



2010

SWARGA BARA REINVENTING VISION



Aknowledgement

The final report of Swarga Bara Future Development Vision consist of 6 (six) chapters including; Project Background, Project Vision, Background Studies, Masterplan Framework, District Identities, and Summary.

The final report of Swarga Bara Future Development Vision will illustrate in implementing of planning and design in order to have a well planned city and regulated according to zoning regulation especially in Swarga Bara and to the whole Sangatta.

Finally, the team wish you can enjoy the reading, hopefully this short brief will remain guidance in implementing all the development program.

Thank you in advance

Swarga Bara
Sangatta, 2010

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- 1.3 Existing Informations and Site Availability
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- 2.3 *Kutai Timur* Vision
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6.0 Summary

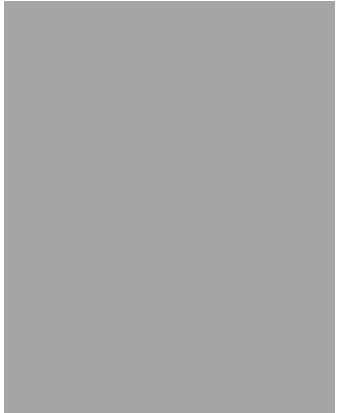
New Vision of Swarga Bara

1.0 Project Background

1.4 Existing and Surrounding Town Development

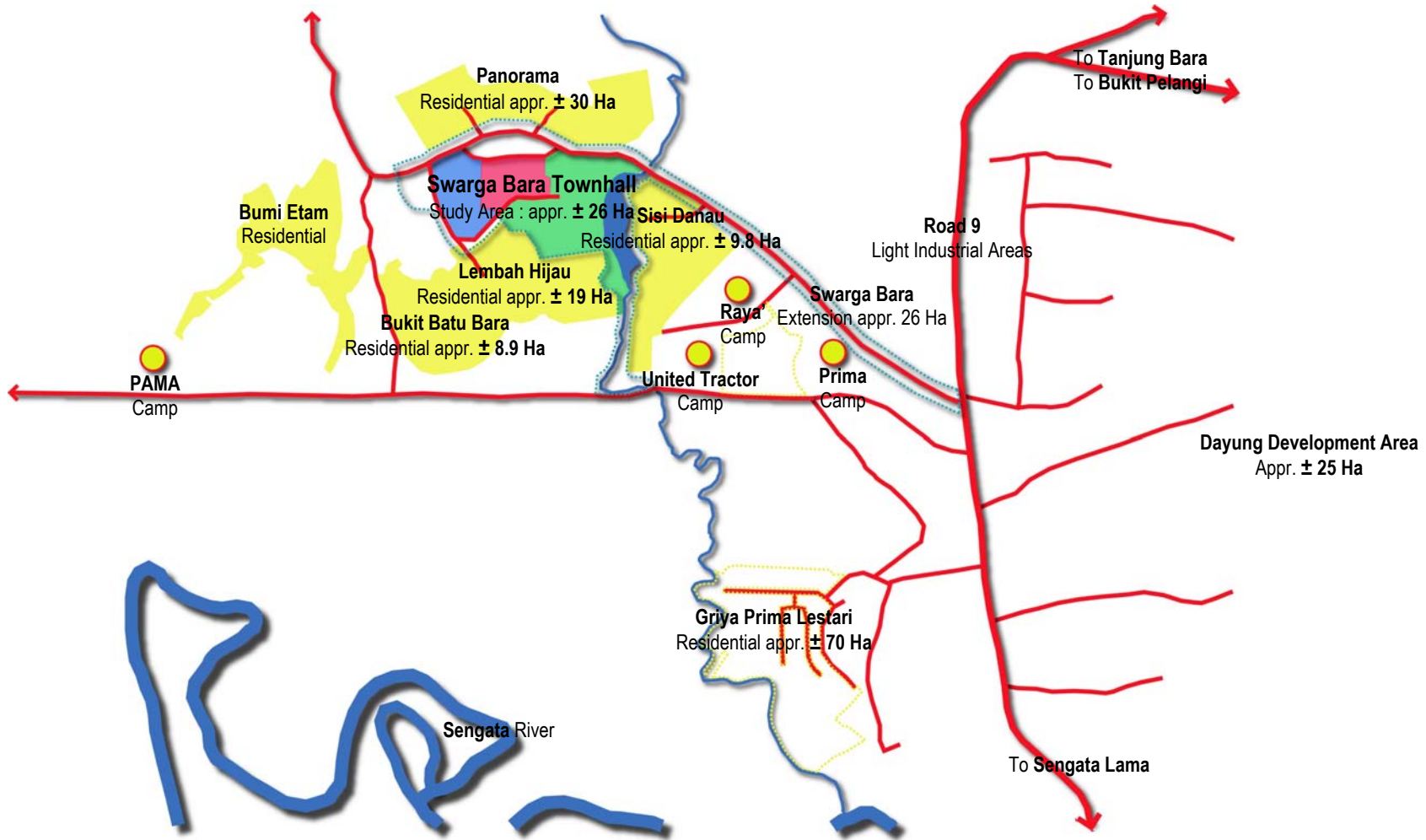


Project Background



1.0 Project Background

1.3 Existing Informations and Land Availability



Legend /...

Project Background

Legend

To be preserved / kept

- Existing residential :
 1. Panorama residential
 2. Bumi Etam residential
 3. Bukit Batu Bara residential
 4. Lembah Hijau residential
 5. Sisi Danau residential
 6. Daksa Kalimantan Putera GPL Development Area
 7. PT. Arm & Property Development Area
- Existing sport and leisure arena
- Existing water reserve (retention pond)
- Existing school institution (YPPSB)
- Existing commercial area (Townhall)
- Existing camp :
 1. Raya' camp
 2. Prima camp
 3. United Tractor camp
 4. PAMA camp
- Existing road

Description

Total site area is approximately 26 Ha is roughly divided into streetscape and existing commercial area. Contour aspect is relatively flat and gentle slope which is populated by existing residential.

Current use of the site : offices, banks, sport facilities, school, hospital, commercial area and residential use

Elements to be kept / preserved : current description on the legend side

Elements to be considered / re-planning : commercial area at townhall and sport facilities

