



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

BANDAR SERI BEGAWAN

DEVELOPMENT MASTER PLAN
Gadong and Kiulap



Gadong/Kiulap Agenda



- Site Analysis
- Existing Conditions
(photo inventory of major issues)
- Existing Land Use
- Constraints
- Concept development
- Options

Existing land use



Jame mosque is prominently viewed across most of the district

Existing Land Use

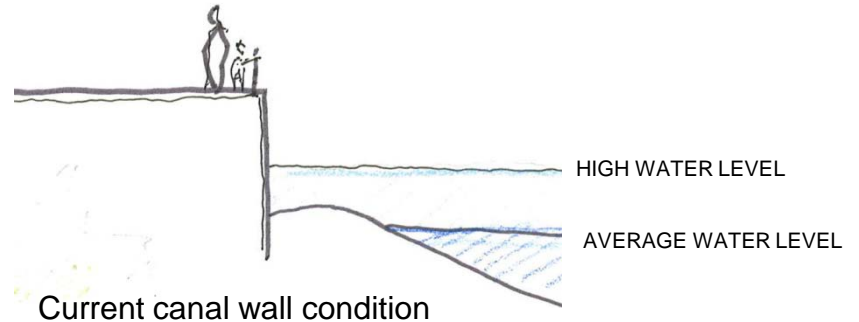


View over nursing college towards the Jame mosque

Existing Conditions Water's Edge:



- existing shoreline is predominantly compromised
- canal quaywall increases stormwater velocities and discourages natural processes
- little opportunity for fish and bird habitat
- flood retention is minimised
- Natural areas have been regraded, increasing flood plain levels and does not allow for natural storm water absorption
- mangrove/natural habitat



Existing Conditions: Retail and Mixed Use



- Some retail zones in Gadong are inefficiently laid out
- Leads to traffic congestions and unsafe pedestrian zones
- Accessibility from regional corridors and from secondary streets into businesses is often congested
- Inconsistent pedestrian walkways and pedestrian street crossings

Existing Conditions: Power Plant



- Existing power plant is highly visible from Gadong's north
- Area has experienced flooding creating national security issues



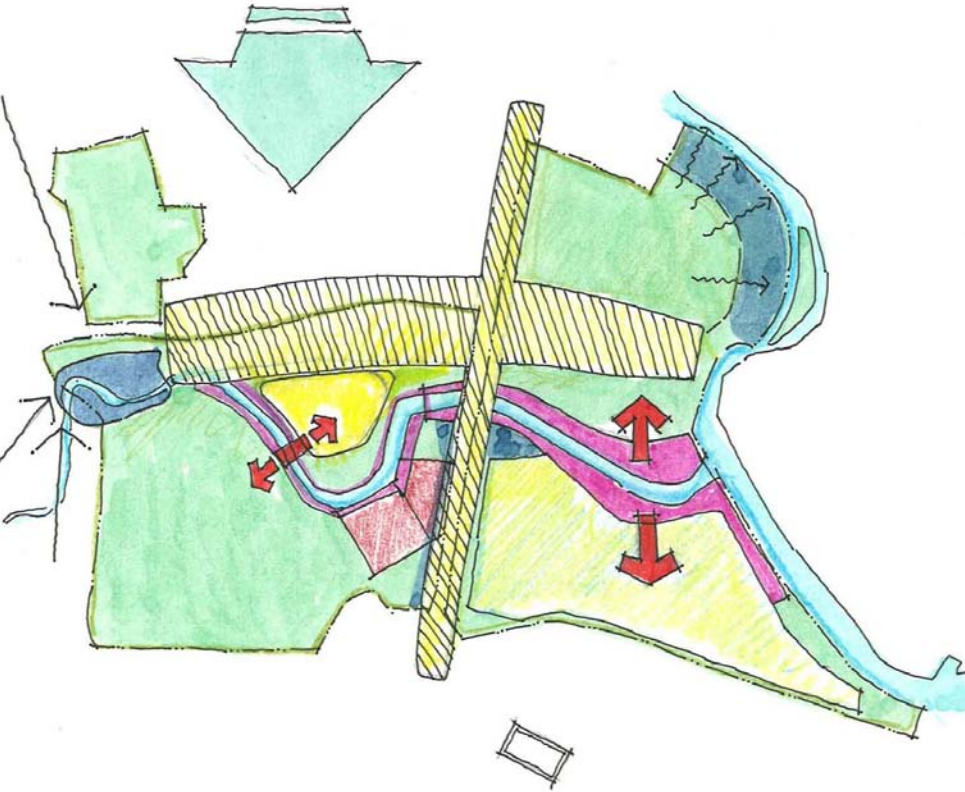
Existing Conditions Structures:



