed Development comprises 3 storeys of domestic blocks and ancillary facilities to be constructed by the Modular Integrated Construction Method. The Proposed Development is in line with the Government's current policy of providing high-quality LPH in the short term efficiently to alleviate the hardship faced by families awaiting public rental housing and the inadequately housed. TOWNLAND coordinated a Multidisciplinary Team to prepare and secure the S16 Planning Approval, Environmental Permit under Direct Application approach and obtain approval of Tree Preservation and Removal Proposal.	Architectural Services Department, Hong Kong Government	TOWNLAND	13	2023
Planning Consultancy Services for Proposed Comprehensive Residential Development (Phase 2) at "Comprehensive Development Area" zone in Ho Chung, Sai Kung	HCNV/5	TOWNLAND coordinated a Multidisciplinary Team of Consultants to provide Consultancy Services for a S16 Planning Application for a Comprehensive Residential Development within the remaining portion of a "CDA" Zone at the junction of Ho Chung Road and Hiram's Highway. The Proposed Development will fully utilise the remainder (Phase 2) of the "CDA" zone and the adjacent land under 'Road' zone, adopting contemporary and environmentally friendly building design with a careful disposition of houses and greenery provision. TOWNLAND was responsible for providing general planning advice and leading a Multidisciplinary Team in submitting a SUCCESSFUL Section 16 Planning Application including Urban Design Proposal (including assessment of visual impact).	Private Sector	TOWNLAND	12	2023
Planning Consultancy Services for Proposed Minor Relaxation of Building Height Restriction for Permitted Educational Institution (Academic Complex) at 224 Waterloo Road (Part), Kowloon Tong, Kowloon	HKBU/ HSHC	To facilitate the redevelopment of the existing Hong Kong Baptist University (HKBU)'s Ho Sin Hang Campus (HSHC) and to ensure HKBU remains a leading University in Asia with world-class facilities, a Section 16 Planning Application was submitted for Proposed Minor Relaxation of Building Height Restriction for Phase 1A of the redevelopment of HSHC at No. 224 Waterloo Road (part), Kowloon Tong. The redevelopment of HSHC is a solution to modernize learning and research facilities, accommodate growing research and development activities and provide an integrated campus design. The proposed redevelopment is also an efficient means to increase floor space to meet HKBU's Institutional Strategic Plan within HKBU's existing site. Minor Relaxation of Building Height Restriction was sought to enable roof-top ancillary structures exceeding that allowed under Joint Practice Note No. 5. TOWNLAND was responsible for providing general planning advice and preparing the Supplementary Planning Statement and Visual Impact Assessment to support the SUCCESSFUL Section 16 Planning Application.	Hong Kong Baptist University	Wong & Ouyang Limited	9	2023

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Service for Proposed Minor Relaxation of Building Height Restriction for Permitted Logistics Centre (Cold Storage) Development with Public Vehicle Park at Junction of Mei Ching Road and Container Port Road South, Kwai Chung, New Territories	MCRKC	Hong Kong continues to see a high demand for a new supply of cold logistics and new modern logistics to cater to the growing e-commerce demand in Hong Kong and to serve cross-border requirements to China. In line with Government policy direction and vision for the Application Site to develop high value-added modern logistics and enhance the competitiveness of the logistics sector of Hong Kong, TOWNLAND provided Planning Consultancy Services in seeking Planning Approval for minor relaxation of Building Height Restriction to enable a state-of-the-art cold storage and modern logistics facility. TOWNLAND provided Statutory Planning Advice and preparing and coordinating the SUCCESSFUL Section 16 Planning Application including Visual Impact Assessment.	Private Sector	TOWNLAND	4	2023
S17B Planning Appeal in respect of Proposed Temporary Warehouse (storage of grain, cooking oil and grocery) for a period of 3 years on a site in D.D. 23 and Adjoining Government Land, Tai Po, New Territories	LPST	TOWNLAND was appointed to act as an Expert Witness in the Section 17B Appeal against the Town Planning Board's ("TPB") decision to reject a Planning Application for a Proposed Temporary Warehouse (storage of grain, cooking oil and grocery) for a period of 3 years on a site in D.D. 23 and Adjoining Government Land, Tai Po, New Territories.	Private Sector	TOWNLAND	3	2023
Planning Consultancy Services for Various Sites under Contract C11802: Lead Consultancy Services for Building Conversion and Improvement (2018-2022), (Agreement B)	CITYU/ BCI	Provision of planning advice on statutory and non-statutory planning regulations in relation to A&A Works and New Building Projects in relation to a package of on and off-campus Sites for CityU including an International Student Centre at Cornwall Street, Kowloon Tong and a Teaching Farm for dairy animals in Lam Tsuen, New Territories.	City University of Hong Kong	Ho & Partners Architects Engineers and Development Consultants Limited	48	2023
Planning Consultancy Services for Proposed Transitional Housing Developments at Ping Che and Hung Shui Kiu	URA/ CRHYR	TOWNLAND led a Multidisciplinary Team to provide Planning Consultancy Services for planning and design of two Proposed Transitional Housing Developments at Ping Che and Hung Shui Kiu for the Urban Renewal Authority, who was providing professional advice to Non-Profit Organisations as part of the Chief Executive's 2019 Policy Address on facilitating the implementation of Transitional Housing Developments. The Study assessed various design options to determine an optimal scheme to be developed on each Site in balance with technical and cost constraints. The Study also reviewed the use of modular integrated construction method to develop the transitional housing projects. TOWNLAND was responsible for Project Management, Land Use Planning, preparation of the Visual Impact Assessment, and secured two SUCCESSFUL S16 Planning Applications in close liaison with Government. TOWNLAND was subsequently engaged by Yan Oi Tong to secure a SUCCESSFUL Renewal of the Temporary Planning Permission at Hung Shui Kiu on a three-year temporary basis.	Urban Renewal Authority (for Yan Oi Tong and Pok Oi Hospital)	TOWNLAND	18	2021/2022; 2024

