



DESIGN WORKSHOP WITH TECHNICAL COMMITTEE  
Draft Master Plan  
March 23, 2010

# BANDAR SERI BEGAWAN

DEVELOPMENT MASTER PLAN



# Agenda

1 000am Masterplan Update

1 100am Downtown

1 430pm Gadong/Kiulap

Interactive discussions

Ongoing feedback recording

Model exploration

## Master Plan Overview

- Revised Master Plan
- Detailed Design Areas
- Population and GFA distribution



# concept alternatives

## Distributed Centres



- existing centers
- spread out
- improve walkability

## Concentrated Nodes



- higher density in fewer centers
- urban amenities
- supports higher level of transit

## Riverfront Corridor



- focused along the rivers
- improve access to the river
- medium density



recommendation

### Distributed Centres



### Concentrated Nodes



### Riverfront Corridor



Orientation of nodal growth around a riverfront corridor, balanced by enhancement of life in the rest of this City of Kampongs

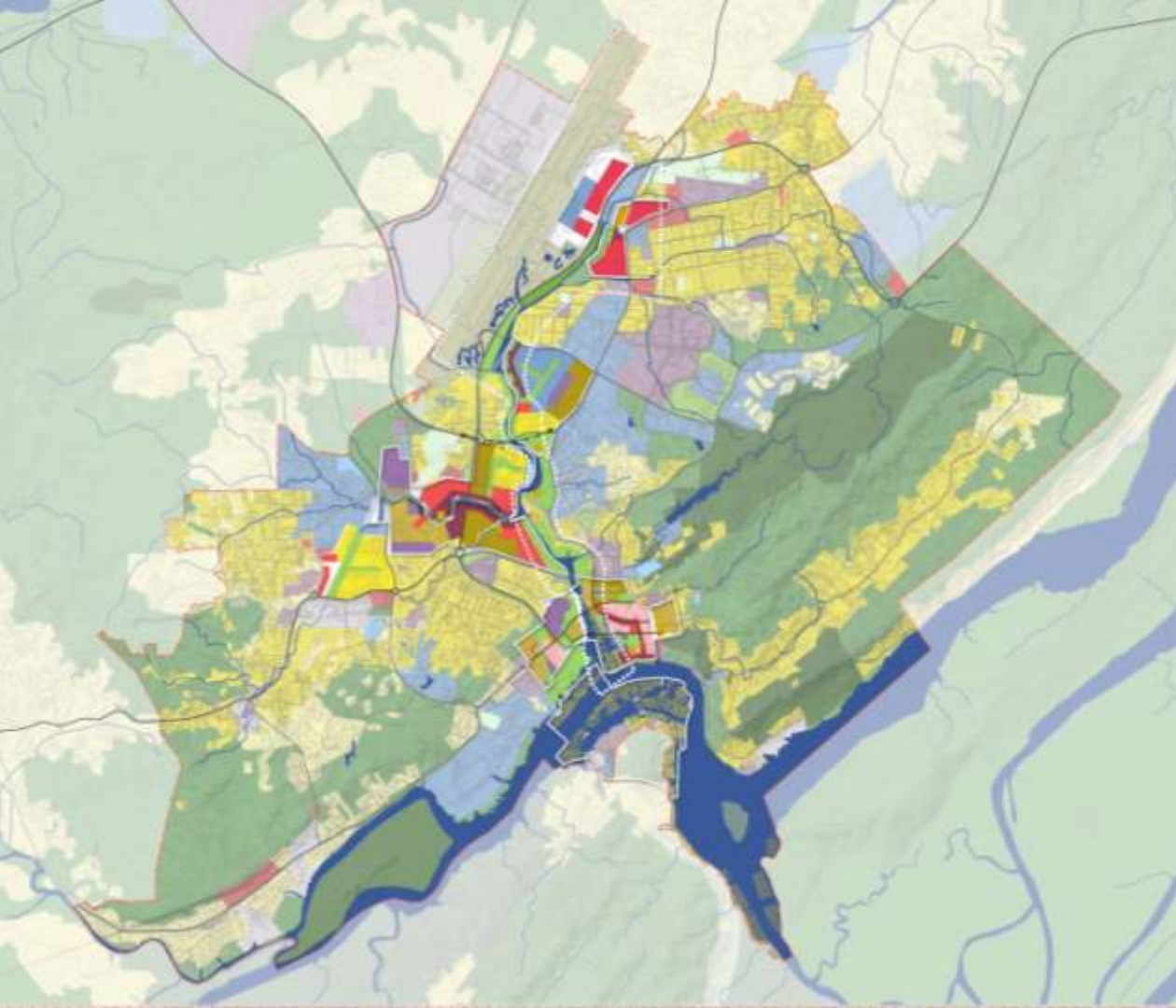
## riverfront corridor



Most memorable civic identity

Balance of natural water edge systems with sensitive waterfront destinations, linked by water taxi