Sport facilities

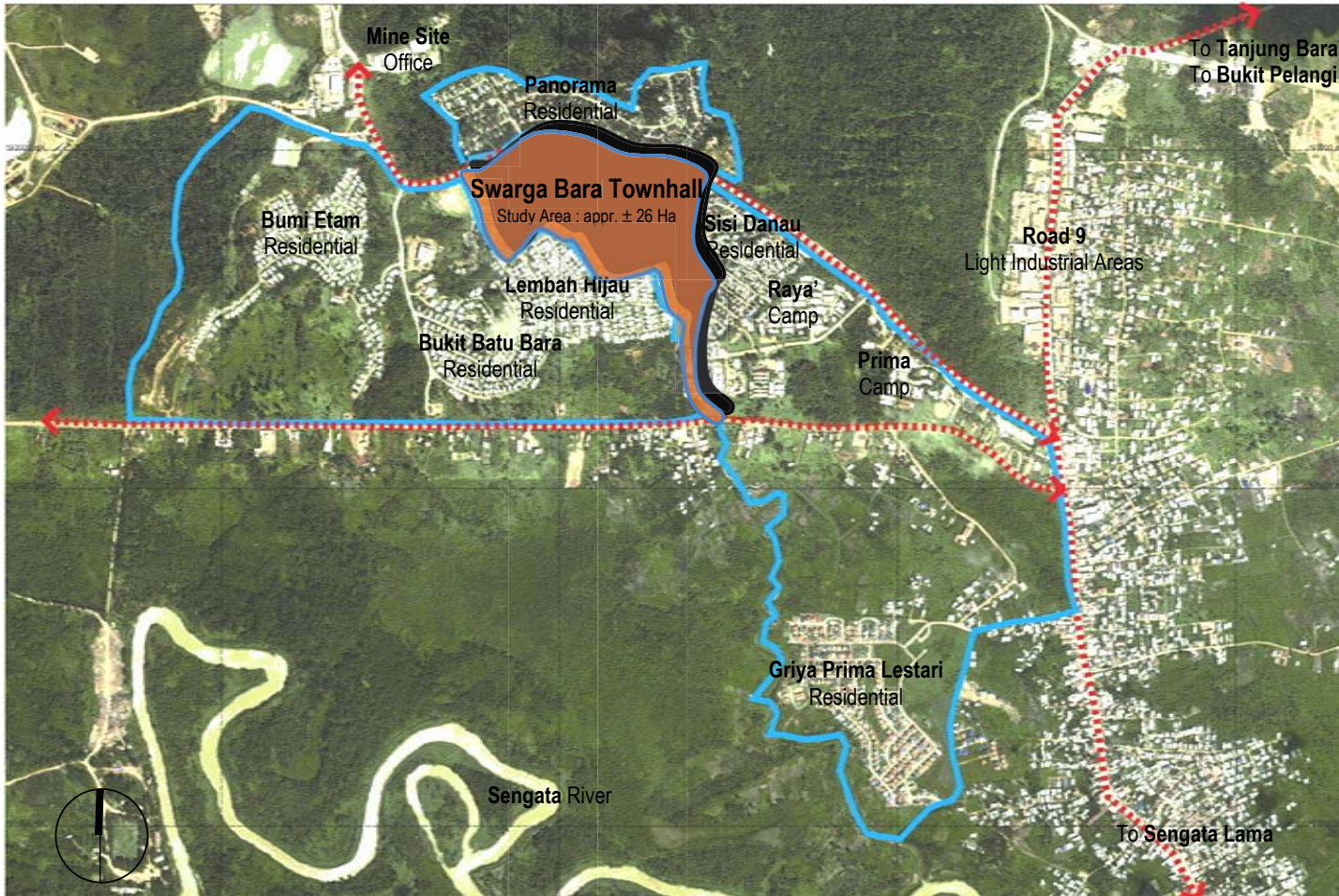
Commercial area

Natural elements : creek, retention pond (lake) and protected green



1.0 Project Background

1.1 Site Description

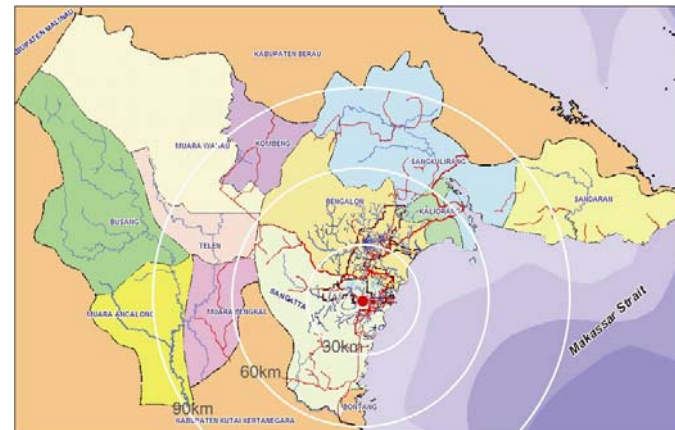
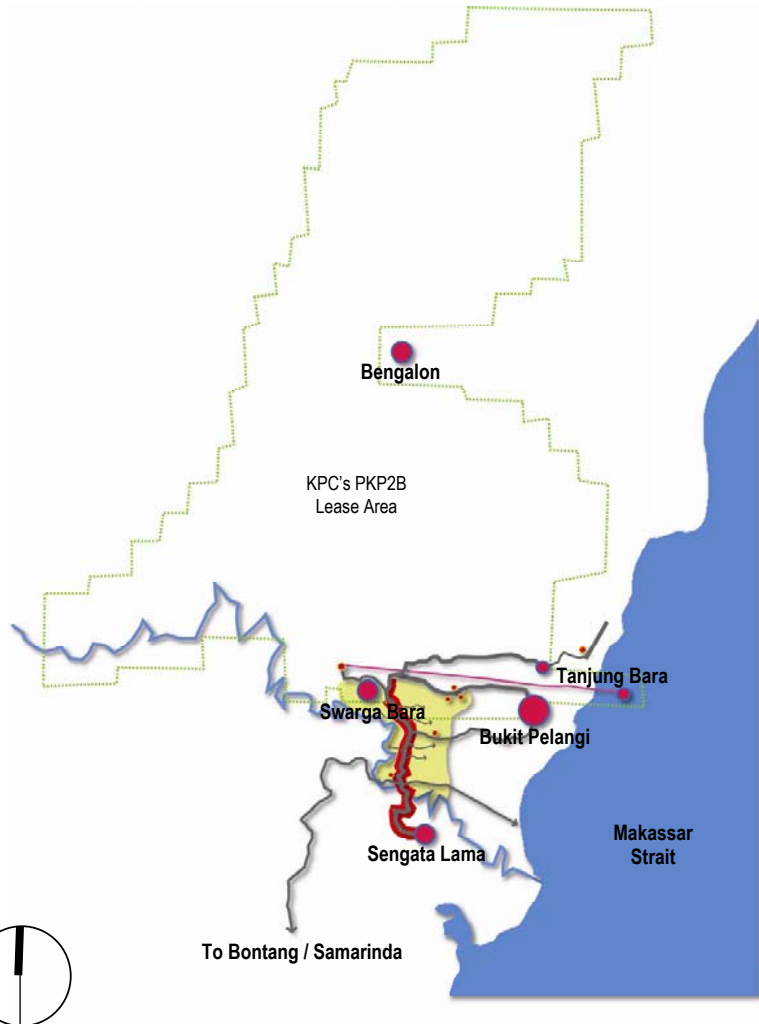


Project Background

Keyplan

Description

The project is developed upon the Swarga Bara, Sengata zone which is projected to be the one of Regional Class; attracting local and foreign players as well as providing social and economic benefit for Swarga Bara as well as Sengata. Swarga Bara the site is hilly plain on North East of Sengata Lama, surrounded by large mining area. The total site is approximately 26 Ha, almost half is hilly land and the rest is relatively plain land.



1.0 Project Background

1.2 Strength, Opportunities and Constraints Analysis

Strength

- Location : Hilly / plain area surrounded by large mining area. Beautiful scenery background.
- Weather : All year sunny and heavily rain weather.
- Infrastructure : Readily available roads access.
- International reputation : One of Indonesia's leading coal mining is located in Sengata nearly Swarga Bara site.
- Existence of cultural sites and protected green areas.



Project Background

Opportunity

- Continuous company and government support expanding the existing site.
- Many clean site or green / open space for future development.
- No similar developed area in the region.
- Available human resource.



Project Background

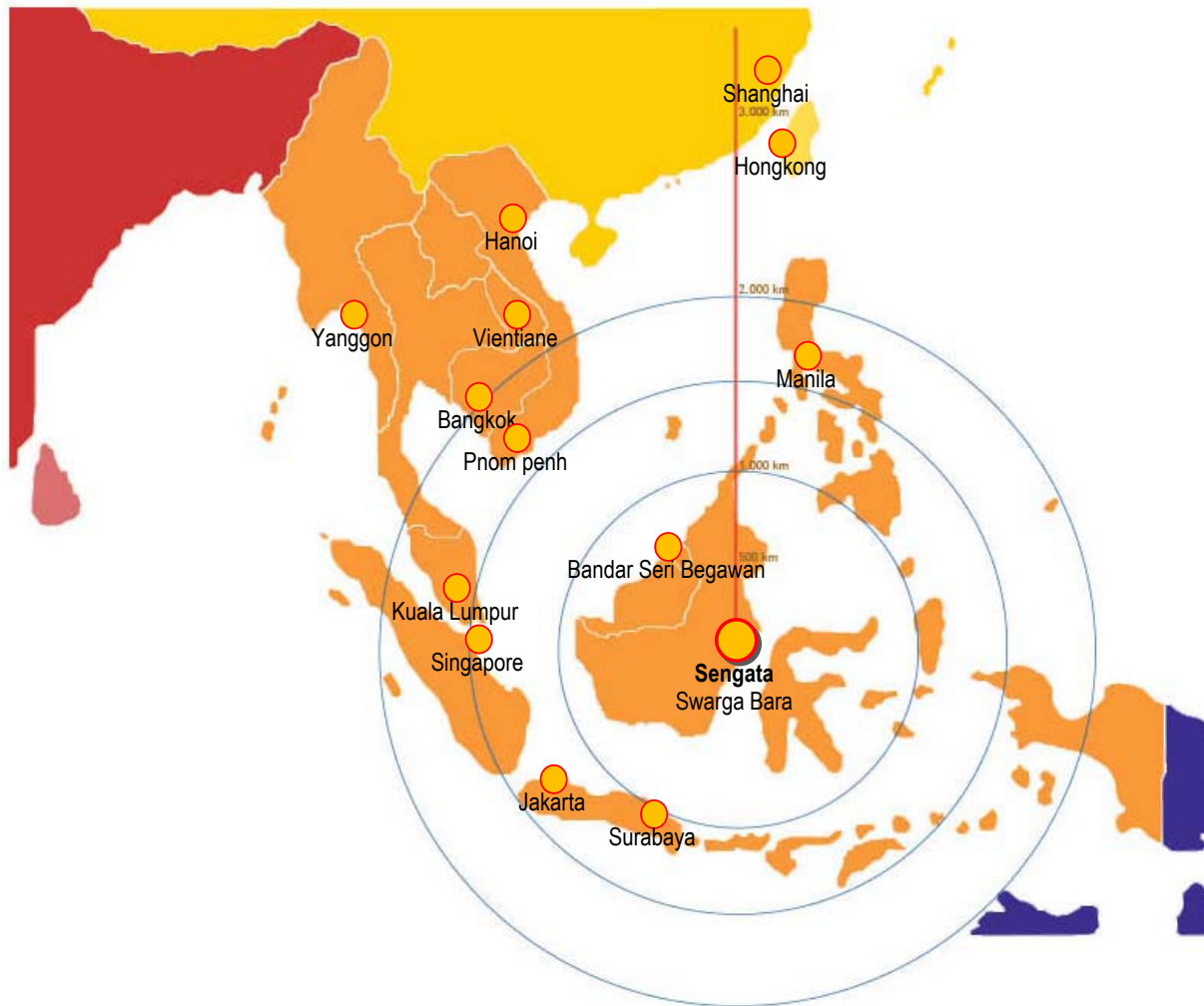
Constraint

- Bad environmental practice; examples coal mining and pollutant industries.
- Existing poor of waste garbage management system.
- Low environmental responsibility.
- Unstable air quality.
- Existing poor of water distribution management system.