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Section 16 Planning Application for Minor Relaxation of Building Height Restriction for Industrial Centre Extension and Revitalization (ICER) of The Hong Kong Polytechnic University	THKPU/ ICER	The Hong Kong Polytechnic University (PolyU) has commissioned an Architectural and Associated Consultancy Services for Industrial Centre Extension and Revitalization (ICER), seeking to revitalize Block U and W of the PolyU Main Campus. With a vision to transform the existing Blocks U and W into an Innovative Centre for research facilities, research, and teaching laboratories as well as offices in support of the University's teaching, research, innovation, and entrepreneurial activities, a S16 Planning Application to seek Minor Relaxation of Building Height Restriction was proposed to enable two additional storeys above the Existing Building. TOWNLAND provided Statutory Planning Advice and was responsible for coordinating the SUCCESSFUL Section 16 Planning Application as well as undertaking the Visual Impact Assessment for this Project.	The Hong Kong Polytechnic University	Leigh & Orange Limited	12	2024
Planning Consultancy Services for Proposed In-situ Conversion of an Existing Building (1/F & 2/F) to Hotel Use in "Residential (Group A) Zone at Nos. 11-15 Lin Fa Kung Street East and Nos. 11-13 Lin Fa Kung Street West, Tai Hang District, Hong Kong	TLWRT HD/4 and TLWRT HD/5	Subsequent to two SUCCESSFUL Section 16 Planning Applications for Proposed Hotels including Eating Place/ Shop and Services at Nos. 11-15 Lin Fa Kung Street East and Nos. 11-13 Lin Fa Kung Street West in 2012, TOWNLAND was appointed to convert the 1/F and 2/F of the respective existing buildings from Eating Place/ Shop and Services to Hotel Rooms. TOWNLAND was responsible for providing Planning Consultancy Services to two SUCCESSFUL Section 16 Planning Applications for respective Sites to enable the in-situ conversions.	Private Sector	TOWNLAND	3	2024
Planning Consultancy Services for Proposed Amendment to the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 from "OU(Hotel)" to "Commercial (5)" at Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon	CWSC PR	TOWNLAND led a Multidisciplinary Team in providing Planning Consultancy Services to facilitate the rezoning of a Site from "OU(Hotel)" to "Commercial (5)" ("C(5)") to not only reflect the existing use of the Rezoning Site, but to also increase its land use and development flexibility in the long term at Nos. 412-420 Castle Peak Road, Cheung Sha Wan, Kowloon. An increase in Existing Building Height Restriction from 84mPD to 100mPD was also proposed. Town Planning Board APPROVAL was obtained.	Private Sector	TOWNLAND	11	2024
Planning Consultancy Services for Renewal of Planning Approval for Temporary Concrete Batching Plant for a Period of 3 Years at Lots 1290 S.C RP, 1293 S.C and 2019 in DD121 and adjoining Government Land, San Fui Street, Tong Yan San Tsuen, Yuen Long	SHTSS FS/4(v)	Subsequent to multiple SUCCESSFUL Section 16 Applications for Renewal of Permission since 2006, TOWNLAND was engaged by CLIENT to enable the continued operation of an existing Temporary Concrete Batching Plant (CBP) for a further 3 years at Tong Yan San Tsuen, Yuen Long. The Temporary CBP is critical in meeting the current and future demand for concrete in Hong Kong as approximately 90% of the business of the current Temporary CBP are Government projects, including public housing developments and infrastructures in the Northern Metropolis. Steady supply of concrete is necessary for enabling developments in Hong Kong and delivering projects in timely manner. TOWNLAND was responsible for providing statutory planning advice and coordinating the SUCCESSFUL S16 Planning Application to enable the continued use of the Temporary CBP for a period of 3 years.	Private Sector	TOWNLAND	5	2024

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Public Rental Housing Development at Open Space Along A Kung Ngam Road, Shau Kei Wan for the Hong Kong Housing Society	HKHS/ AKN	To optimise the scarce urban resources, Hong Kong Housing Society ("HKHS") is assessing development potential of an approximately 3,880m ² Site adjacent to Ming Wah Dai Ha as a potential decanting site for existing HKHS estates to be redeveloped. TOWNLAND provided Planning Consultancy Services for a SUCCESSFUL S12A Planning Application to rezone the Application Site from "Open Space", "Government, Institution or Community" and "Residential (Group A)" zone to "Residential (Group A)5" zone for the Proposed Public Rental Housing Development. TOWNLAND was responsible for coordination and preparation of the Planning Submission and Visual Impact Assessment. TOWNLAND subsequently provided Statutory Planning Advice to HKHS on the Plan Amendment Process. A Representation was prepared on behalf of HKHS in respect of the subject Proposed Amendment under Section 6 of the Town Planning Ordinance.	Hong Kong Housing Society	Wong Tung & Partners Limited	36	2024
Quotation Contract No. 002/18/PMB203 Planning Consultancy Services for the Redevelopment of the Western Police Married Quarters, Sai Ying Pun, Hong Kong	ASD/W PMQ, ASD/W PMQ/2	TOWNLAND was responsible for co-ordinating the SUCCESSFUL S16 Planning Application for minor relaxation of building height restriction for Redevelopment of the Western Police Married Quarters as well as undertaking the Visual Impact Assessment for this Project. The Site is located in the old urban areas of Sheung Wan and highly constrained in terms adverse air quality, noise, traffic and air ventilation impact. In order to meet the flat requirements and ancillary Government uses prescribed by the user Department, innovative environmental and architectural design measures were integrated into the development scheme. TOWNLAND facilitated dialogue between the various Government Departments and led a full Team of Technical Consultants to develop a feasible and balanced building layout to satisfy, inter alia, architectural, landscape, traffic, engineering, environmental and user concerns. TOWNLAND also assisted with the subsequent Discharge of Planning Conditions and submission of Tree Preservation and Removal Proposal. TOWNLAND then provided Statutory Planning Advice on the Design and Construction of the Project.	Architectural Services Department, Hong Kong Government	TOWNLAND (Planning Stage); Shui On Construction Company Limited (Design and Construction Stage)	39 (Planning Stage) 8.5 (Design and Construction Stage)	2024 S16 Approval: 2019
Planning Consultancy Services for Proposed In-situ Conversion for Private Hospital at No. 5 A Kung Ngam Village Road, Shau Kei Wan	HKSH/ R	Subsequent to a SUCCESSFUL Section 12A Planning Application and SUCCESSFUL Section 16 Planning Application at No. 3 A Kung Ngam Village Road for Proposed HKSH Eastern District Advanced Medical Centre in 2016, Hong Kong Sanatorium & Hospital intends to further enhance the clinical and out-patient services at No. 5 A Kung Ngam Village Road, Shau Kei Wan (opposite to No. 3 A Kung Ngam Road) to improve the healthcare services for Eastern District of Hong Kong Island. TOWNLAND coordinated a Section 12A Planning Application to rezone the Application Site from "Other Specified Uses (Business)" to "Other Specified Uses (Business)1" to facilitate the subsequent Section 16 Planning Application for an in-situ conversion of an industrial building to a Proposed Private Hospital. TOWNLAND coordinated a Team of Experts and provided all planning inputs to the Planning Strategy, Strategic Consultations, Site Search, Implementation Mechanisms/ Programming for Hospital development/ expansion plans. TOWNLAND subsequently provided Statutory Planning Advice to HKSH on the Plan Amendment Process including submitting a Comment on Representation on behalf of HKSH.	Hong Kong Sanatorium & Hospital	TOWNLAND	32	2024

