



BANDUNG TEKNOPOLIS

CONCEPTUAL MASTER PLAN





executive summary

Bandung Teknopolis is envisioned to be an integrated working/living community with a focus on creating a better environment for its residents and attractive destination for the visitors. The site is very unique and has a strong potential to reinvent the image of Bandung. The surrounding views towards the mountains, the pristine and out-of-town green field both provide a canvas for the creation of "Bandung Teknopolis", an emerging new city center for Bandung. As envisioned by the city's Master plan, this will relocate the Mayor's office and City's department and integrate with the project, coupled by a TOD oriented CBD with commercial center, techno park, and vibrant retail environments.

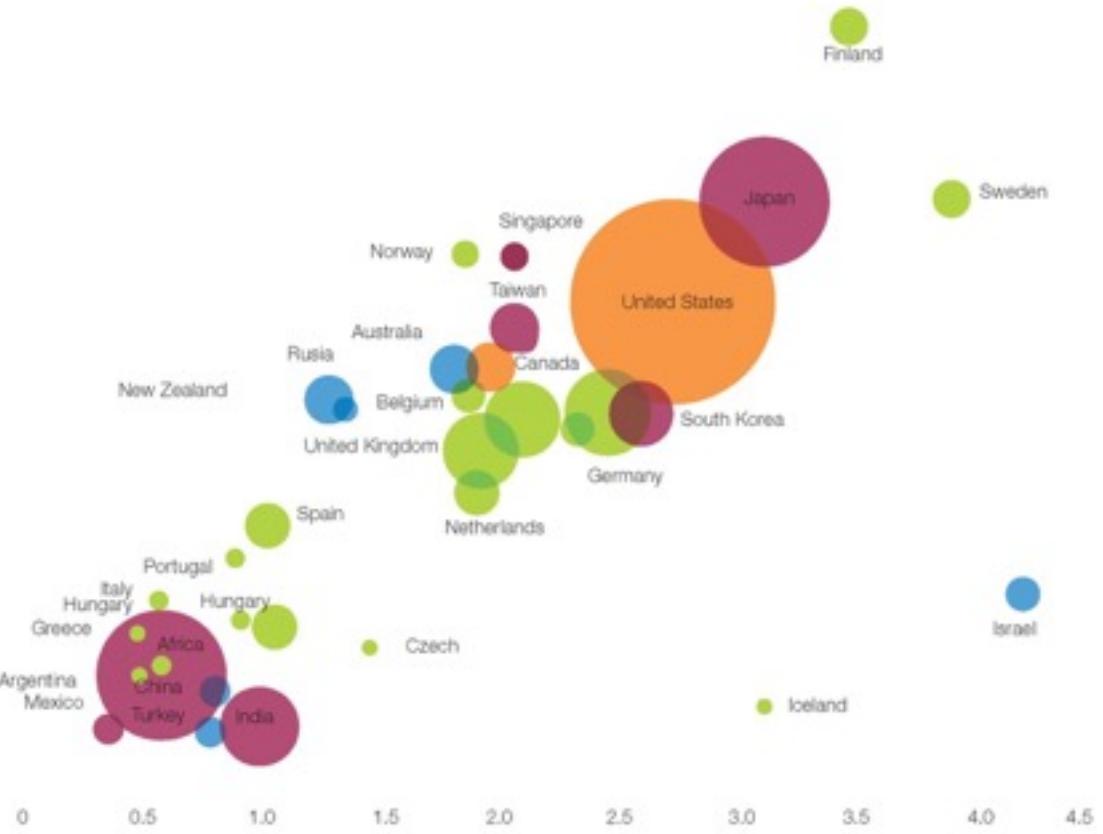
This project introduce a new paradigm to "Bandung Teknopolis" by creating a robust sustainable master plan that combines nature, culture and technology into a Hi-Tech Model New Town with focus on creating value to all stakeholders: the developers, the city, the resident and the people of Gedebage and Bandung. Working closely with the Mayor of Bandung, the project managed to achieve this objective through a multidisciplinary approach where environmental planning, water sensitivity planning, transportation planning, landscape and master planning studies are carried out to formulate the ultimate concept of our New Town, providing a holistic city center for LIVE, WORK and PLAY.