2.0 Project Vision

2.1 Global Vision



Project Vision

Strategic location of Sengata's Swarga Bara combined with its natural resources and world class coal mining company will enable to play bigger role to become hub for Sengata and Swarga Bara Gateway



“ Destination Hub for Sengata and Gateway to Swarga Bara “

2.0 Project Vision

2.3 Kutai Timur Vision

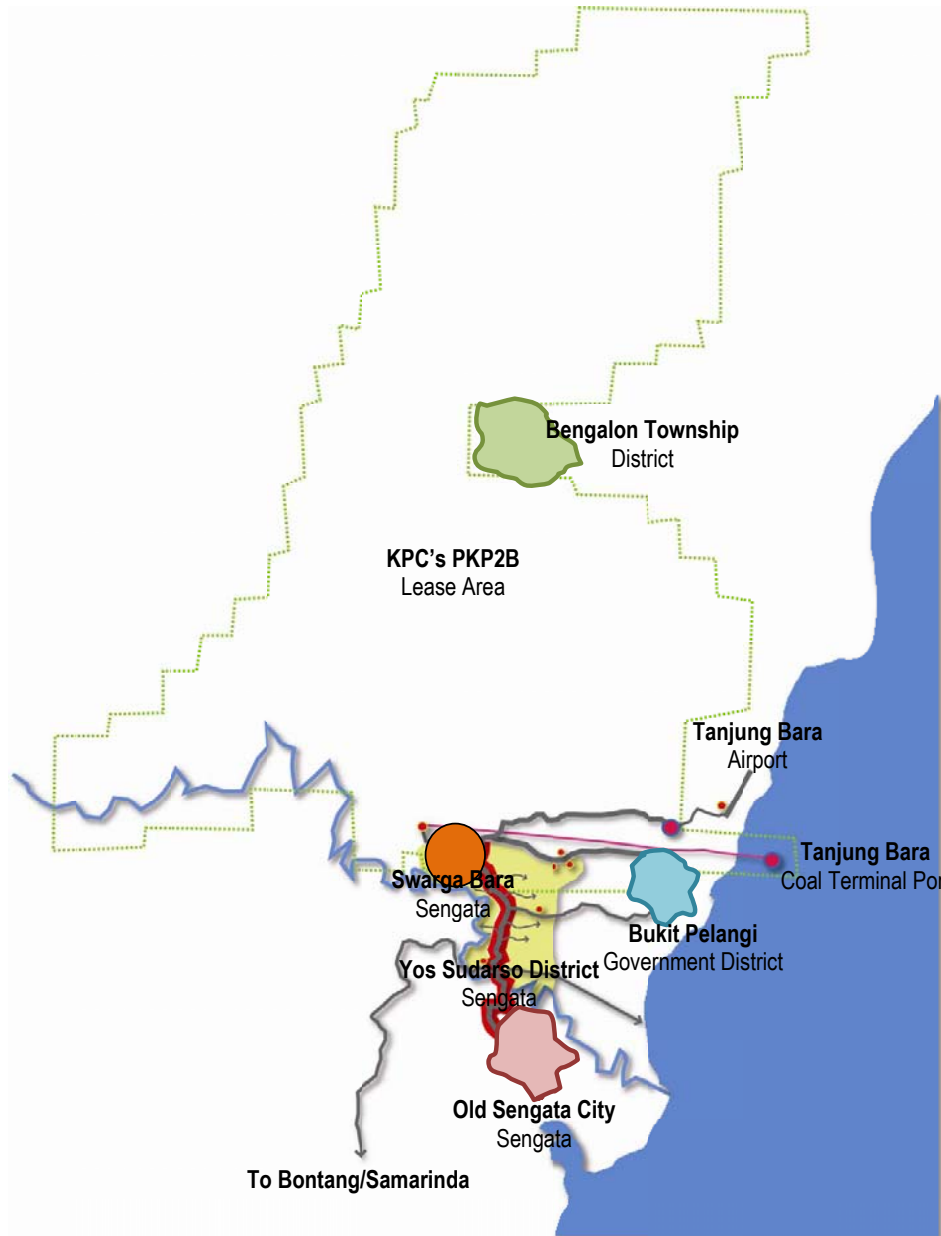
Envision The *Kutai Timur* Region



Envision the new Kutai Timur :

A Model for modern, dynamic, vibrant and liveable new town where people can live, work and play. A place where people can create, innovate, exchange ideas, experience and appreciate a new modern lifestyle.

Project Vision

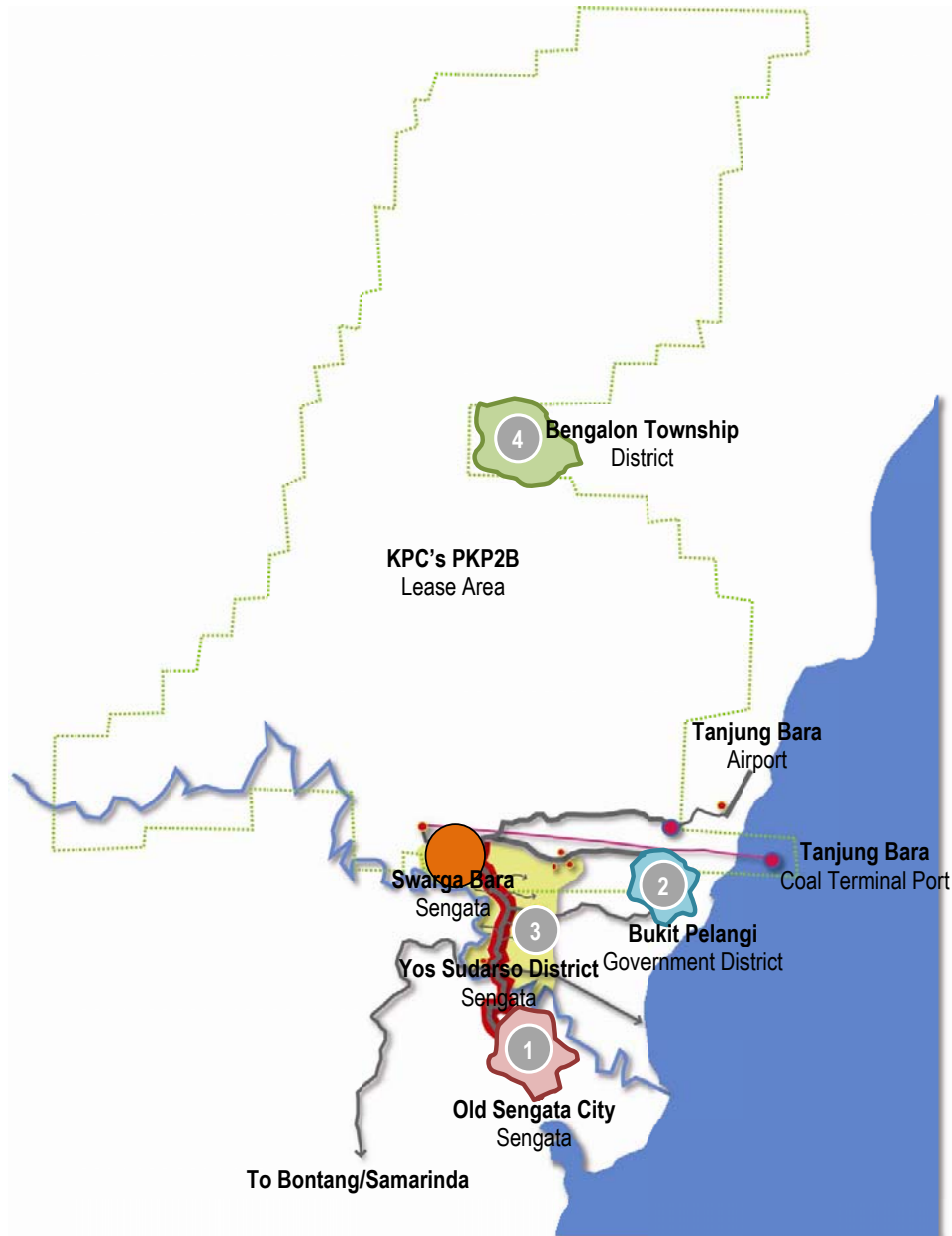


Celebrate The Nature



Celebrate The Nature :

Capture and built upon the beauty of the nature's and strive to be a sustainable model by striking a balance between environment and economic-social development. Create a network of green necklace that wrap around the region of Kutai Timur.



2.0 Project Vision

2.2 Regional Vision



Project Vision

In the line of one biggest coal mining company, Sengata will become the starting point of **Ecological Urban Mine** belt that expand from North to South, and will also become a catalyst and model for other surrounding cities. The final goal is to bring the whole Sengata to thrive and prosper.



“ Starting Point and Catalyst for **Ecological Urban Mine** of Kutai Timur “

2.0 Project Vision

2.4 Swarga Bara Vision

A Green Way Of Urban Mine Living Concept



Envision the new Swarga Bara :
A Model for modern, dynamic, vibrant and liveable new town where people can live, work and play. A place where people can create, innovate, exchange ideas, experience and appreciate a new modern lifestyle.