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning and Environmental Consultancy Services for New Fast-track Project at Lin Tong Mei (Programme No.: 703ZX)	ASD/LT M	TOWNLAND was commissioned by the Architectural Services Department to provide Planning and Environmental Consultancy Services for the Proposed Light Public Housing (LPH) Development on a Temporary Basis at Lin Tong Mei, Sheung Shui. This Project was intended as a direct response to current Government Policy Initiatives to address the housing problem and create a better living environment for the PRH applicants living in substandard conditions. TOWNLAND was responsible for coordinating a Multidisciplinary Team for the preparation of the S16 Planning Application and submission of Tree Preservation and Removal Proposal.	Architectural Services Department, Hong Kong Government	TOWNLAND	15	2024
Planning Consultancy Services for MTR Tai Po Bus Maintenance Centre, Area 33, Tai Po	MTRC/ TPBMC	TOWNLAND was responsible for co-ordinating the SUCCESSFUL S16 Planning Application for the Tai Po Bus Maintenance Centre (TPBMC) on a Temporary Basis for a Period of 7 Years at Area 33, Tai Po, New Territories in 2017. The TPBMC is an essential service point for all East Rail Line MTR buses, operating on 4 bus routes that connect the MTR Tai Po Market Station to various locations in the Tai Po District. The bus maintenance services are critical to support the continuation of providing feeder bus service to Tai Po residents. In addition, TPBMC also serves as the Transit Service Area emergency maintenance backup for Tuen Mun Bus Depot. TOWNLAND facilitated dialogue between various Government Departments and led a full Team of Technical Consultants to develop a feasible solution to address, inter alia, architectural, landscape, traffic, environmental, drainage and risk concerns. Post S16 Planning Approval, TOWNLAND also assisted with the subsequent Discharge of Planning Conditions and submission of Landscape and Tree Preservation Proposal and Fire Fighting and Fire Service Installations Proposal. TOWNLAND was also responsible for the subsequent SUCCESSFUL Renewal of Planning Approval for the continued use of the TPBMC for a period 7 years.	Mass Transit Railway Corporation	TOWNLAND	7	2024
Provision of Sports Facilities in Hong Kong	HAB/PS FHK	TOWNLAND provided all strategic land use and planning inputs to a study on the demand and supply of sports facilities in Hong Kong. The study findings will inform the Government's policy objectives on sports development and planning for provision of sports facilities. The project involved studying international best practices, and the development of a methodology for the future provision of sports facilities across the Territory including a review of the Hong Kong Planning Standards and Guidelines. TOWNLAND also provided all planning inputs for a Phase 2 Study focusing on Territorial and Regional level facilities, including to conduct international case studies, public consultation, and to revamp Chapter 4 of the Hong Kong Planning Standards and Guidelines.	Home and Youth Affairs Bureau (Formerly Home Affairs Bureau), Hong Kong Government	Deloitte China	70	2024
Planning Consultancy Services for Proposed Public Utility Installation (Fresh Water Pumping Station) in Government Land at Tong Hang, Fanling	WSD/W HS	Under the review of the water supply to Northern New Territories, it was identified that the existing water treatment capacity of Sheung Shui Water Treatment Works would not be adequate to cater for the fresh water demand arising from various proposed developments in the Northern Metropolis. To address this shortfall, improvement works for the trunk transfer system to convey fresh water from Tai Po Water Treatment Works to North District was proposed. As part of the improvement works, a fresh water pumping station at Tong Hang was proposed to take treated water to various secondary service reservoirs. TOWNLAND was responsible for providing Planning Consultancy Services to this SUCCESSFUL Section 16 Planning Application.	Water Supplies Department, Hong Kong Government	Asia Infrastructure Solutions Limited	4	2025