Clustering of education and healthcare close to expanded downtown



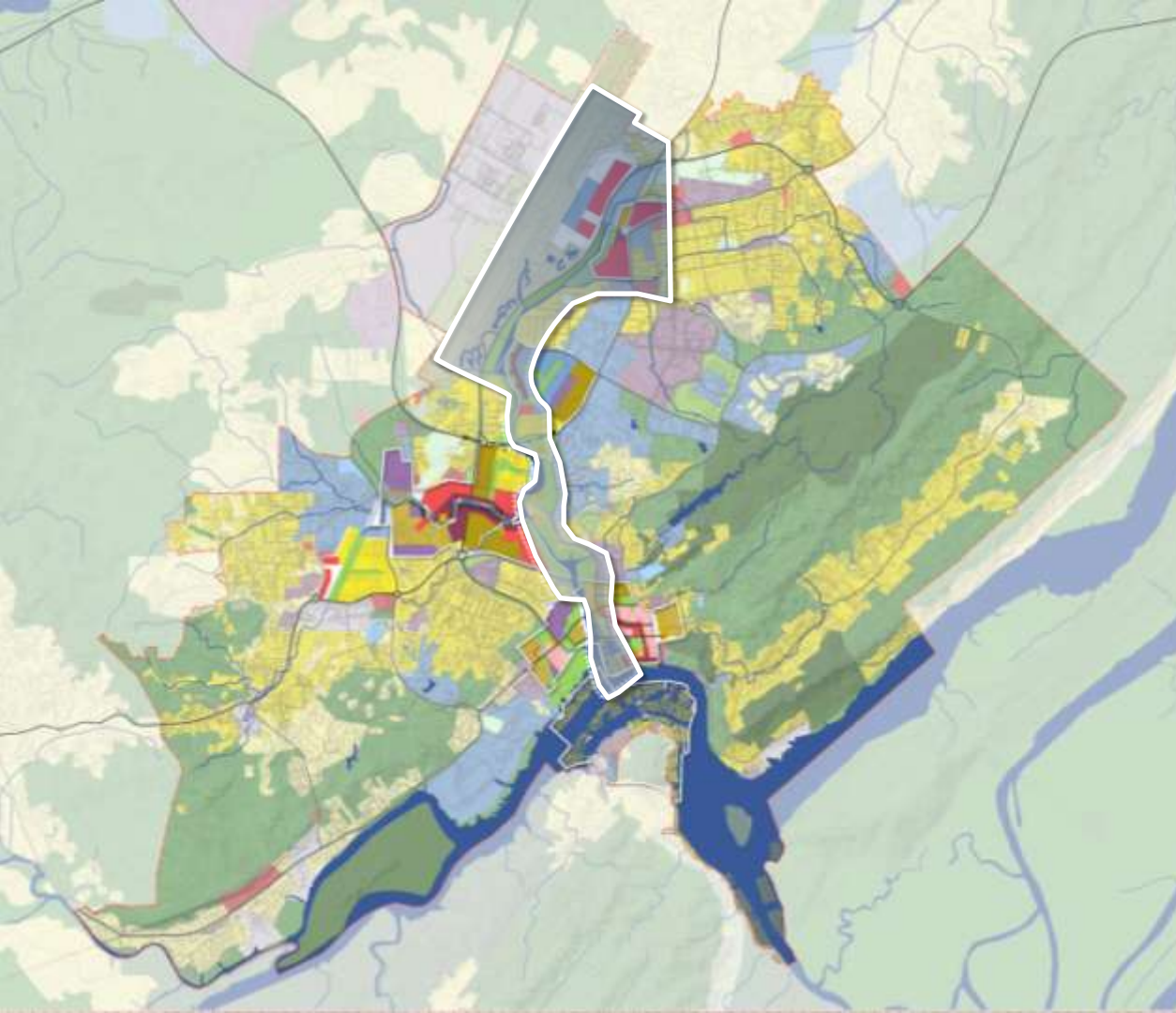
# master plan

Revised master plan

Incorporates ideas related to distributed centers and concentrated nodes

Builds on the framework of Riverfront Corridor

Balance of natural water edge systems with sensitive waterfront destinations, linked by water taxi



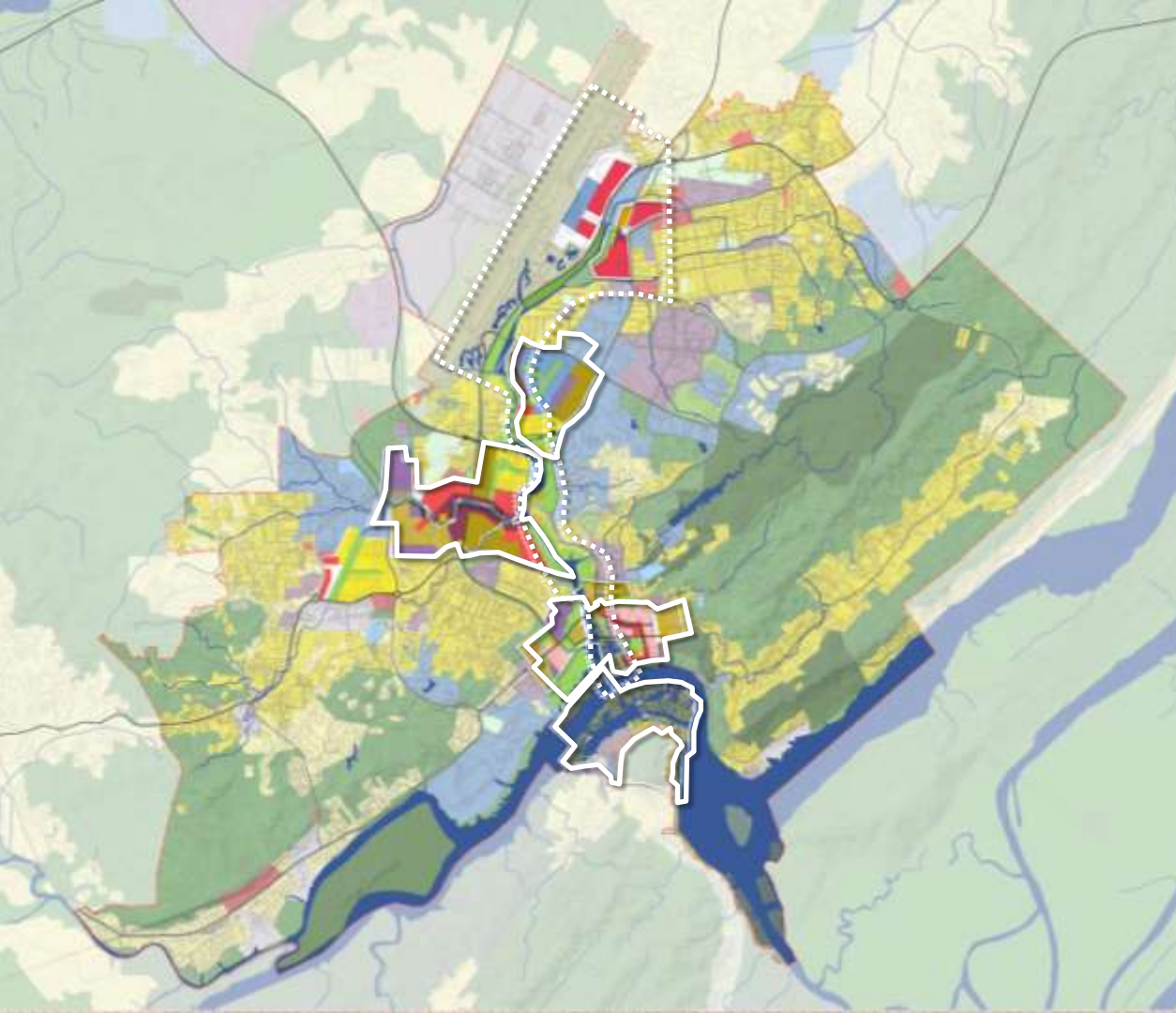
## detailed study areas

Focus on water front:  
Sungai Brunei & Sungai  
Kedayan

Riverwalk along Sungai  
Menglait

Public access to trails,  
walkways and openspace  
network along the river

Connect eco-structure to  
other conservation areas



## detailed study areas

1. Kampong Ayer
2. Central Business District
3. Gadong Kiulap Lifestyle Center
4. Civic Center
5. The riverfront corridor including the Brunei Airport City