Green City. Eco City

Project Vision



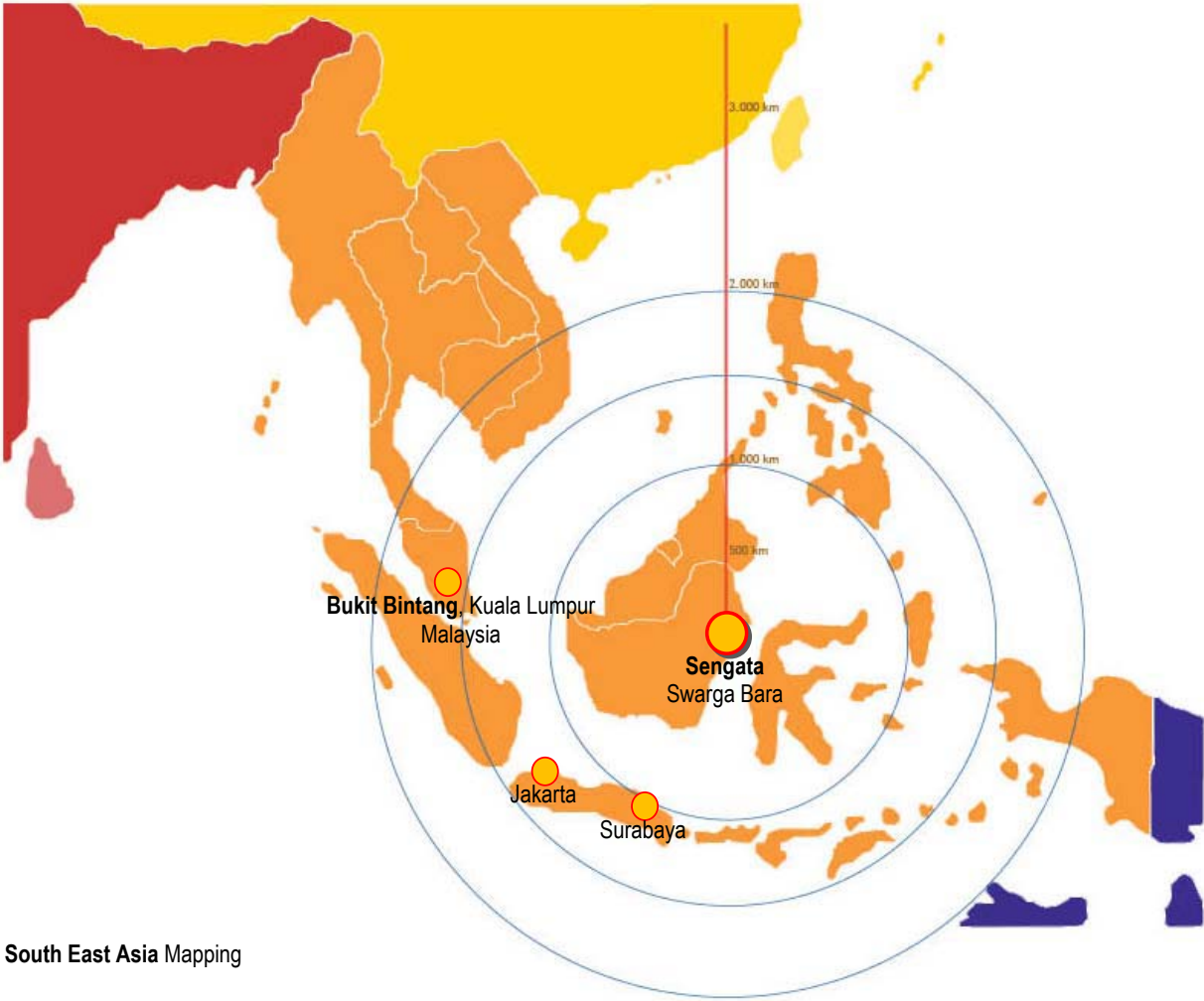
Celebrate The Nature



Celebrate The Nature :
Capture and built upon the beauty of the nature's and strive to be a sustainable model by striking a balance between environment and economic-social development. Create a network of green necklace that wrap around the region of Swarga Bara.

3.0 Background Studies

3.4 Bukit Bintang, Kuala Lumpur Malaysia



South East Asia Mapping

Background Studies

Business and commercial activities combined with well planned city zoning create city character and also guide into a better social-economic development the city itself.

Location :

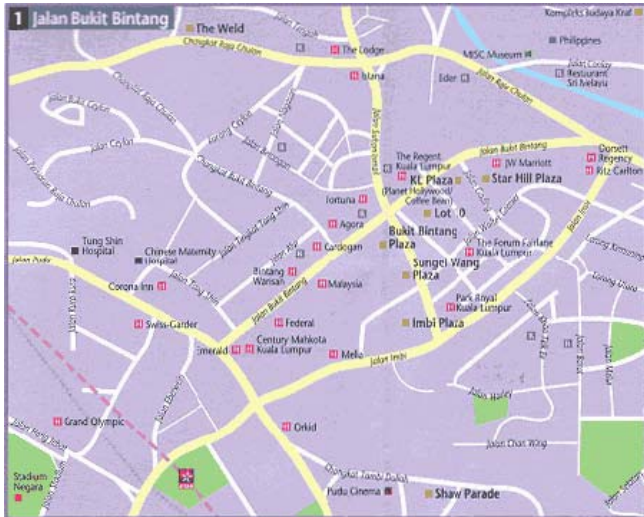
Located in the center of Kuala Lumpur, Malaysia crosses with three major street; *Jalan Bukit Bintang*, *Jalan Pudu*, and *Jalan Sultan Ismail*.

Area :

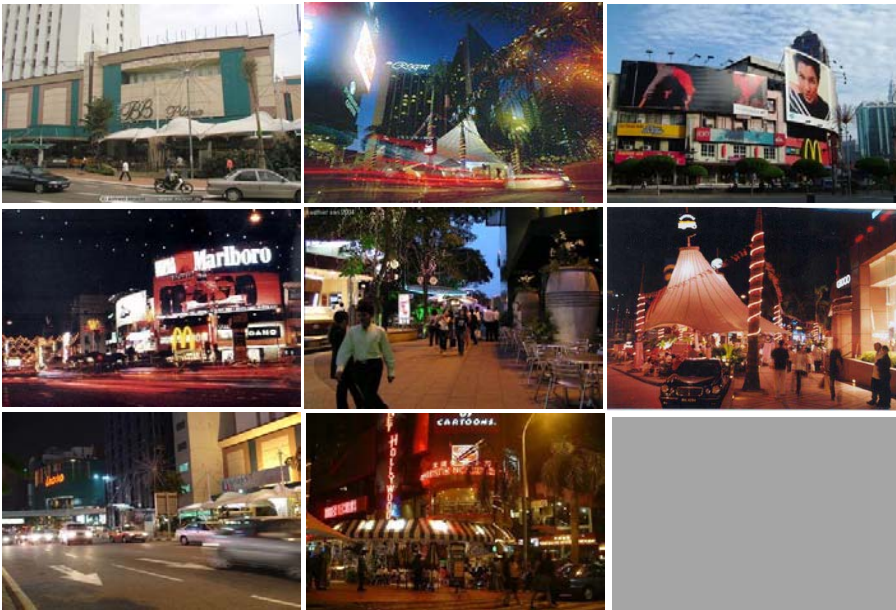
Approximately 3 Km of pedestrian shopping area.

Function within area :

Commercial function dominate the area itself, with hotel, restaurant located at *Jalan Raja Chulan* and *Jalan Tengkat Thong Shin*. An extraordinary culinary area is located at *Jalan Alor* side to side with *Jalan Bukit Bintang* itself, here we all can find a variety of culinary provide by various restaurant. The old colonial theme of old Kuala Lumpur preserved to be one of attraction here but mostly is already modernize into modern cityscape.



Orientation



Imageries

3.0 Background Studies

3.6 La Rambla, Barcelona Spain

Location :

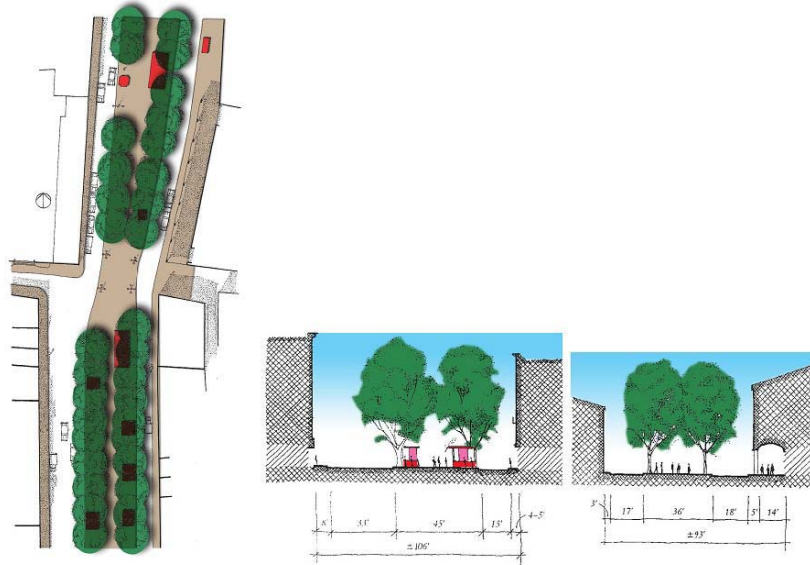
La Rambla or Les Rambles (in Catalans) is one of iconic street in Barcelona, Spain famous among tourists and local there. Located in the center of Barcelona City District.

Area :

Approximately 2.5 Km of unique, well planned streetscape.

Function within area :

Mostly function with commercial, hotel and restaurant, created a unique streetscape within Barcelona City District.