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Quotation Contract No. CPM302_12/20 Preliminary Assessment Study for Development of Proposed Whitehead Sports Park (Programme No. 259ZX)	ASD/W SP	TOWNLAND was commissioned by the Architectural Services Department to lead a Multidisciplinary Team to carry out a Preliminary Assessment Study on development of a 14ha Site for the Proposed Whitehead Sports Park, which will be a major sports hub to host the first standard venues for cricket, baseball and ice rink to be provided in Hong Kong, and other sports venues suitable for holding international/major local competitions. The Study was undertaken in consultation with Cultural, Sports and Tourism Bureau (formerly known as Home Affairs Bureau), Leisure and Cultural Services Department and the relevant National Sports Associations (NSAs). TOWNLAND was responsible for all land use planning aspects including a review on the baseline condition, coordination of the Study Team for inputs to the development of the Master Infrastructure Plan, assisting in consultation with NSAs and advising on implementation strategy and programme.	Architectural Services Department, Hong Kong Government	TOWNLAND	42	2025
Marina-led Mixed Use Development on Land in the South-West of Lamma Island	TBOL	TOWNLAND is providing strategic planning advice and coordinating an on-going Section 12A Planning Application (Rezoning Request) for a marina-led mixed-use Development situated on land currently zoned for Agricultural use and within sensitive Nature Conservation zonings. The Proposed Development comprises a 430,000 sqm. Marina of Regional importance for large luxury yachts of up to 100m in length; approx. 850 residential units; new conservation corridor; eco-resort/hotel; and associated Developments.	Private Sector	TOWNLAND	44	2025
Planning Consultancy Services for Proposed Industrial Redevelopment at No. 13 Sheung Yuet Road, Kowloon Bay	SYRKB/ 6	TOWNLAND provided Planning Consultancy Services for redevelopment of an Existing Industrial Building to Office Development with Minor Relaxation of Plot Ratio Restriction at Sheung Yuet Road, Kowloon Bay. TOWNLAND was responsible for co-ordinating the SUCCESSFUL Section 16 Planning Application as well as undertaking the Visual Impact Assessment for this Project. TOWNLAND provided general planning advisory services on implementation aspects of the Project, including detailed design and discharge of planning conditions.	Private Sector	TOWNLAND	31	2025 S16 Approval: 2021

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Composite Residential Development at Ma Sik Road, Fanling	WNLYF N	In response to Government's Policy Initiatives and in line with the promulgated 'Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction ("MiC")' under Joint Practice Note No. 8 ("JPN No. 8"), TOWNLAND provided Planning Consultancy Services to a SUCCESSFUL Section 16 Planning Application for Minor Relaxation of the Approved Building Height to enable MiC Adoption at a committed Composite Residential development at Ma Sik Road, within the Fanling North New Development Area. In taking forward the Planning Application and further improving the pedestrian connectivity of the Approved Composite Commercial / Residential Development, TOWNLAND was engaged to prepare a subsequent Section 16 Planning Application for Minor Relaxation of the Non-Building Area ("NBA") to enable two (2) footbridge connections, each consisting of a two-storey weather-proof footbridge at 1/F and an open-air covered walkway at 3/F above to enable connection between the two separated commercial facilities at podium. TOWNLAND was responsible for providing general planning input and preparing the Supplementary Planning Statement and Visual Appraisals for the two (2) SUCCESSFUL Section 16 Planning Applications. TOWNLAND also provided Planning Advisory Services to Scheme Development during the Detailed Design Stage.	New World Development Company Limited	TOWNLAND	15	2024 & 2025
Planning Consultancy Services for Proposed Pre-Feasibility Study at Nos. 105-107 Parkes Street and No. 86 Woosung Street, Yau Ma Tei, Kowloon	PSWY MT/4	TOWNLAND provided Planning Consultancy Services to conduct a Planning Pre-Feasibility Study on a Site at Nos. 105-107 Parkes Street and No. 86 Woosung Street in Yau Ma Tei, Kowloon. In view of the perennial urban decay and a vast of ageing buildings in Yau Ma Tei and Mong Kok and the publication of District Study for Yau Ma Tei and Mong Kok by Urban Renewal Authority, the Study was an opportunity to explore different land use options and maximise the likely achievable development potential on the Site situated in the heart of Yau Tsim Mong Area. The Study also identified technical constraints of the Site and advise on the possible way forward for the CLIENT from a planning perspective alongside considerations of urban renewal. The outcome of this Study assisted the CLIENT in pursuing subsequent liaison with Government Departments and obtaining preliminary departmental feedback for a potential Rezoning Request and Plot Ratio Transfer on the Site. TOWNLAND is currently liaising with Government Departments on the feasibility of implementation of the Indicative Development Scheme derived from the Study.	Private Sector	TOWNLAND	9	2025
Technical Feasibility Study for the Proposed "USTInnoPark Phase 1.0" at Areas 85 and 86, Tseung Kwan O for The Hong Kong University of Science and Technology	HKUST/ LOHAS	The Hong Kong University of Science and Technology (HKUST) is exploring potential new areas outside the Clear Water Bay Campus for strategic development/expansion to provide research and joint university-industry development facilities and platforms, accredited laboratories and testing grounds to enhance innovation and knowledge transfer, and technology incubators to foster entrepreneurship and industry partnerships. TOWNLAND provided Planning Consultancy Services to assess the Technical Feasibility of developing research facilities for Health Tech, Green Tech, Microelectronic/ Nanotech and Smart Manufacturing at two potential sites within and near LOHAS Park. TOWNLAND was also responsible for preparing the Visual Impact Assessments to support the Technical Feasibility Study.	Hong Kong University of Science and Technology	DLN Architects Limited	23	2025