# Kampong Ayer



Focus on revitalization

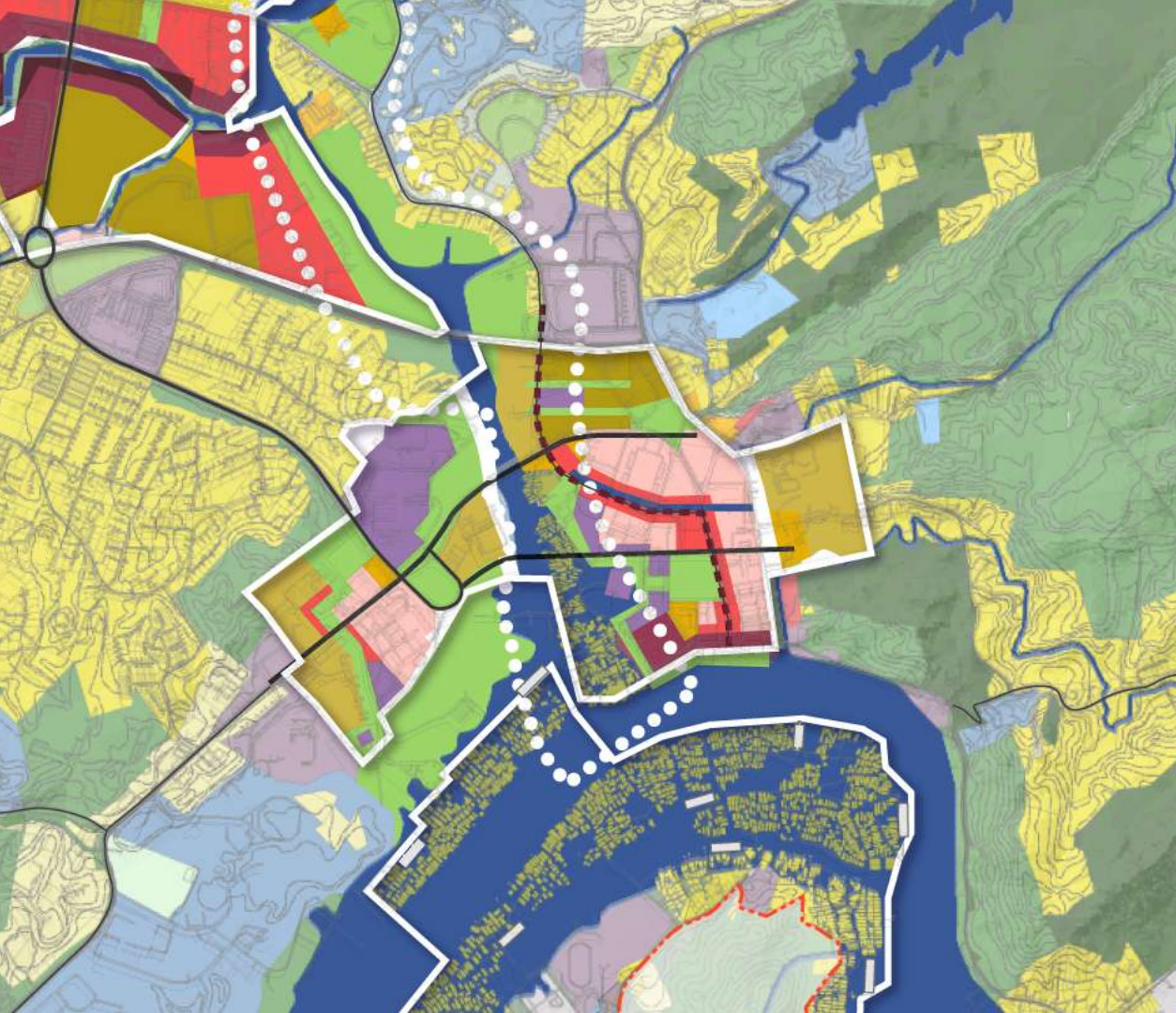
Improving infrastructure

Improving access to amenities

Improving parking in  
Downtown

Creating a viable livelihood  
strategy through aquaculture  
and fish farming

# CBD



Focus on creating a viable  
CBD and Islamic Financial  
district

Revitalize Customs house and  
area along Jalan Sultan

Creating a new water channel  
connecting Sg. Kedayan

New high end Residential near  
Mile One center

Retail waterfront along Sg.  
Kedayan



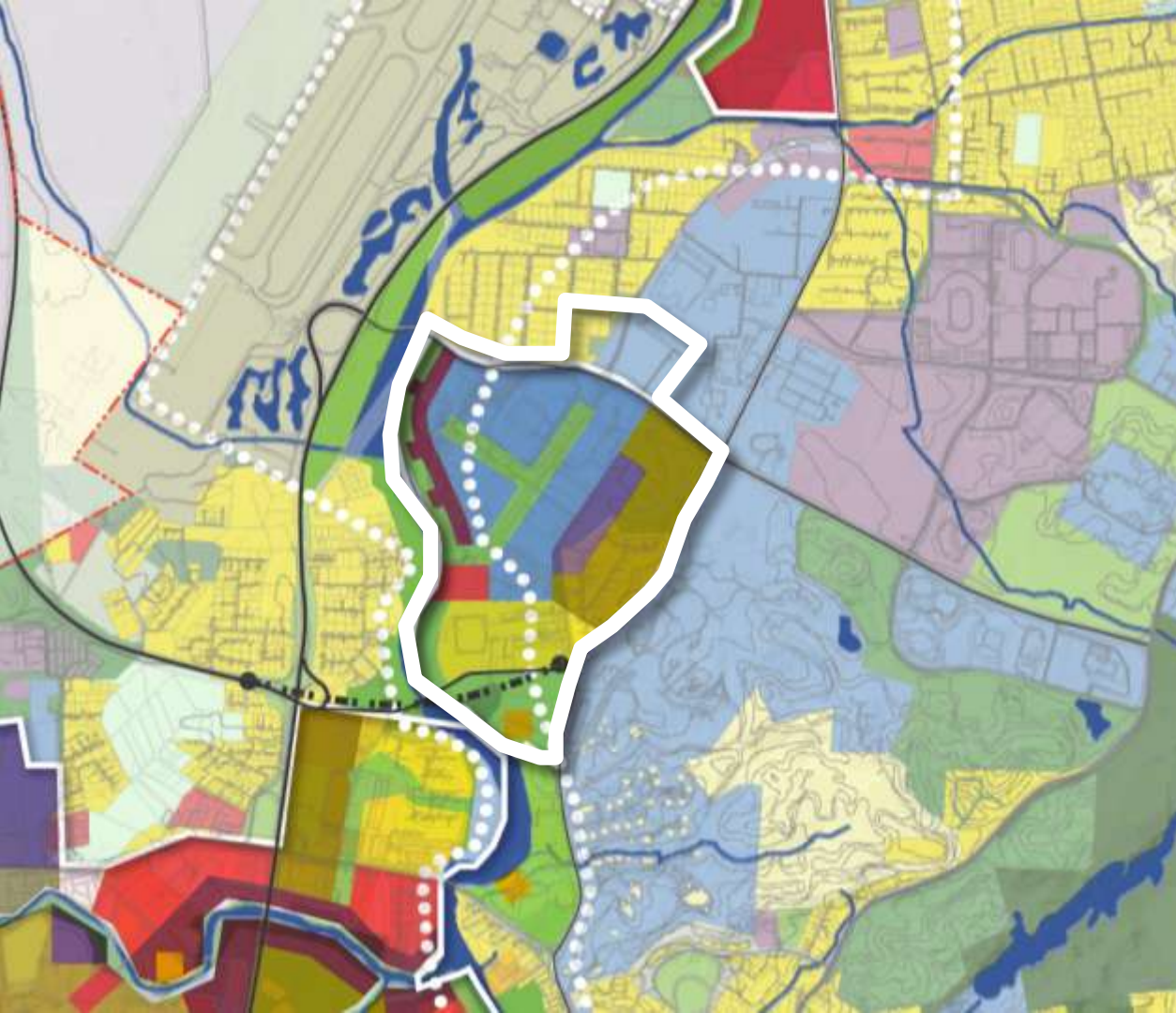
## gadong kiulap

Prime destination for  
hospitality and retail in the  