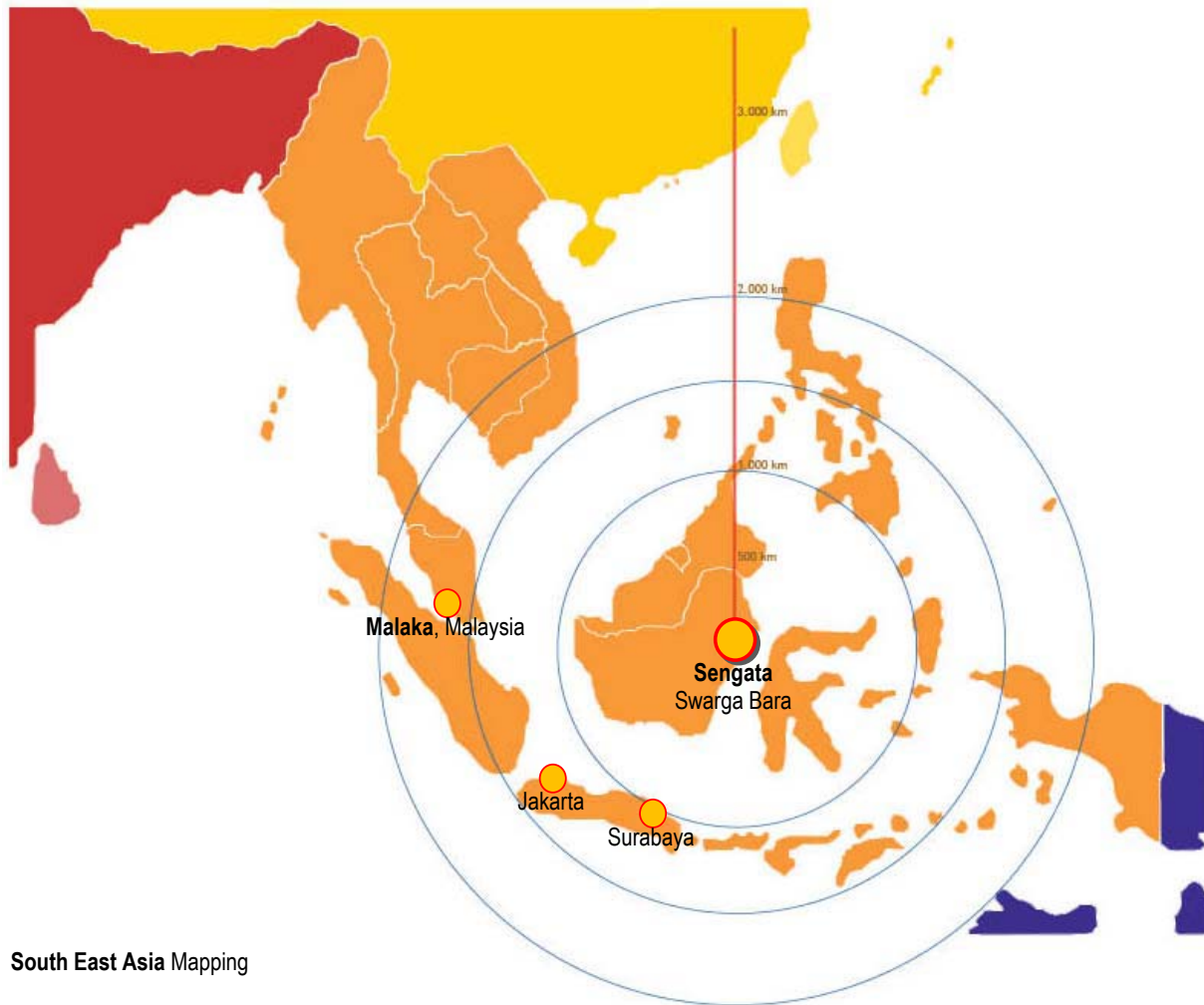
Orientation



Imageries

3.0 Background Studies

3.1 Malaka, Malaysia



South East Asia Mapping

Background Studies



Orientation



Imageries

Natural and existing resources will enable to bring a new hope of future development and to bring value the whole city into tourism and social-economic development.

Location :

One of fourteen state in Malaysia, located along in the west coast of Malaka Strait between Negeri Sembilan State and Johor State.

Area :

Approximately 1.658 Km² divided into three region;

1. Malaka Tengah
2. Alor Gajah
3. Jasin

Easy accessibility using express way of North to South of Malaysia and reach almost an hour and half from Kuala Lumpur and within three hours from Singapore.

Function within area :

1. Public Facilities
2. Rural development and agriculture
3. Housing, Local government and Environment
4. Industrial, Science and Technology
5. Human Resources, Health and Consumer affair
6. Tourism and Culture
7. Education
8. Family development, Youth and Sport
9. Islamic cultural center, Land, Finance and Economic Planning.

3.0 Background Studies

3.5 Rue das Flores, Curitiba Brazil



South America Mapping

Background Studies



Orientation



Imageries

Location :

Established and first opened for public in 1972 Rue das Flores or Flower Street located in the center of Curitiba City District in Brazil. Famous with architectural scape, plantation especially flower, and candy's street vendor Rue das Flores is become a unique pedestrian area in the city.

Area :

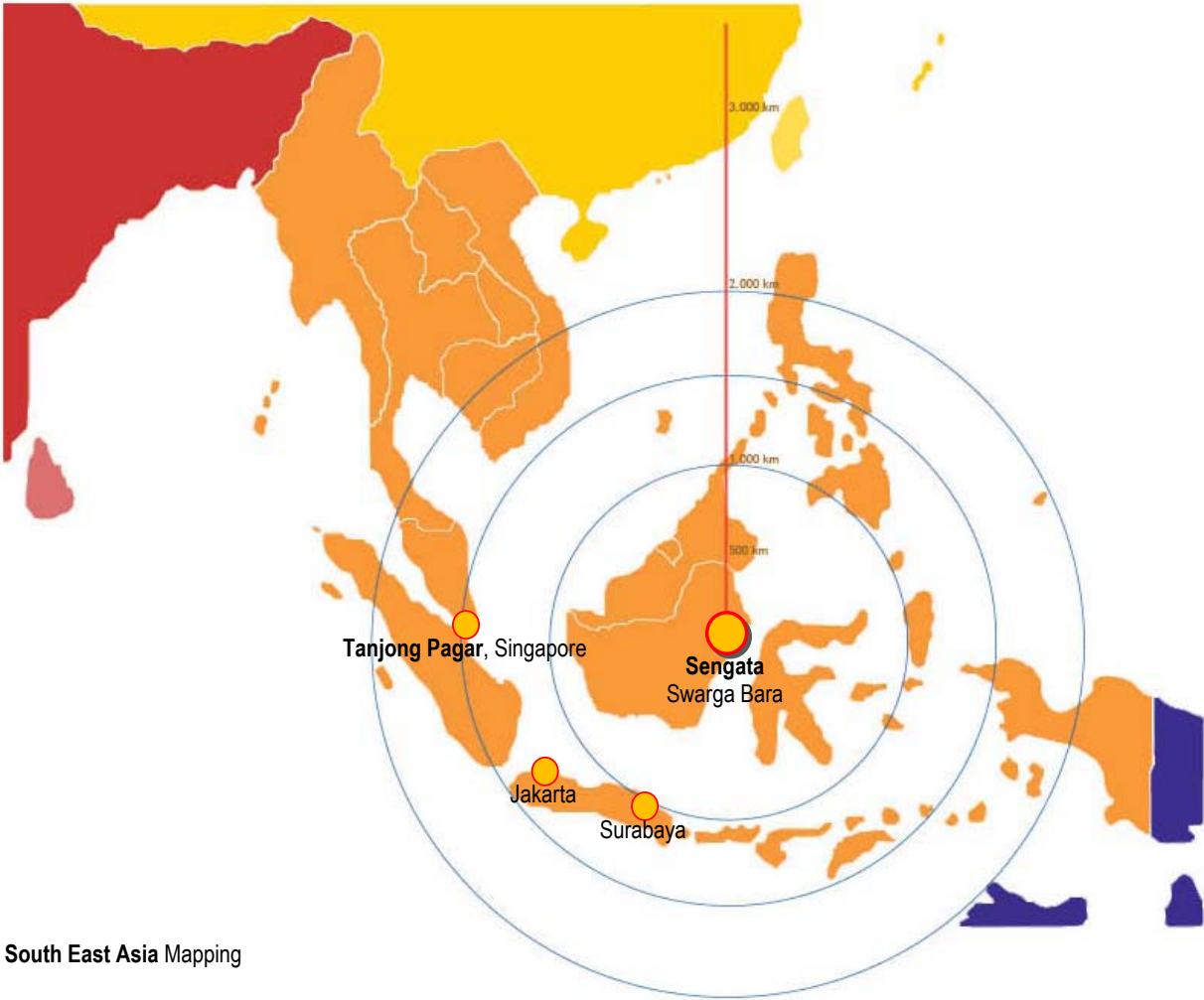
Approximately 500 m² of pedestrian shopping area.

Function within area :

Mostly function with commercial, hotel and restaurant, created a unique streetscape within Curitiba City District.