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Public Housing Development at Ngau Chi Wan Village	HKHS/ NCW	As outlined in the Chief Executive's 2019 to 2021 Policy Addresses, Redevelopment of Ngau Chi Wan Village was identified as a source of public housing supply with a view of rebuilding a new community therein. The Proposed Development is intended to be developed by Hong Kong Housing Society as a Dedicated Rehousing Estate ("DRE") to support the Government's development clearance exercises and redevelopment projects in urban areas. In order to promulgate a better design of the Public Housing Development and avoid compromising the development potential of the Site, TOWNLAND provided Planning Consultancy Services to prepare the SUCCESSFUL Section 16 Planning Application and Visual Impact Assessment to seek Minor Relaxation of Building Height Restrictions.	Hong Kong Housing Society	Ronald Lu & Partners	18	2025
Planning Consultancy Services for Hong Kong Shue Yan University Campus Expansion	HKSYU /BHR	With the steady growth in student enrolment and the continued efforts of Hong Kong Shue Yan University (HKSYU) to enhance its offerings, there is a practical need for expansion. TOWNLAND provided Planning Consultancy Services for Shue Yan University in their Campus Expansion Plan in developing a New Academic Building with ancillary Student Accommodation. TOWNLAND was responsible for the provision of strategic planning advice to the Feasibility Study and Conceptual Design Proposal as well as Consultation with Government.	Hong Kong Shue Yan University	Wong Tung & Partners Limited	6	2025
Planning Consultancy Services for Proposed Comprehensive Development at Nos. 1, 1A, 2 and 3 Hill Side Terrace, No. 55 Ship street (A.K.A Nam Koo Terrace), Nos. 1-5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 and adjoining Government Land, Wan Chai	KRS S/5	Subsequent to the SUCCESSFUL Section 16 Planning Application in 2022 for a Proposed Comprehensive Development at Nam Koo Terrace, an additional lot is amalgamated to provide greater flexibility in designing a more desirable spatial environment that compatible with the existing character of surrounding (i.e. Sau Wa Fong). TOWNLAND was appointed to prepare Section 12A Planning Application to enable the residential development with the Grade 1 historical building, Nam Koo Terrace, conserved in-situ. The project is (1) undertaken as part of Hopewell's comprehensive vision for the continuous urban renewal and revitalisation of Wan Chai, as well as implementation of Open Space for public use; (2). facilitate the preservation and revitalisation of the Nam Koo Terrace to become part of the significant heritages in Wan Chai with provision of cultural and commercial facilities for the enjoyment of the public; and (3) alongside with the Proposed residential portion integrated within the high-quality open space with barrier free public access. The Proposal will enhance the vitality, image, sense of place and street environment in Wan Chai. The rezoning also seeks to remove the plot ratio restriction to allow the development to attain the maximum development intensity permitted under Building (Planning) Regulations to optimise the development potential of the rare urban site. TOWNLAND was responsible for coordinating and preparing the SUCCESSFUL Section 12A Planning Application, Visual Impact Assessment and Urban Design Proposal. Subsequently, TOWNLAND provided Statutory Planning Advice on the Plan Amendment Process. A Written Representation was prepared on behalf of Client in respect of the subject Proposed Amendment under Section 6 of the Town Planning Ordinance.	Private Sector	TOWNLAND	20	2026

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Consultancy Services for Planning Application, Preliminary Environmental Review with Associated Minor Studies, Utility Mapping and Topographical Survey for Junior Police Officers Married Quarters at Area 134 in Tung Chung New Town Extension (East) (Programme No. 074JA)	ASD/TC NTE	To address the demand for departmental quarters for married junior police officers of the Hong Kong Police Force, it was proposed to relax the Building Height Restriction of a Reserved Site for the development of a Junior Police Officers Married Quarters at Area 134 in Tung Chung New Town Extension (East). TOWNLAND was commissioned by Architectural Services Department to prepare the SUCCESSFUL Section 16 Planning Application for Minor Relaxation of Building Height Restrictions to optimise the development potential of the site and increase flat production.	Architectural Services Department, Hong Kong Government	TOWNLAND	16	2026
Planning Consultancy Services for New Academic and Research Buildings for The Hong Kong University of Science and Technology	HKUST/ MC	To expand the capacity to meet the academic and research needs of Hong Kong University of Science and Technology (HKUST), TOWNLAND was commissioned to provide Planning Consultancy Services to seek Minor Relaxation of Building Height Restriction for two (2) new academic and research buildings in the Clear Water Bay Campus. The proposal intends to enable HKUST to further increase the usable floor space through the increase of building height. TOWNLAND was responsible for providing general planning advice and leading a Multi-disciplinary Team for the preparation of the Supplementary Planning Statement, Visual Impact Assessment and Tree Preservation and Landscape Proposal.	Hong Kong University of Science and Technology	TOWNLAND	6	2026
Planning Consultancy Services for Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Development at No. 8 Fung Sau Road, Sai Kung	FSRSK	TOWNLAND provided Planning Consultancy Services for a SUCCESSFUL Section 16 Planning Application for Minor Relaxation of Building Height Restriction ("BHR") from 9m to 11.5m for Permitted Residential Development at 8 Fung Sau Road, Sai Kung. The Minor Relaxation of BHR aims to (1) provide architectural flexibility for redevelopment of the existing houses with more innovative building design to fit in with the prestigious setting and local character; (2) provide for better integration of architectural, recreational and landscape components; and (3) enable an architectural layout that better suits the specific user requirements and enhance the quality of life of the residents. TOWNLAND was also responsible for the Visual Appraisal of this assignment.	Private Sector	TOWNLAND	8	2026
Proposed Public Riding School Development at the Restored Landfill Site (TKOL II/III) in TKO Area 105, Tseung Kwan O (GLA TSK-500 (Part))	HKJC/ KOL/2	TOWNLAND provided Planning Consultancy Services for the development of a Public Riding School with ancillary facilities (the "PRS") at the Restored Landfill Site (TKOL II/III) in TKO Area 105, New Territories. Environmental Protection Department has long been supportive of the development of recreational and sports facilities on restored landfills on a self-financing basis. In response to the growing demand for community riding, The Hong Kong Jockey Club proposed to develop Hong Kong's fourth Public Riding School at TKOL II/III in furtherance of equestrian sport in Hong Kong. The PRS is in line with the Government Policy in fostering community participation through wider visibility and popularity of horse riding, supporting the development of equestrian sports, and culminating Hong Kong as a centre for international sports events. TOWNLAND was responsible for providing general planning input to the Technical Feasibility Study, preparation of the Supplementary Planning Statement and Visual Impact Assessment in support of the SUCCESSFUL Section 16 Planning Application.	The Hong Kong Jockey Club	Wong Tung & Partners Limited	18	2026