city

Additional housing to improve  
mix of uses and encourage a  
24x7 use of the district

Potential to house the  
expansion of RIPAS hospital  
with excellent connectivity to  
other areas

River walk along Sg. Menglait



## civic center

Creates a stately presence for the city's government district

Consolidates govt. and related office uses around the civic center site

Connection through the proposed people-mover system

Presence on the Sg. Kedayan

# airport city



Office and technology park in close proximity to Airport

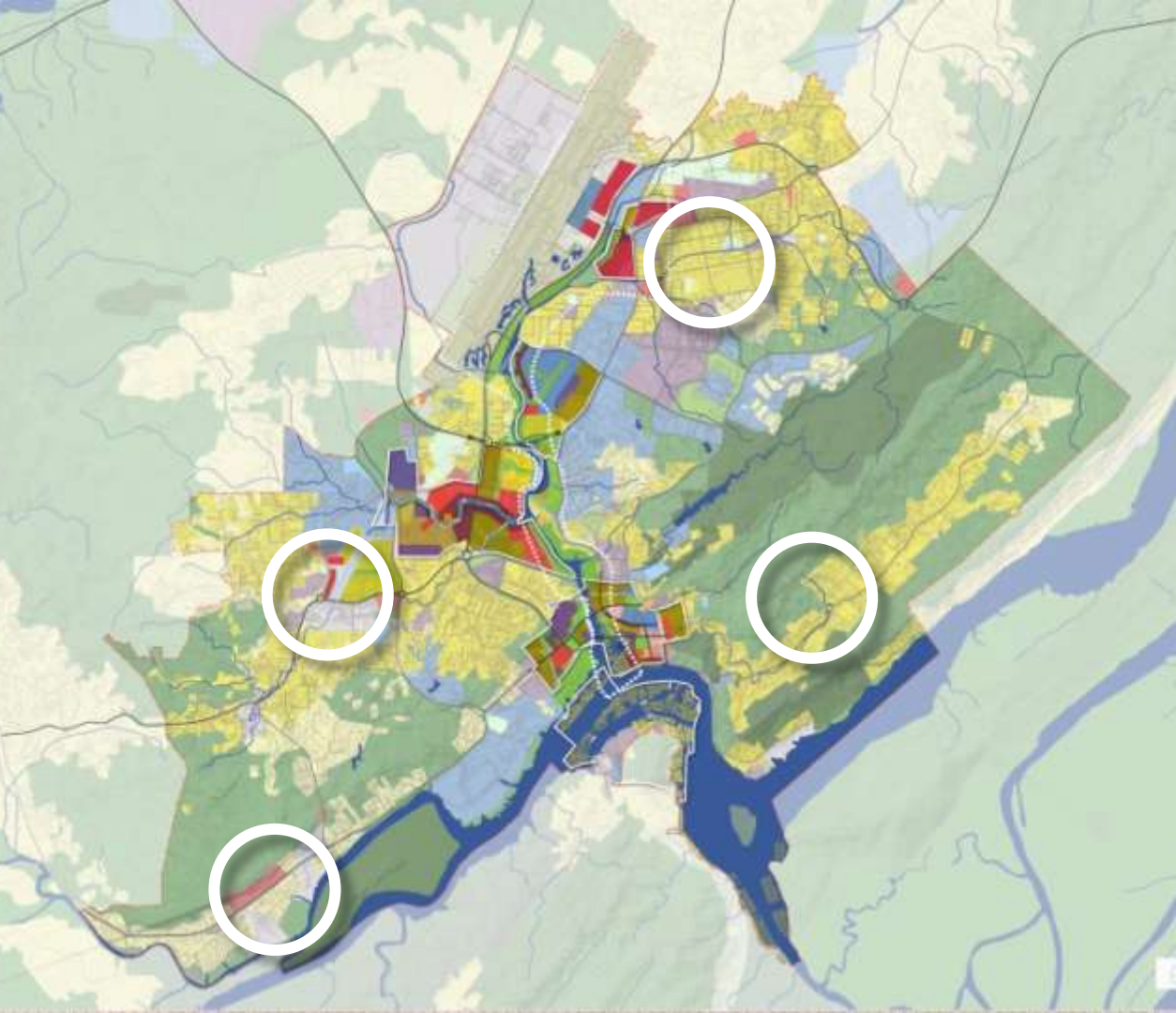
Expansion plans for Airport underway.