3.0 Background Studies

3.2 Tanjong Pagar, Singapore



South East Asia Mapping

Background Studies



Orientation



Imageries

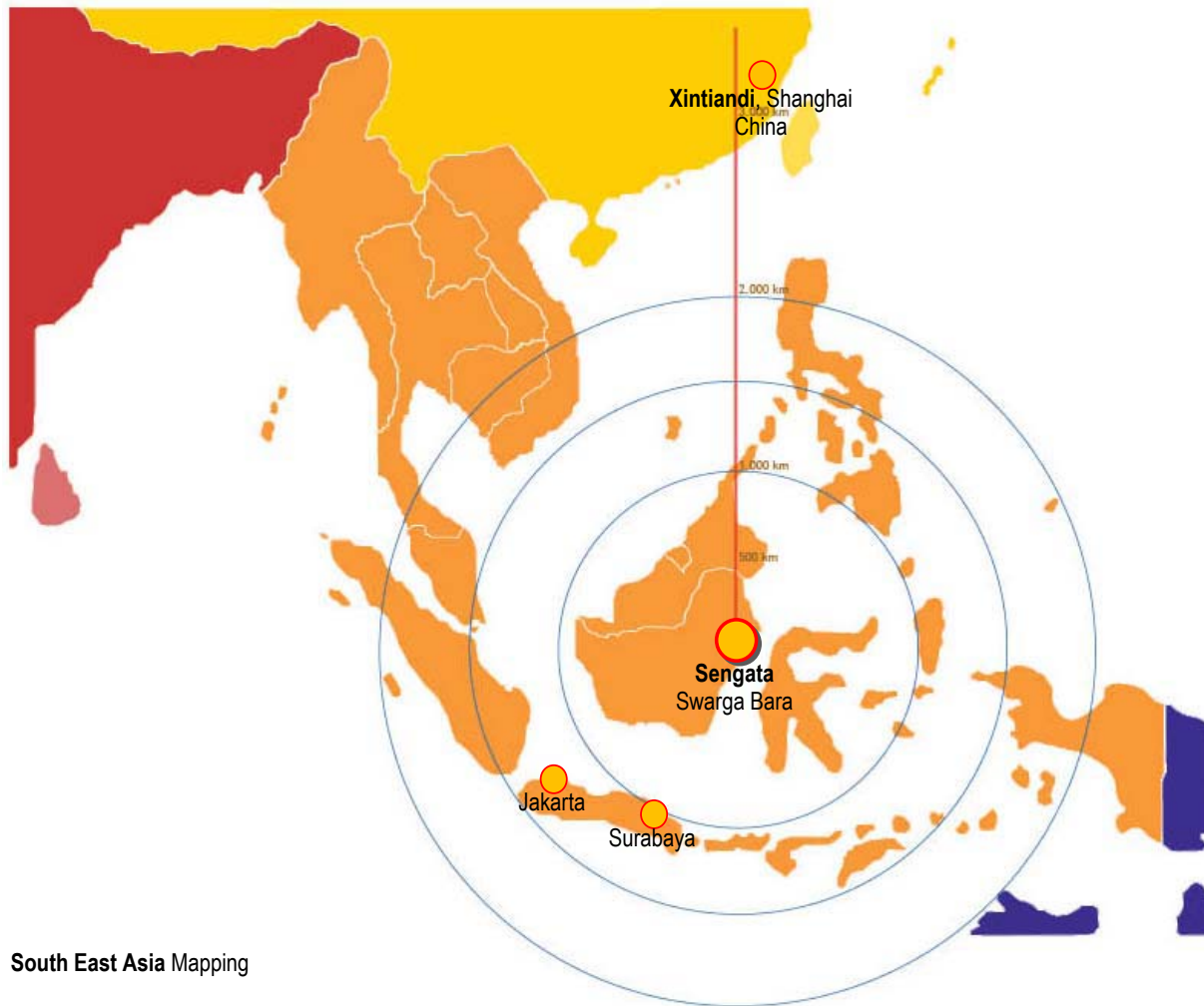
Location :
Within CBD of Singapore known as Tiong Bahru until 1991 and one of the largest housing development area in Singapore.

Area :
Approximately 1.658 Km² and It's been a cluster area for Chinese and India employees from the mid nineteenth century .

Function within area :
Mostly function is commercial, which is since mid eighties the Singapore Government opened the area to become commercial district under the concept of conservation.
Building façade is arrange and from that time Tanjong Pagar is become one of district which provide global trend of conservation and other urban activities such as caffe, bar and restaurant.

3.0 Background Studies

3.3 Xintiandi, Shanghai China

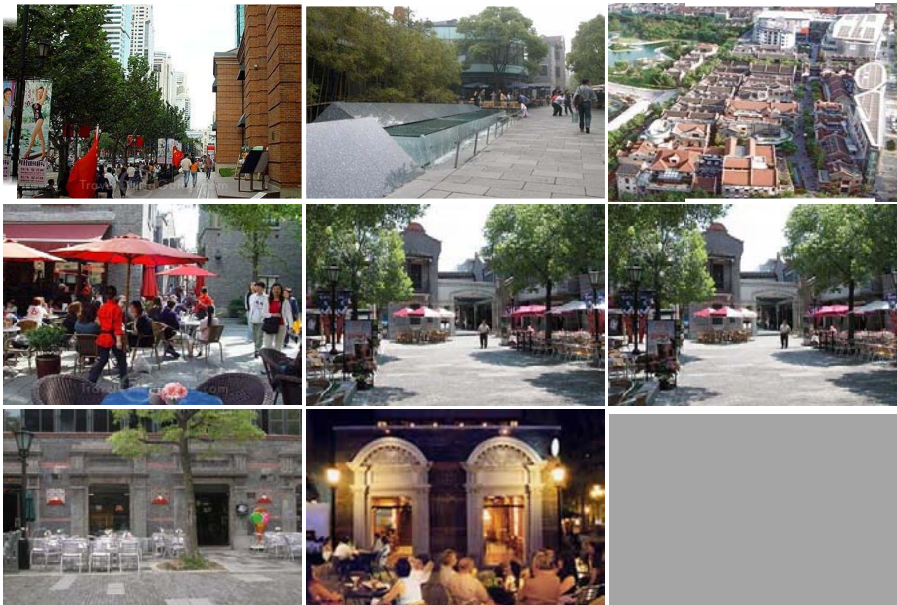


South East Asia Mapping

Background Studies



Orientation



Imageries

Location :

Within the center of Shanghai, China, and south of Huaihai Zhong Lu, Shanghai's Xin Tian Di is one of tourists destination which provide cityscape attraction, historical site and culture. Xin Tian Di is famous with modern and Shikumen architectural scape, and also unique. Conserving the existing building material source on the outside of the building but almost totally different from the inside. International gallery, bar, cafe, boutique and restaurant are the theme of Xin Tian Di.

Area :

Approximately 60.000 m².

Function within area :

Mostly function is commercial.

4.0 Masterplan Framework

4.1 Urban Design and Planning Principles



1

Green Spine :

Where Man Meet Nature

Create a grand green gesture as the heart of development that signify the bonding element between man and nature. Start a new beginning of a Swarga Bara 'green necklace' program.

- Water-Corridor : Green spine serve nature as habitat for flora and fauna as well as natural filtration and bio-renewal that improve the quality of environment. The park will also become a place to grow and preserve distinct vegetation/species, thus, enhance the park as distinct Swarga Bara
- Life-corridor : Green spine serve man as a place to celebrate life, genius loci for activity, contemplation, relaxation, and inter-action through a variety of active and passive open space.

Masterplan Framework

4.1 Urban Design and Planning Principles



2

New Economic Core :

Urban Center Of The Swarga Bara

Continue the effort of the current economic core at *Sengata Lama* and bring *Swarga Bara* to the next level. Create a urban center which heighten the image of the area as modern new *Swarga Bara*.

- Mixed use core : mixed use core combining office, retail, residential, government use and other amenities is planned to achieve the ultimate 'place' : a liveable, dynamic, and vibrant urban center for the city that provide round the clock activities and services for it's resident to live work and play.

Masterplan Framework

4.1 Urban Design and Planning Principles



3

Swarga Bara Clusters :

Specialization and Distinct Identity

Create Swarga Bara multi clusters/nucleus that are specialized in it's new Swarga Bara Core allowing each cluster to have distinct identity and character.

- Cluster model : each cluster consist of residential components and center for commercial and public amenity. This will ensure the development can be more independent and self-sustained.
- Incremental growth : by defining a clear cluster structure, development can take place in incremental growth and more focused on certain zone, avoiding sprawl and over urbani.

Masterplan Framework

4.1 Urban Design and Planning Principles



4

Urban Vitality and Synergy :

Mix of Uses and Creative Programming

Promote mix of compatible uses and synergy between land use components to achieve a round the clock activity and a liveable environment for live, work and play.

- Creative programming : allow variety of uses that are beyond typical or standard that are compatible with Swarga Bara both vertically and horizontally. The programs should be creatively planned to promote growth and synergy between uses.
- Human scale public access : focus on human scale to allow activities to be experienced on ground or street level and conceivable in walking distance by creating series of path and nodes. Allow certain degree of public penetration to building, create places of congregation to celebrate urban activity.