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed International School Development at Various Lots in D.D.94, 98 and 100 and adjoining Government Land, Kwu Tung South, New Territories	SYRKT S	TOWNLAND provided Planning Consultancy Services to prepare a SUCCESSFUL Section 12A Planning Application (Rezoning Request) to enable the rezoning of a Site from "Agriculture" and "Green Belt" to "Government, Institution or Community" for the development of a Proposed International School Development that caters to early childhood and kindergarten to Year 12 education with boarding facilities at Kwu Tung South. The Proposed School is envisioned to be a pioneering initiative in support of the National and Government policy directives in promoting quality international education in the Northern Metropolis. TOWNLAND was responsible for coordinating a Multidisciplinary Team for the SUCCESSFUL Section 12A Planning Application.	Private Sector	TOWNLAND	10	2026
Planning Consultancy Services for Proposed Development at Site C of the Urban Renewal Authority Peel Street / Graham Street Redevelopment Project, Central (H18C)	GSGS	TOWNLAND is providing Strategic Planning Advice in respect of the Design and Implementation of a Commercial Development comprising of Grade-A Office, Hotel, Retail and Public Open Space which is subject of an Approved MLP for part of a CDA zone. TOWNLAND is advising on implementation aspects, including scope of amendments to the Approved Scheme and Discharge of Planning Conditions.	Private Sector	TOWNLAND	54	Ongoing S16A Approval: 2019
Quotation Contract No. 005/19/PMB203 Consultancy Services for Planning Application, Preliminary Environmental Review with Associated Minor Studies and Tree Survey, Tree Preservation and Removal Proposal, Utility Mapping and Topographical Survey for Redevelopment of Lai Chi Kok Reception Centre (Programme No.: No. 079LC)	ASD/LC K ASD/LC K/2	TOWNLAND was commissioned by the Architectural Services Department to lead a Multidisciplinary Team for providing Planning Consultancy Services for partial redevelopment and expansion of the Lai Chi Kok Reception Centre at Nos. 3-5 Butterfly Village Road, Kowloon for Correctional Services Department. In order to overcome persistent overcrowding, improve facilities and implement modern smart prison initiatives, TOWNLAND was responsible for coordinating the Multidisciplinary Team to address, inter alia, landscape, traffic, engineering, environmental and user concerns based on a developed building layout from Government which meets special operational requirements. TOWNLAND was responsible for coordinating between various Government Departments and preparation of a SUCCESSFUL Section 16 Planning Application including Visual Impact Assessment. TOWNLAND is also providing general planning advisory services on detailed design aspects of the Project and preparation of extended tree survey. TOWNLAND is currently providing Statutory Planning Advice on the Design and Construction of the Project.	Architectural Services Department, Hong Kong Government	TOWNLAND (Planning Stage); Shui On Construction Company Limited (Design and Construction Stage)	28 (Planning Stage) 24 (Design and Constructi on Stage)	Ongoing S16 Approval: 2021
Agreement No. CE 18/2019 (CE) – Development of Fanling North New Development Area, Remaining Phase – Design and Construction	CEDD/ FNDA	TOWNLAND was commissioned by Civil Engineering and Development Department to undertake a planning review of 18 sites in the Kwu Tung North and Fanling North New Development Areas (NDAs). Due to a number of changes in planning circumstances, some sites across the two NDAs have been identified for potential release for other uses. The Project requires the undertaking of a Land Use Review to identify the development potential of six sites, including formulating revised development proposals for them. It also requires the undertaking of a planning review on various uses and/or developments for an additional twelve individual sites to confirm existing approved land uses or formulate revised development proposals for the sites. In 2021, due to changes in planning context, TOWNLAND was also commissioned to undertake a Planning and Engineering Review for intensifying the development intensity of the planned public and private housing sites in the Remaining Phase of Fanling North NDA to maximise the population intake and housing supply. A SUCCESSFUL S16 Planning Application was submitted in 2022 for Minor Relaxation of Plot Ratio	Civil Engineering & Development Department, Hong Kong Government	Atkins China Limited	60	Ongoing 1 st Gazettal of Draft Plan under S5: 2023 1 st S16 Approval: 2022

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
		(PR) and Building Height (BH) Restrictions for twenty (20) planned housing sites and provision of non-domestic uses in four (4) planned Housing Sites. TOWNLAND was also responsible for providing planning support to the SUCCESSFUL plan amendment of three (3) sites in the Fanling North NDA for housing, community and economic uses (i.e. logistics facility and bus depot) under Section 5 of Town Planning Ordinance in 2023. Subsequently, in 2025, TOWNLAND was tasked with undertaking a Planning Review for five (5) sites within the pilot area of Large-scale Land Disposal in Fanling North NDA in view of the latest planning circumstances and market feedback. The Planning Review proposed to relax the PR and BH restrictions of the planned housing sites to enhance housing supply and allow flexibility for the construction of aboveground carpark and adoption of Modular Integrated Construction (MiC) method. In addition, a village re-site and two (2) school sites were also proposed to rezone for housing developments to optimise development potential. Aside from boosting housing supply, opportunity was also taken to review the planning intention and permitted uses of a site planned for logistics facility to allow for a larger variety of uses with complementary facilities to support the growth of a broad spectrum of industries. TOWNLAND is responsible for preparing the Planning Report to support the plan amendment for reflecting the abovementioned planning changes under Section 5 of Town Planning Ordinance. In 2026, TOWNLAND is commissioned to undertake a Planning Review for assessing the BH requirements of construction of two (2) storeys aboveground carpark and adoption of MiC method for the private housing sites in the Remaining Phase of Fanling North NDA, with a view to facilitate and expedite the private housing developments in the NDA. TOWNLAND is responsible for consolidating the results of the Planning Review in Fanling North and Kwu Tung North NDAs and preparing an area-wide S16 Planning Application for Minor Relaxation of PR and BH Restrictions and provision of non-domestic uses in the private housing sites in Fanling North and Kwu Tung North NDAs to reflect the latest BH requirements and the previously approved PRs and non-domestic uses.				