Land available for development in close proximity to the airport

Strong residential base in the surrounding areas

Excellent connectivity with rest of the city

# vitalization areas



Enhance walkability and connectivity around existing neighborhoods

New amenities including health center, library, shopping, restaurants etc.

Green connection to other parts of the city

Develop principles and guidelines that could be applied to other neighbourhoods as well

# Population and GFA Projections

The Population and GFA projections included in the following slides are for initial conversation with the Technical Committee.

These numbers **SHOULD NOT** be shared with general public or anyone outside of the project team.

# Population Projections

Figures in thousands

2010

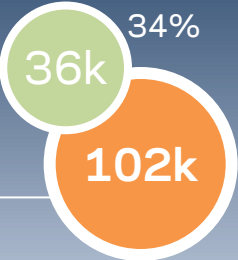
**Total 100k**

Total Population within BSB



Population within BSB of working age

Commuters from outside BSB



Workers in BSB

# Population Projections

Figures in thousands

2010

2035  
5.1% Growth

2035  
5.5% Growth

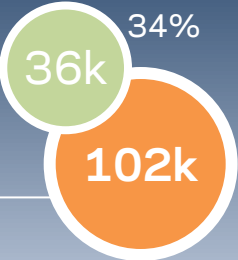
**Total 100k**

Total Population within BSB



Population within BSB of working age

Commuters from outside BSB



Workers in BSB

102k

# Population Projections

Figures in thousands

2010

2035  
5.1% Growth

2035  
5.5% Growth

**Total 100k**

Total Population within BSB

Population within BSB of working age



66k

Commuters from outside BSB



34%



102k

Workers in BSB



181k



217k

# Population Projections

Figures in thousands

2010

2035  
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2035  
5.5% Growth

**Total 100k**

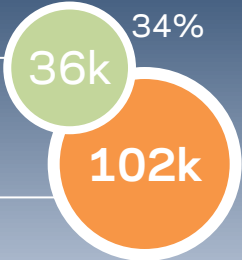
Total Population within BSB

Population within BSB of working age

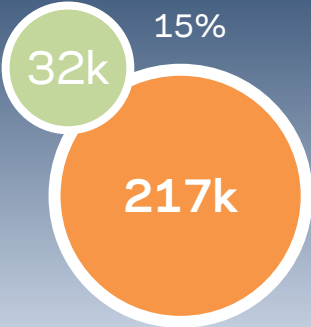
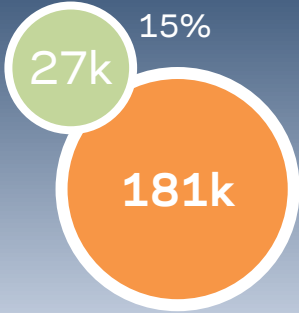


Commuters from outside BSB

Workers in BSB



Halve percentage of commuters



# Population Projections

Figures in thousands

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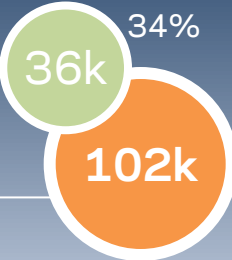
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Total Population within BSB

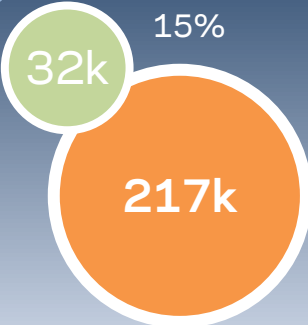
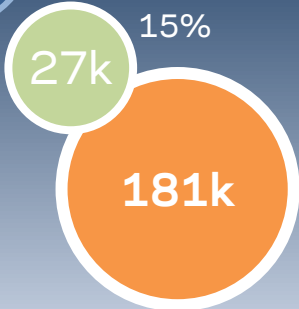
Population within BSB of working age

Commuters from outside BSB

Workers in BSB



Halve percentage of commuters



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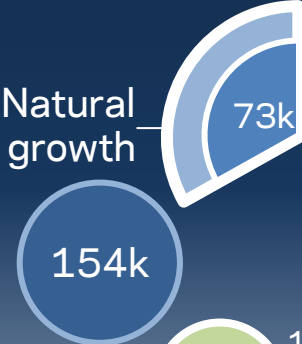
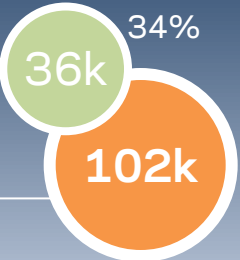
**Total 100k**

Total Population within BSB

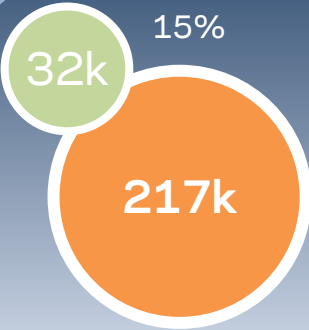
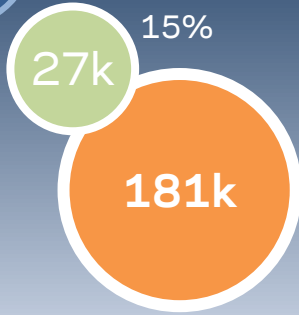
Population within BSB of working age

Commuters from outside BSB

Workers in BSB



Halve percentage of commuters



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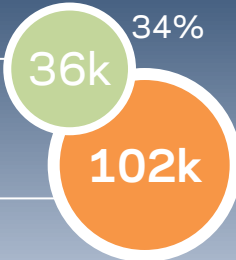
**Total 100k**

Total Population within BSB

Population within BSB of working age

Commuters from outside BSB

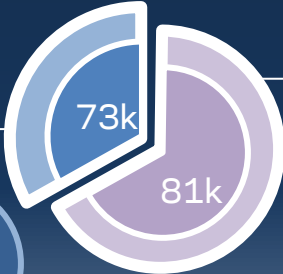
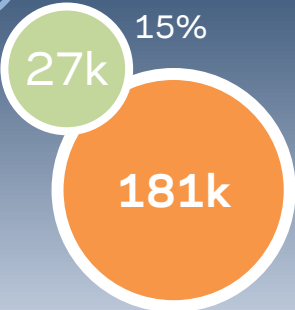
Workers in BSB