Masterplan Framework

4.1 Urban Design and Planning Principles



5

Nodes of Landmark Places :

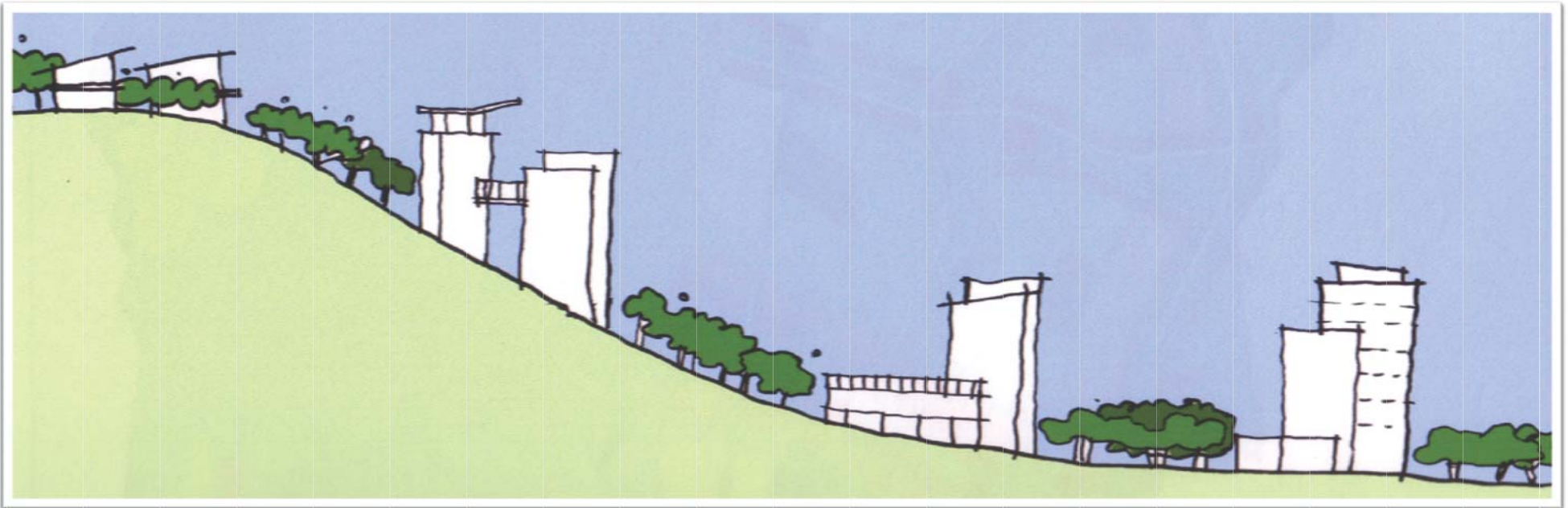
Global Image and Distinct Swarga Bara Identity

Through careful placement and assignment of key civic/public building, create a series of 'architectural jewel' by re-interpreting Swarga Bara's distinct architectural elements which in overall will contribute to the new modern image of Swarga Bara which also become a place for the people.

- Global image : spectacular distinct architecture that will boost image of the area in general and thus will have a trickle down effect to the economy and tourism.
- Identity and place making : create a distinctive civic building which has certain level of public accessibility so it can become the place for people to gather and thus become identity for the Swarga Bara.

4.0 Masterplan Framework

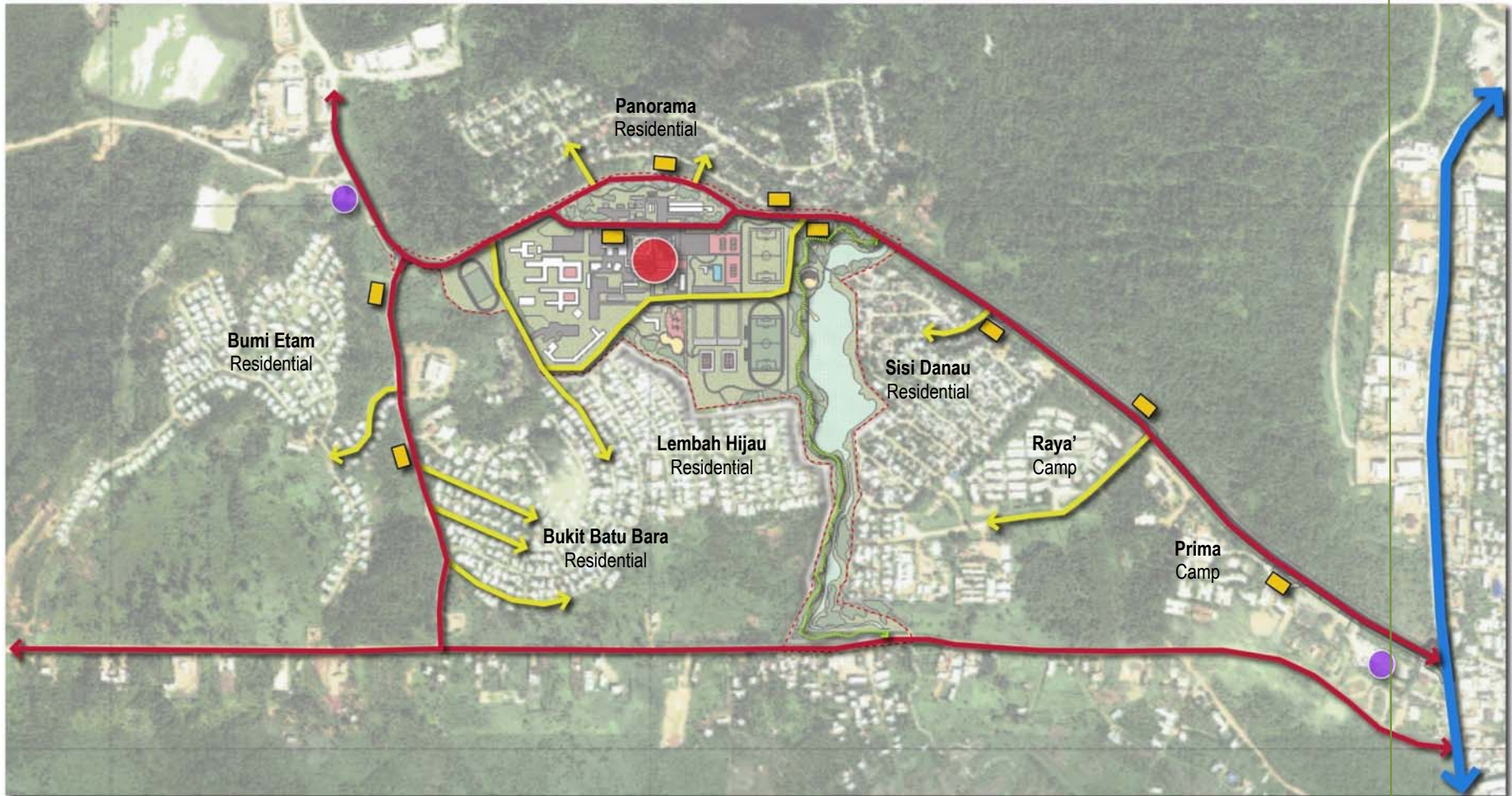
4.2 Urban Environment Elements Approach










Hills	Valley	Plain Land	Current Developed Area
<ul style="list-style-type: none"> - Hill Housing - Tourism Destination : (Outbound Recreational Park, Culture Park, Nursery) 	<ul style="list-style-type: none"> - Medium Density Housing - Light Industries : (Home Industries) 	<ul style="list-style-type: none"> - High Density Housing - Office Park - Institutional/Government Center - Bussiness District - Commercial District 	<ul style="list-style-type: none"> - High Density Housing - Institutional/Government Center - Bussiness District - Commercial District
			
			