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EXAMPLES OF PROJECTS IN HONG KONG (OTHER THAN MAINLAND CHINA AND THE REGION)

Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Service for Redevelopment of Evangel Hospital	ASFNS	TOWNLAND is providing Planning Consultancy Services to Evangel Hospital ("EH") in their redevelopment plans to upgrade their medical facilities and services at No. 222 Argyle Street, Kowloon. TOWNLAND was responsible for coordinating and preparing the SUCCESSFUL Section 12A Planning Application to relax the maximum Building Height Restriction ("BHR") from 5 storeys to 80mPD. Subsequent to TPB Approval in 2023, the Consultancy Team has conducted a holistic review of the building design and reassessed the Hospital's operational and structural requirements and further submitted a Section 12A Planning Application to further relax the maximum BHR to 114mPD. The relaxed BHR will further enhance EH's service capacity, quality and to practically implement its Smart Hospital initiatives to cater the growing community demands for primary and community healthcare services. TOWNLAND was responsible for the coordination of a Multidisciplinary Team to support the SUCCESSFUL Section 12A Submission. TOWNLAND was also responsible for the Visual Impact Assessments and Landscape Master Plan. Following TPB's agreement on the Rezoning Request, TOWNLAND subsequently provided Statutory Planning Advisory services for the Plan Amendment process, including the preparation of Representation on behalf of Evangel Hospital.	Evangel Hospital	TOWNLAND	78	Ongoing
Planning Consultancy Services for the Wan Chai North Redevelopment Project	HKCEC /WCGT	As announced in The Chief Executive's 2017 Policy Address, the Government plans to redevelop the Wan Chai Government Office Compound Site which consists of three government buildings, Gloucester Road Garden and the Kong Wan Fire Station next to the Hong Kong Exhibition and Convention Centre in Wan Chai North into to a composite development comprising Convention and Exhibition facilities, hotel, and office. TOWNLAND provided Planning Consultancy Services leading to achieve relevant statutory Planning Approvals under Section 5 of Town Planning Ordinance. TOWNLAND continues to provide Planning Consultancy Services at the Land Grant stage.	Hong Kong Trade Development Council	Wong & Ouyang (HK) Limited	69	Ongoing
Proposed Residential Development at Pai Tau Hang	SWCST /3	As part of the private sector effort to contribute to Hong Kong's housing supply and relieve the problem of unaffordable and inadequate housing, TOWNLAND is providing Planning Consultancy Services to assist a private sector client in evaluating the development potential of their landholdings at Pai Tau Hang, within the context of the Land Sharing Pilot Scheme or potential options under the Statutory Planning Mechanism.	Private Sector	TOWNLAND	50	Ongoing
Planning Consultancy Services for Proposed Redevelopment of Madam Wong Chan Sook Ying Memorial Care & Attention Home for the Aged at 6 Pik Wan Road, Yau Tong	HKCW C/YT	In view of the growing ageing population and growing demand for elderly care services, The Hong Kong Chinese Women's Club intends to redevelop their existing 4-storey facility. TOWNLAND is currently providing Statutory Planning Inputs to the Technical Feasibility Study and Concept Design.	The Hong Kong Chinese Women's Club	P&T Architects and Engineers Limited	16	Ongoing
Term Consultancy for Site Formation and Infrastructure Works for Proposed Housing and Other Developments in Zones 2 & 3 (2023-2027) - Feasibility Study	CEDD/ SFIW	TOWNLAND is currently providing Planning Consultancy Services on a term consultancy basis to support Civil Engineering & Development Department to explore the feasibility of converting the existing land uses of the potential Site(s) to meet the demand for housing, commercial, industrial and other specified uses with supporting facilities in Hong Kong Island, Kowloon, Sai Kung, Yuen Long and Tuen Mun. TOWNLAND is responsible for providing general planning advice on the land uses, development intensity and notional layouts.	Civil Engineering & Development Department, Hong Kong Government	Atkins China Limited	29	Ongoing

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Agreement No. CE 78/2023 (GE) – Underground Quarrying at Sham Shui Kok, North Lantau – Investigation, Design and Construction	CEDD/ UQ	As an integral part of the long-term quarry strategy, the Strategic Cavern Area at Sham Shui Kok is identified for underground quarry-cum-cavern development. TOWNLAND is commissioned to provide Statutory and Land Use Planning Consultancy Services for the implementation of underground quarrying as well as studying the long-term land uses of the created caverns after cessation of the quarrying activities. TOWNLAND is responsible for reviewing the Statutory Planning Context, preparation of potential Planning Application to Town Planning Board, and preparation of future land use options.	Civil Engineering and Development Department, Hong Kong Government	Asia Infrastructure Solutions Limited	22	Ongoing
Planning Consultancy Services for the Proposed Global Innovation Centre at Pok Fu Lam for the University of Hong Kong	HKU/GI CVR	In support of Hong Kong to become a leading international innovation and technology hub, The University of Hong Kong (HKU) proposed to develop a Global Innovation Centre (GIC) at a Site between Victoria Road and Pok Fu Lam Road. Following Community Feedback on the initial development proposal in 2025, TOWNLAND was appointed by HKU to undertake a Comprehensive Planning Consultancy Services for the planning and design of a Refined Development Scheme and to support the subsequent Plan Amendment of the Outline Zoning Plan to enable the GIC Development. TOWNLAND is acting as the Lead Planning Consultant and Visual Impact Specialist in leading a Multi-disciplinary Team in the formation of a refined development scheme and the preparation of various technical assessments (Visual Impact Assessment prepared by TOWNLAND) in support of the Plan Amendment.	The University of Hong Kong	TOWNLAND	10	Ongoing
Planning Consultancy Services for the Redevelopment of Kwun Tong Garden Estate Site II for the Hong Kong Housing Society	HKHS/ KTGE/3	TOWNLAND is currently providing Planning Consultancy Services to the Hong Kong Housing Society in their redevelopment of Kwun Tong Garden Estate Site II. TOWNLAND is part of a Comprehensive Team tasked to conduct a comprehensive review of the Redevelopment Proposal and to formulate a refined Preliminary Redevelopment Scheme that maximises the development potential of the Site and to prepare and submit an updated Planning Brief.	Hong Kong Housing Society	P&T Architects Limited	11	Ongoing
Planning Consultancy Services for Proposed Conversion of various floors of Bank of China (Hong Kong) Complex to laboratories, classrooms and office spaces in the City University of Hong Kong Campus	CITYU/ LP/2	TOWNLAND is currently providing Planning Consultancy Services for City University of Hong Kong (CityU) in their conversion of 1/F, 2/F, 3M/F and 3/F of CityU's Bank of China (Hong Kong) Complex to laboratories, classrooms or office spaces, the reprovisioning of campus carpark spaces and arrangements within the campus in support of the University's teaching, research and operation. TOWNLAND is providing general planning advice to the Proposed Conversion.	City University of Hong Kong	Wong Tung & Partners Limited	12	Ongoing
Planning Consultancy Services for the Redevelopment of Yue Kwong Chuen for the Hong Kong Housing Society	HKHS/ YKCRA /3	In 2022, a Section 16 Planning Application was approved by the TPB for Minor Relaxation of Building Height Restrictions for the Redevelopment of Yuen Kwong Chuen ("YKC"), a public rental housing estate. To take this forward, a Team of Consultants was engaged to support the latest schematic design review and development of the YKC Redevelopment. TOWNLAND as part of the Consultancy Team is responsible for the provision of statutory planning advice and securing the discharge of planning conditions pertaining to the Approved Section 16 Planning Application at the detailed design stage.	Hong Kong Housing Society	P&T Architects Limited	3	Ongoing