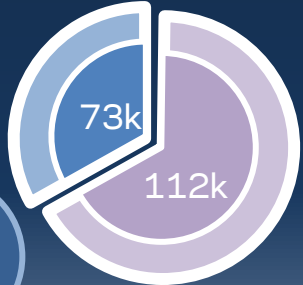
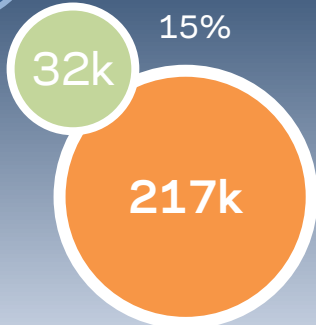
Natural growth



Halve percentage of commuters



New population needed

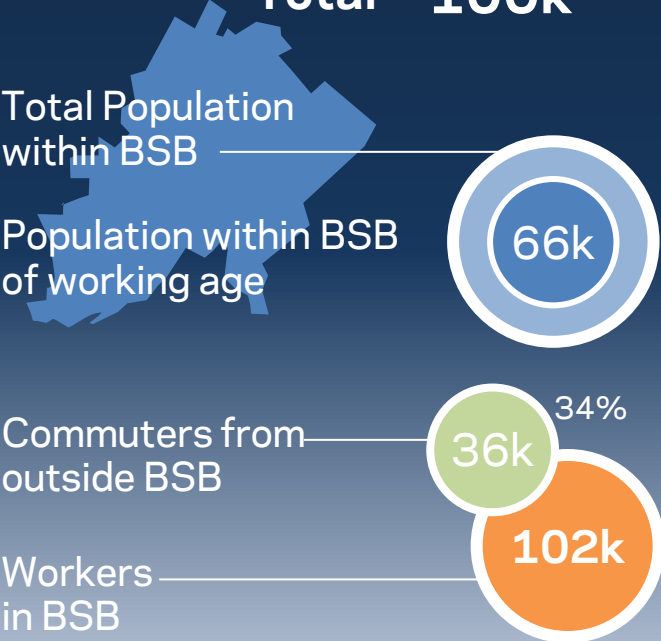


# Population Projections

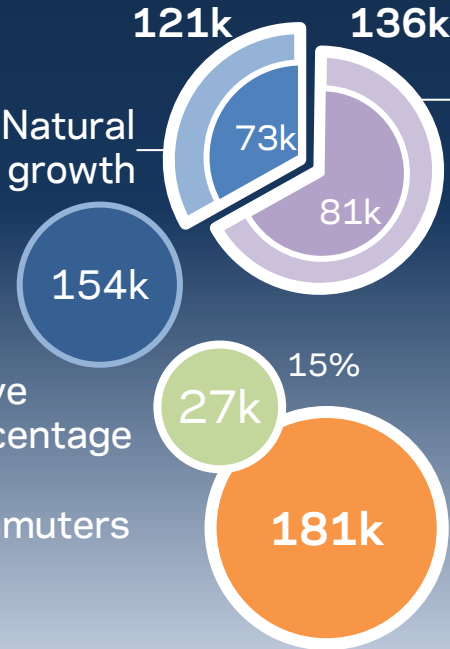
Figures in thousands

2010

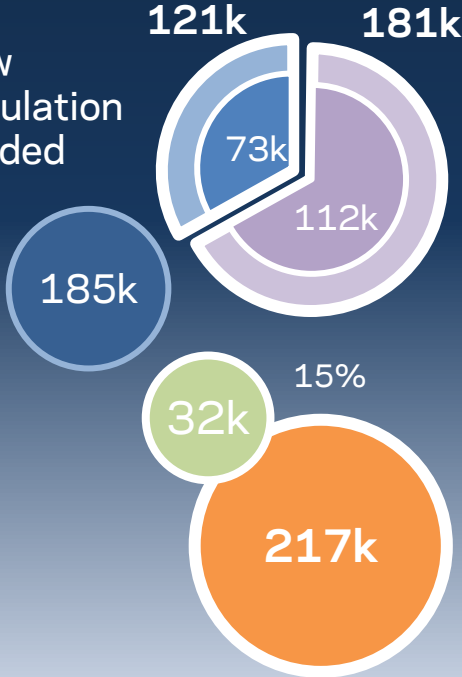
**Total 100k**



2035  
5.1% Growth  
**257k**



2035  
5.5% Growth  
**302k**



# future space needs

2035  
5.5% growth

Persons

Space usage

2035 GFA  
(sq m)



## Employee

Office

9%

19k

12sm/employee

**236k**

General Services

56%

121k

10sm/employee

**1,207k**

## Government

same as today

**3,903k**



## Catchment

Retail