4.0 Masterplan Framework

4.6 Road Hierarchy and Addressing Diagram



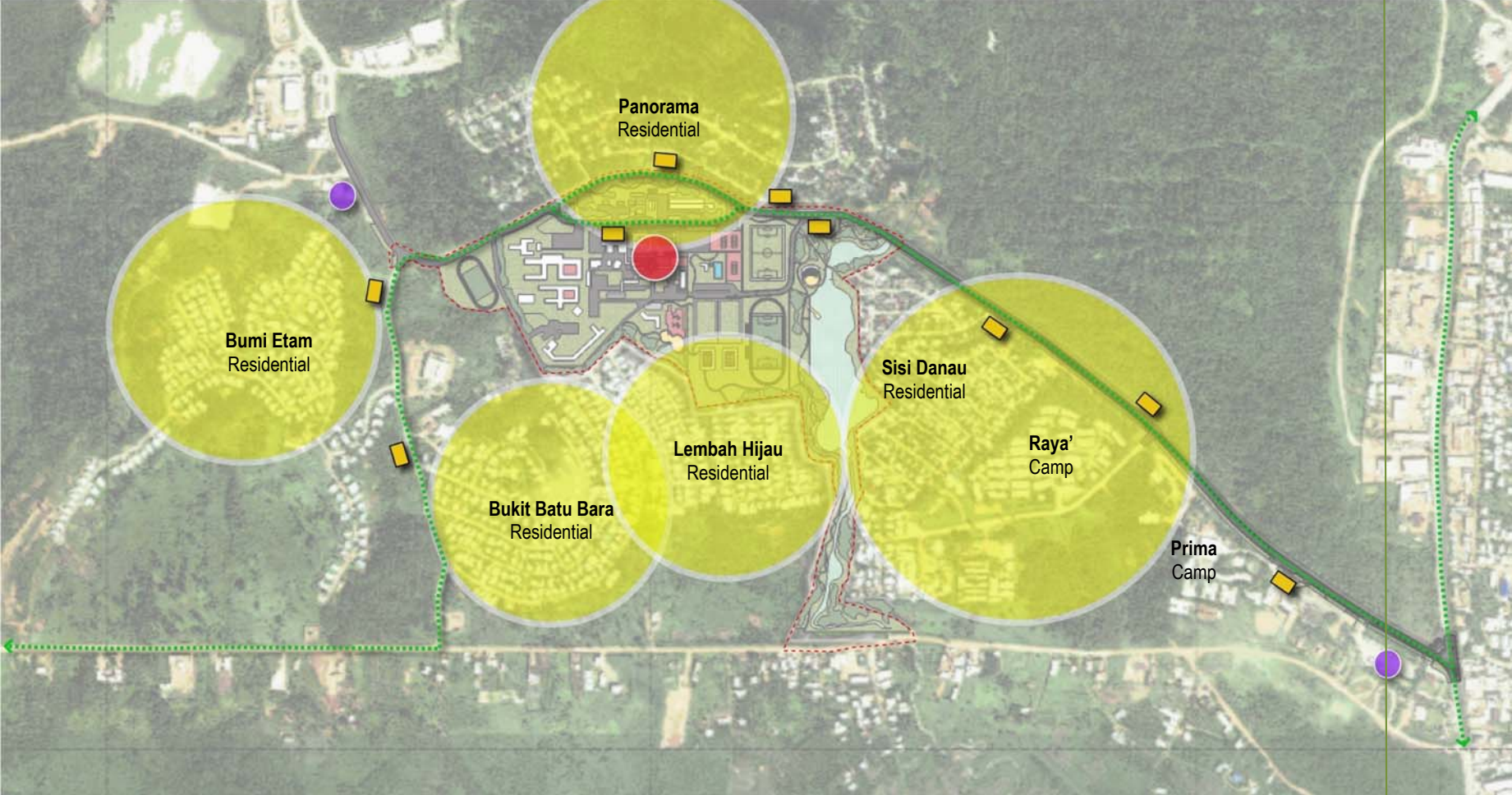
Road Hierarchy and Addressing

-  Central Business Center Area (Townhall)
-  Neighbourhood Road Corridor
-  Main Road Corridor
-  Regional Road
-  Proposed for Pedestrian Trail Walk
-  Transit Point
-  Public Transport Stop Shelter



4.0 Masterplan Framework

4.7 Public Transport Strategy



Public Transport Strategy

- Central Bussiness Center Area (Townhall)
- Public Transport Stop Shelter
- Interchange *BKS Transportation*
- Housing Cluster
- - - - - > Existing Public Transport Line



4.0 Masterplan Framework

4.9 Urban Activity Diagram



Urban Activity Diagram

- 1 Central Bussiness Center Area (Townhall)
- 2 Educational Center Area (YPPSB)
- 3 Office Park
- 4 Sport and Leisure Area
- 5 Light Industrial Area at Road 9
- 6 Housings



5.0 District Identities

5.2 District Identity Imageries

Townhall Business District
Minimarket and Surroundings



Lakeside, Sport and Leisure Park



Housing District



5.0 District Identities

5.3 Landscape Diagram

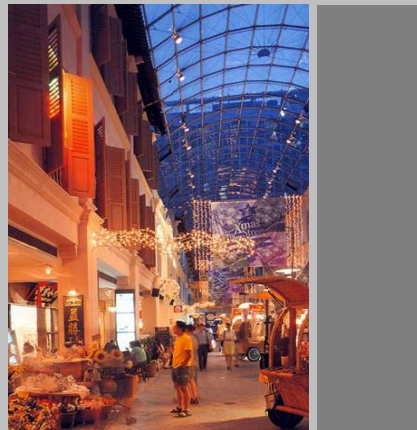


Townhall Typical Parcel Landscape Layout
Minimarket and Surroundings



1

Green Park :
Hardscape combined with green



2

Retail Walk Park :

Create A Unique Commercial Park With Attractive Urban Activities



3 Pedestrian Trail Walk :
When Men Meet Nature

5.0 District Identities

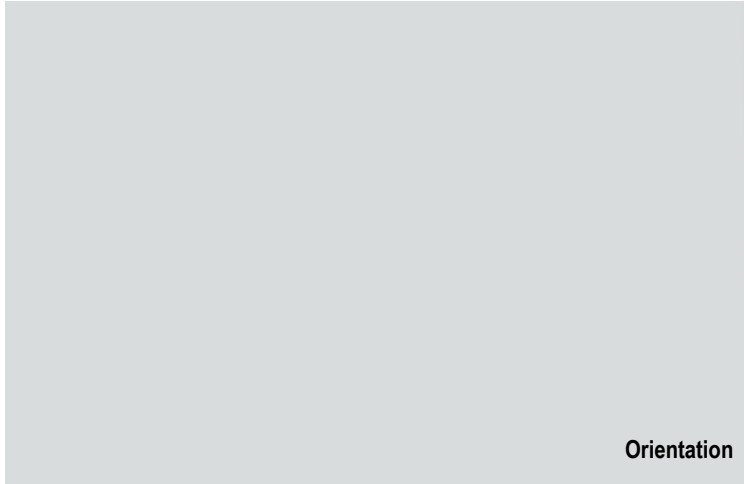
5.4 Building and Site Orientation

Townhall Typical Lot Area
Minimarket and Surroundings

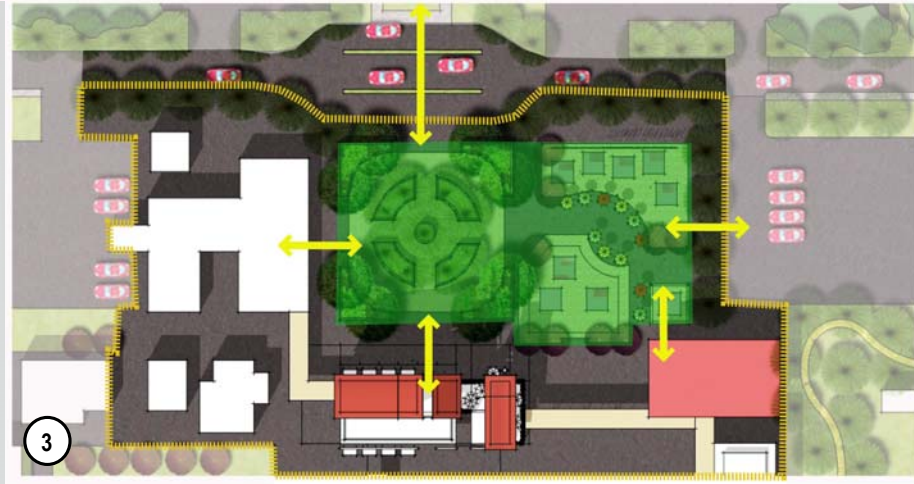


Access



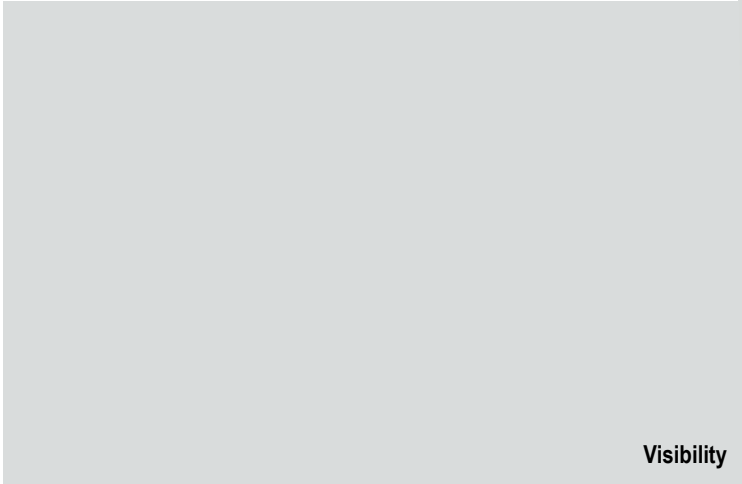


Orientation

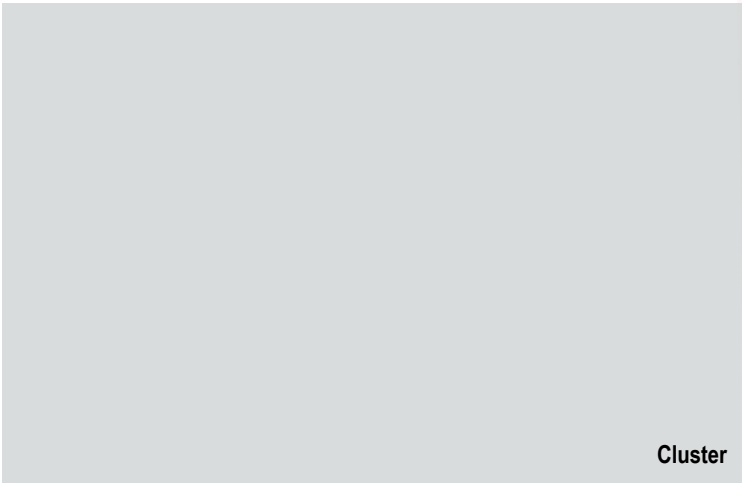


Arrivals





Visibility



Cluster



5.0 District Identities

5.8 Perspectives



View From Central Bussiness District



View From Central Business District
Townhall Commercial Area



View From Green Spine
Lake Side



District Signage



Minimarket's View



Public Transportation's Shelter Improvement



Signboard Improvement

6.0 Summary

New Vision of Swarga Bara



New Vision of Swarga Bara

Creativity and Life style Inspired by Nature Creating A Green and Modern Way of Urban Mine Living

Swarga Bara

The new model for modern Swarga Bara where people can celebrate life, discover nature, share success and experience distinct culture which provide best environment that foster creativity, innovation and leave one with the freedom of imagination.