- Many buildings within the study area are new and of good quality
- Height controls will need to respect the flight corridor from the airport

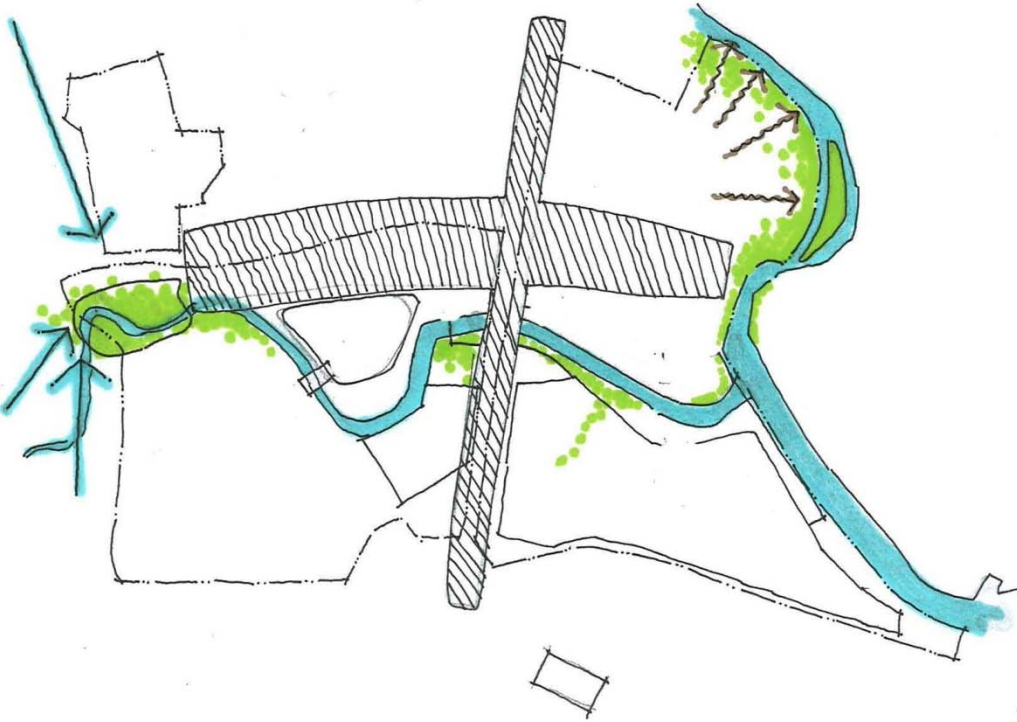


Physical Constraints



- Flight path from airport
- Divided by thoroughfares
- Congestion in existing commercial/retail zones
- Little connection to water courses
- Poor pedestrian linkages

Natural Constraints



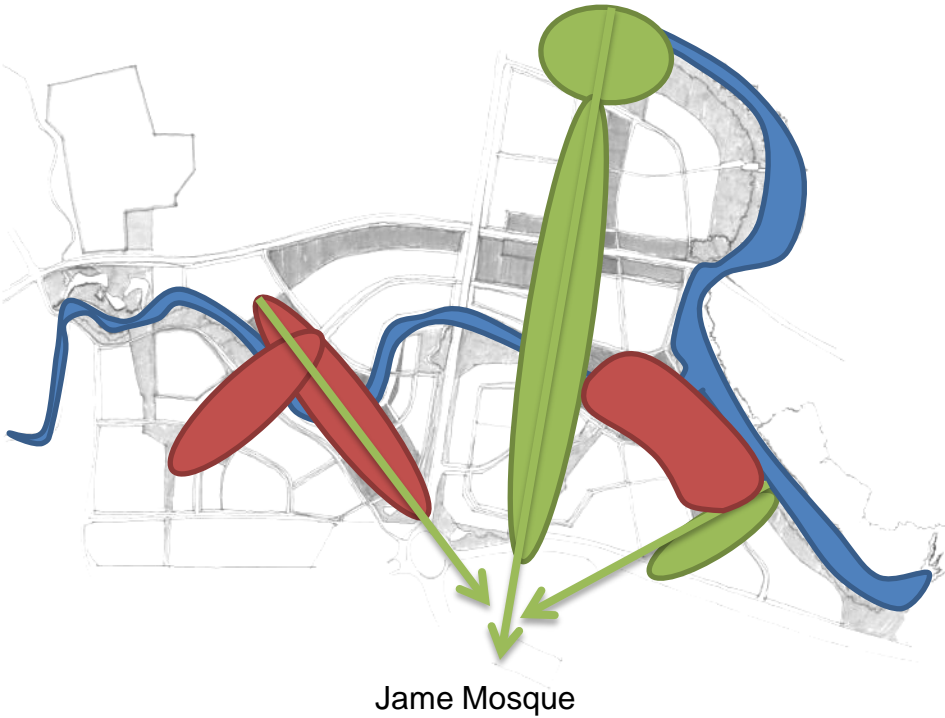
- Seasonal flooding by power station and areas along the upper canal
- Degraded embankments disturbed and natural vegetation to stabilise shoreline
- Floodplain in north east
- Drainage ditches are source of pollution into the river