20%

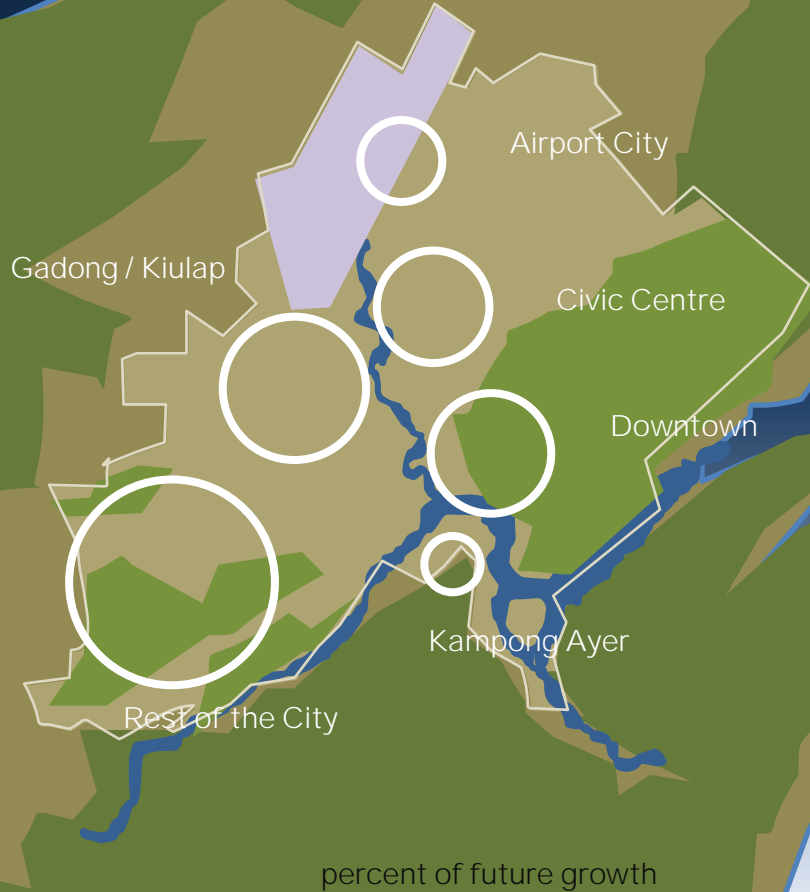
\*317k

1.9sm/population

**589k**

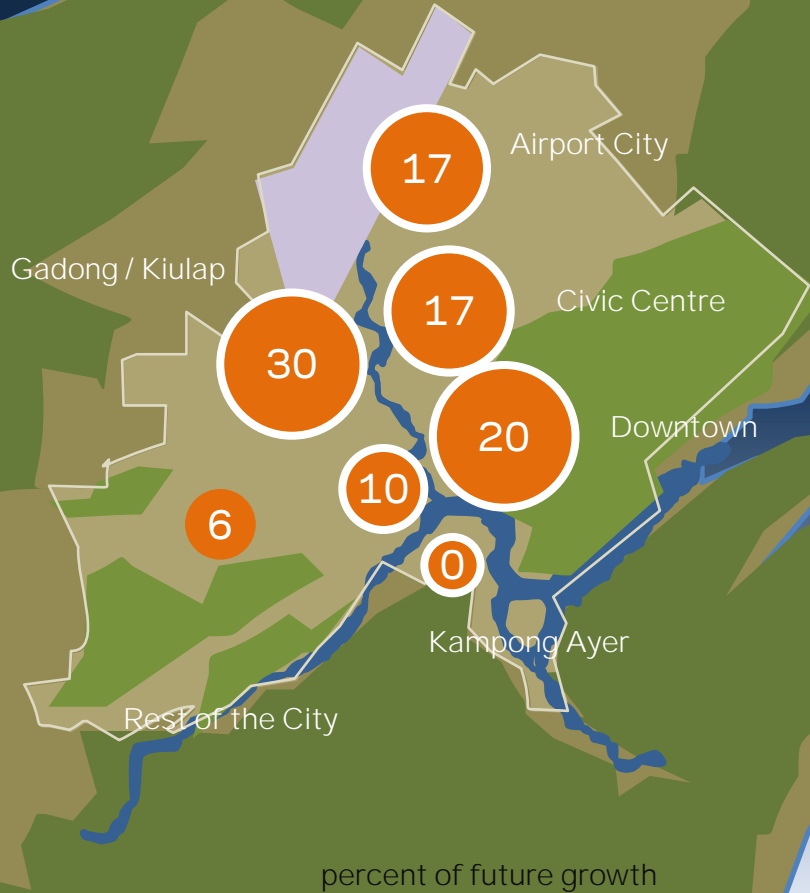
\*projected 2035 population of Brunei Muara District

# Growth Distribution Strategies



1. No growth in ecologically sensitive zones
2. Protect scale of Kampong Ayer
3. Accommodate over 80% of growth in key compact zones
4. Distribute less than 20% of growth around the city, weighted by existing GFA

# Growth Distribution Strategies



2035 GFA  
(sq m)

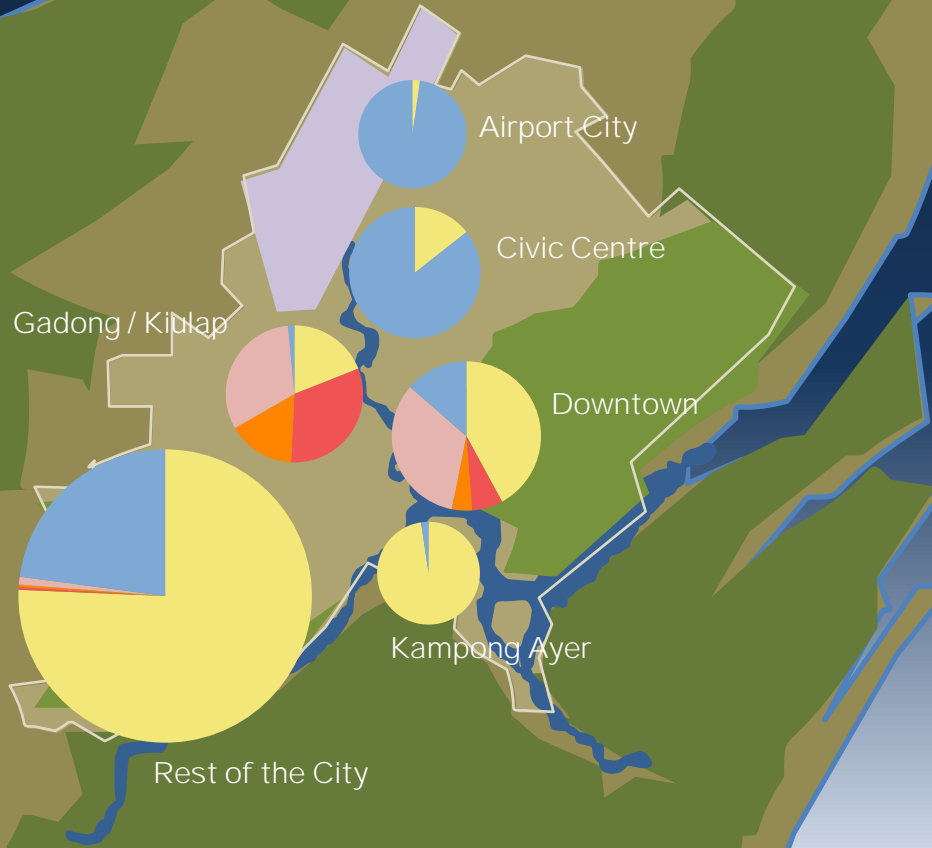
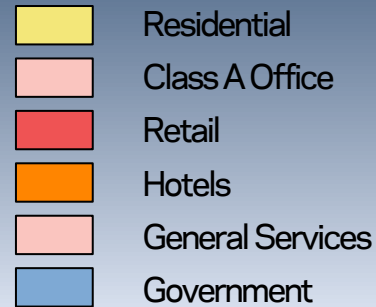
Office	<b>1,445</b>
Government	<b>same</b>
Retail	<b>589</b>
Hospitality	<b>805</b>