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Planning Consultancy Services for Proposed Residential Redevelopment at Siu Lek Yuen, Sha Tin	STSLY R	TOWNLAND is currently providing Planning Consultancy Services to rezone an industrial site at Siu Lek Yuen to enable residential use. In line with the ongoing transformation of the Siu Lek Yuen Industrial Area into a mixed-use neighbourhood, the Rezoning Request seeks to facilitate the comprehensive redevelopment of the two (2) existing industrial buildings into a private residential development with supporting commercial uses. TOWNLAND is responsible for providing strategic planning advice and planning inputs to S12A Planning Application.	Private Sector	Ronald Lu & Partners Limited	10	Ongoing
Consultancy Services for Campus Master Plan (III) for Kowloon Tong Campus, Hong Kong Baptist University	HKBU/ KTC	Over the past decades, the Kowloon Tong campuses of Hong Kong Baptist University (HKBU) has been expanding its footprint across three distinct yet physically fragmented sites. To address the university's spatial and growth challenges, TOWNLAND is providing Planning Advisory Services to a Comprehensive Study to develop a comprehensive Campus Master Plan. This plan aims to meet HKBU's expansion needs while enhancing space utilization efficiency and creating a more cohesive campus environment.	Hong Kong Baptist University	Leigh & Orange Limited	9	Ongoing
Various Section 16 Planning Applications; Section 17 Planning Reviews; Section 17B Appeals, Building Appeals, Application to Lands Tribunal (Compulsory Sale for Redevelopment) and Judicial Reviews (as Expert Witness); Liquor License Application; Statutory OZP and DPA Objections; Section 12A Planning Applications (Rezoning Requests) and Development Advisory, e.g. on Strategic Land Acquisitions, Hong Kong		Since 1985, TOWNLAND has been responsible for providing professional development consultancy services including coordination of multi-disciplinary teams; acting as Submitting Agent; acting as Expert Witness; and undertaking Public Consultation on numerous Projects in Hong Kong.	Government Departments, Institutions and the Private Sector	Normally TOWNLAND	N/A	N/A

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Project	TCL REF	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Various Urban Design Studies, Concept Plans / Comprehensive Master Layout Plans, Hong Kong		Since 1985 TOWNLAND has been responsible for coordinating numerous Concept and Master Layout Plan Schemes for comprehensive residential, recreational industrial and mixed-use developments in urban, rural and coastal situations, with an increasing number of urban renewal, business district revitalisation and tourism projects, e.g. Sha Lo Tung (90 ha), Tai Kok Tsui (70 ha), Cheung Muk Tau (12 ha), Mau Tin Marina (12.9 ha), Ha Yau Tin Tsuen (3.3 ha), Wo Shang Wai (15.5 ha), Wong Yue Tan (21.5 ha), Ngau Tam Mei (7.4 ha), Kwu Tung South (9.5 ha), Kwu Tung North (1.9 ha), Lin Barn Tsuen (36 ha), HK Marina, Sai Kung, Ting Kok (15 ha), Luk Keng (87 ha), Tai Po Kau (16.7 ha), Shek Wu Wai (12.1 ha), Wing Kei Tsuen (31.2 ha), Kam Tsin (4.6 ha), Pak Kong (9 ha), Pak Hok Chau (12.6 ha), Sheung Wong Yi Au (6 ha), Wo Keng Shan (57.5 ha), Tam Kon Chau (58.3 ha), Wun Yiu (10.3 ha), Sha Ha (4.9 ha), Gold Coast Castle Peak Bay (41 ha), Tung Tau (15.7 ha), Lam Tei (3 sites, 7.1 ha), Mui Wo, Lantau Island (16.7 ha), Shek Kong San Tsuen, Kam Tin (3.5 ha), Kowloon Point Reclamation (40 ha), Ngau Tam Mei Valley (300 ha), Kwun Tong Town Centre (5 ha), Choi Wan Road and Jordan Valley (20 ha), Area 54, Tuen Mun (30 ha), Yau Tong Waterfront (25.4 ha), Pamela Youde Hospital Site, Chai Wan (7.1 ha), Tsim Sha Tsui East (21 ha), Causeway Bay (6.5 ha), Tung Chung Cable Car Project – sites at Tung Chung and Ngong Ping (15.1 ha), Kwu Tung North New Development Area (450 ha), Fanling North New Development Area (166 ha), Ping Che/ Ta Kwu Ling New Development Area (171 ha), Landside Development at Hong Kong International Airport (16 ha) and Hong Kong's Closed area (2,330 ha).	Government Departments, Institutions and the Private Sector	Normally TOWNLAND	N/A	N/A

Date: 18 August 2026