Opportunities



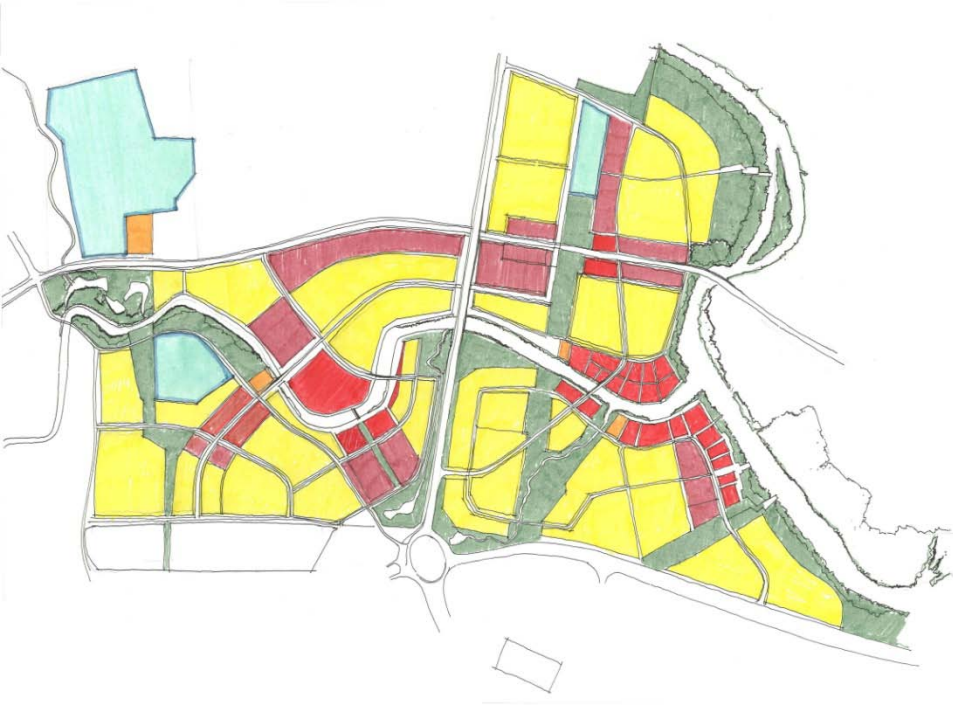
- Large undeveloped parcels of land
- Good connection to City's infrastructure
- Incremental redevelopment
- Existing supporting land uses
- Creation of focal point along river