Residential	<b>11,460</b>
Worker	<b>2,034</b>

Figures in thousands

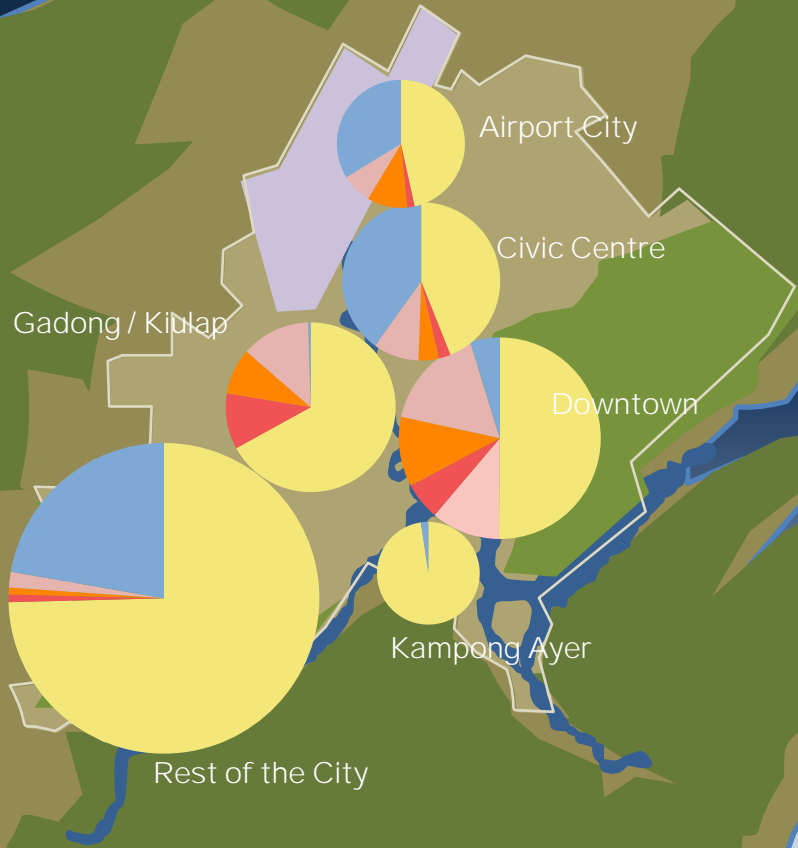
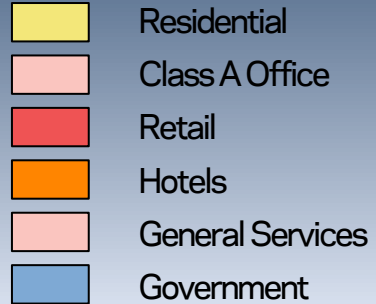
# Existing Pattern of Use

- Existing pattern of use is consists of primarily single use districts
- Most of the residential is outside of the main districts



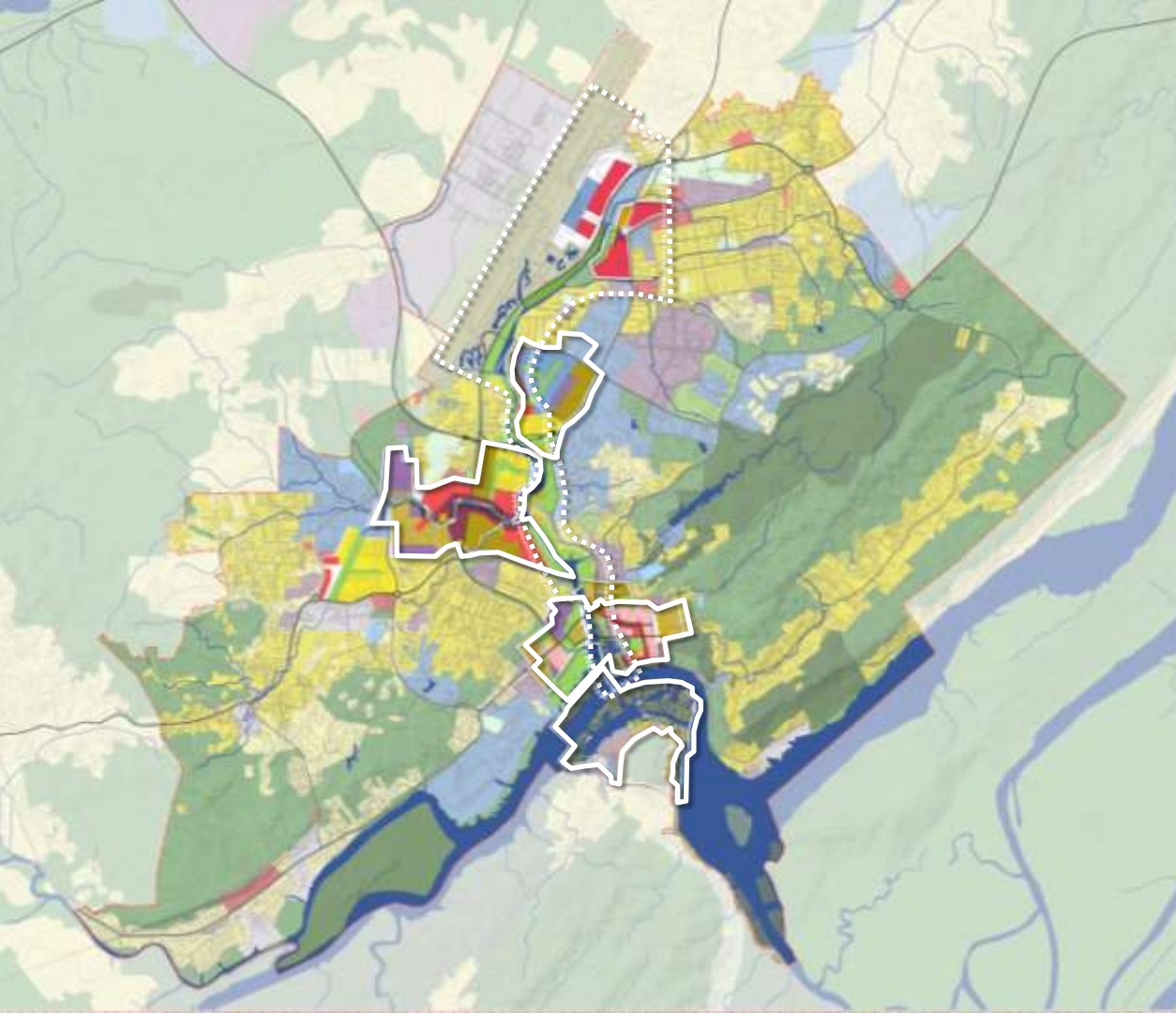
# Future Pattern of Use

- Future pattern will build on existing character while densifying residential within these districts



Gadong / Kiblap

## detailed study areas



1. Kampong Ayer
2. Central Business District
3. Gadong Kiulap Lifestyle Center
4. Civic Center
5. The riverfront corridor including the Brunei Airport City