



INITIAL PROPOSALS AND STRATEGIES
JANUARY 2010

BANDAR SERI BEGAWAN

DEVELOPMENT MASTERPLAN

An initiative of the
Municipal Board of Bandar Seri Begawan

under the auspices of the
Ministry of Home Affairs

This is a public consultation document for Stage 2B,
made available for public response and input
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purpose and summary

of Initial Proposals and Strategies

A Menu of Ideas for
Consideration and
Consolidation

BSB
today





guiding principles



Grow economic engines that build on Brunei's unique strengths to power international impact



Reconnect national treasures – forest, rivers and heritage – and focus walkable urban development within these boundaries



Implement a well-managed municipal organization that a civic identity around the natural and cultural heritage

Through the public visioning workshops, interviews and site analysis, the Consultant Team has identified five key challenges facing Bandar Seri Begawan as the city moves toward a more sustainable future.



Improve ecosystem functions

Control soil destabilization by limiting new development on steeply sloping sites.

Limit development to sites and areas of the city that are already urbanized. Improve open land areas through planting of native vegetation.

Establish requirements for development sites to retain stormwater by reducing impervious surfaces.

Eliminate the pollution of the river systems by providing sanitary infrastructure in Kampong Ayer.

Encourage the naturalization of river banks and reintroduction of mangroves to improve the capacity for natural filtration and purification of river waters.

Encourage planting a wider diversity of native plants in the urban environment to improve the overall functioning of the natural ecosystem.



Control the expansion of the built-up urban area

Create specific limits to development to prevent further urban sprawl.

Develop higher density building forms with a greater mix of land uses.

Regenerate and redevelop certain districts in the city as new centres for higher density urban development.



Improve the quality of urban life

Focus on issues that improve physical access – reducing distances between uses, improving access to public transportation and improving road infrastructure and linkages.

Focus on providing community services accessible to all.

Improve and expand health services in the city.

Expand recreational facilities, path systems for bicycling, jogging and walking that will contribute to the quality of public health.

Provide access to good educational and learning facilities, as well as public cultural facilities as key features in the redevelopment of urban subcenters.

Improve and encourage recreational amenities and leisure and entertainment facilities.

key opportunities

for tomorrow's Bandar Seri Begawan



Create civic identity and pedestrian friendly places

Create mixed-use, urban subcentres with distinctive character and urban design to establish a strong sense of place in the City.

Identify and establish a "civic heart" to the city - focused on the historic rivers and waterways that have helped form the city.

Encourage changes in the pattern of private vehicular use in the city.

Make public transit and pedestrian access more viable as a transportation alternative.

Establish new building design standards that require materials and design responses that are appropriate to the region, the climate and the culture of the city.

Establish urban design standards to encourage pedestrian movement and activity in the city.



Diversify the Economy - make it multi-faceted and resilient

Focus on identifying opportunities and initiatives that can help create a multi-faceted economic environment for the city and the country.

Leverage resources and strengths already existing in the country:

Capture a share of the rising Asian demand for higher education - green technology, environmentalism, Islamic finance

Develop a research & development cluster - health care, environment/ecology, renewable energy

Capture a share of the grey dollar in Asia - retirement villages

Capture a share of the regional eco-tourism trade - civic/institutional tourism



Identify a Champion Organization to implement and continue developing the plan

Create a streamlined development process to guarantee that the overall objectives of the master plan are achieved and implemented.

A development "champion" will be required and will require a clear mandate to implement the plan and translate vision into reality.

Identify the requirements for this individual and organization and a clear process for the continued development and refinement of the master plan and its recommendations.



a menu of ideas and strategies



A.
Regional Ecology



B.
Economic Engines



C.
City Structures



D.
Places &
Destinations



E.
Transport Strategies



F.
Urban-Infrastructure
Initiatives



regional ecology