Option One Concept



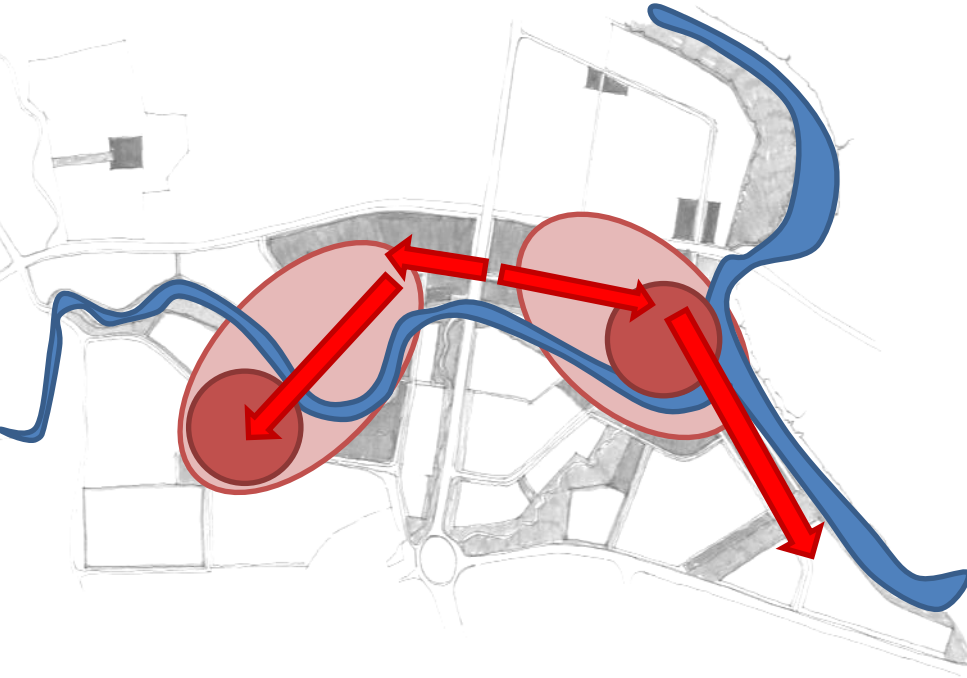
- Strong axial orientation to Jame Mosque
- Green belt axis create connection between the mosque and retail
- Focus community development towards the water

Option One



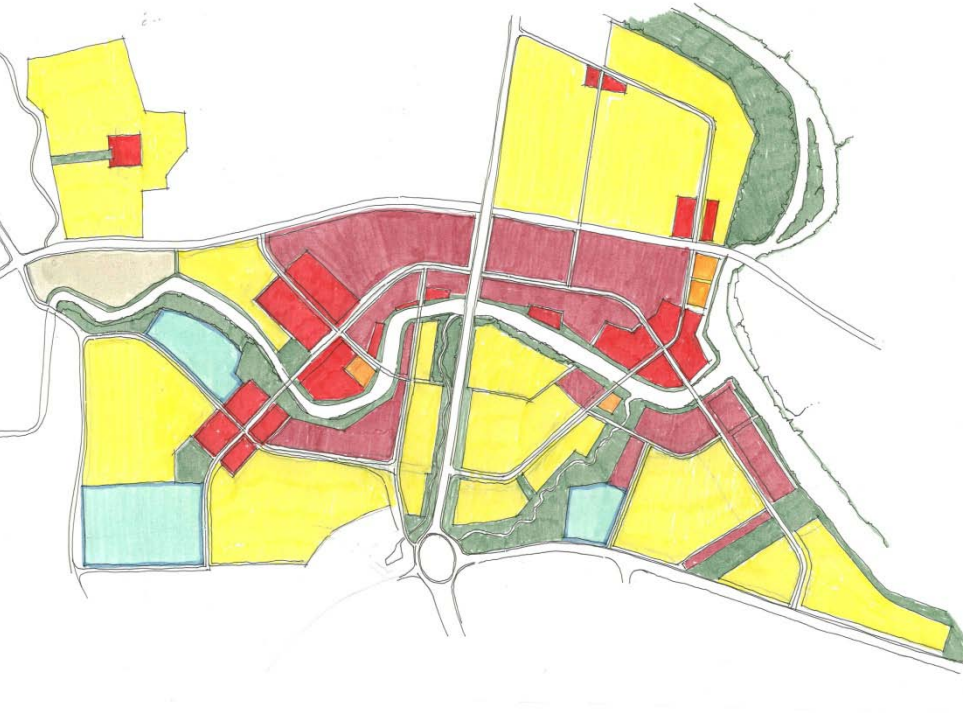
- Strong axial orientation to Jame Mosque
- Create a well defined village node and the forks of the river
- Healthcare Centre in northwest
- Removal of power plant
- Reserve land for natural flood control measures to slow discharge and minimise sedimentation
- Improve pedestrian and bicycle route connection
- concentrate on canal and creek improvements to enhance visitor experience on and at water

Option Two



- Strong connection between Gadong and Kiulap neighbourhoods creating two centralised commercial districts

Option Two



- Strong east-west connections between neighbourhoods
- Redevelopment of two distinct retail centres
- Create strong urban node and the forks of the rivers
- New hotels on the Brunei River to capitalise on good views
- Phase out Gadong retail and commercial zone and replace with residential and local services/retail
- Provide ample reserve for natural flood control
- Maintain power station with appropriate flood amelioration