Bandung Teknopolis is envisioned to become a "truly urban and integrated hub city" that features a dynamic Government Center, Multi Modal Hub and Transit Oriented Developments, robust Techno Park, unique Urban Blocks, the Great Street of Bandung, and the majestic Bandung Central Parks that's integrated with holistic water system that function as flood retention and place for people. It will be the remarkable city for Bandung.



technopolis trends across the globe

research & development across the globe



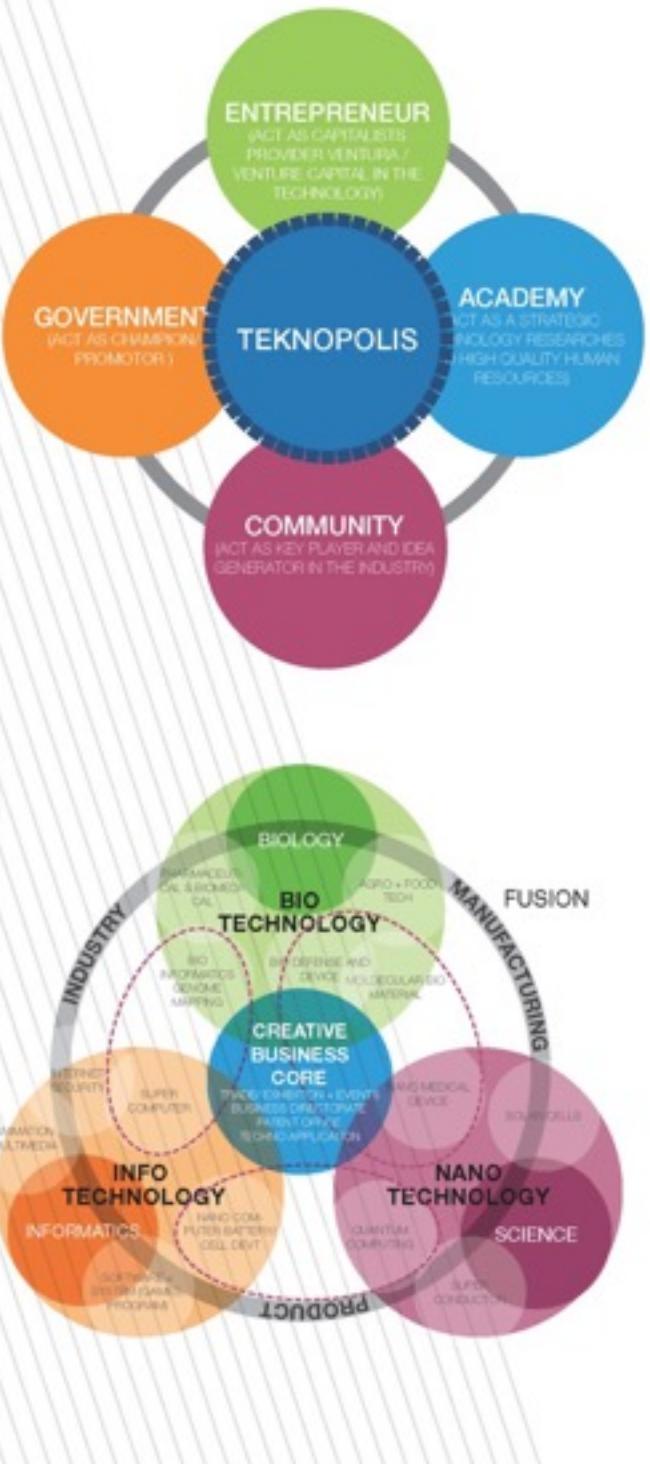
R&D is a promising industry, its role as a tool of creation science that can be applied to a product or process. Research and development (R&D) is recognized as an important contributor to both business innovation and labour productivity growth. R&D capitalization broadens the scope of measured GDP in the national accounts. Now, several countries in the world have made the sector R & D as one of contributor to their GDP. Their government also invested significantly in the sector. However, whether it will lead to an increase in GDP growth or labour productivity growth depends both on the size of these R&D investments and their growth relative to other components of GDP.

SPECIAL ECONOMIC ZONE in Indonesia



technopolis:
collaboration
between
academics,
investors,
communities and
government

The invention may occur as a result of technopoly as a container can connect those three major. The cluster became a key elements that act as a melting point in the current scientific developments.



the city of **bandung**

167.7
sq. km area

2.5M
population

14k
person/
sq.km

3rd
largest city
in indonesia



BANDUNG
EMERGING
CREATIVE CITY
+
TECHNOLOGY
BASE

PPK GEDEBAGE
GEDE
BAGE

PPK ALUN-ALUN
ALUN-
ALUN

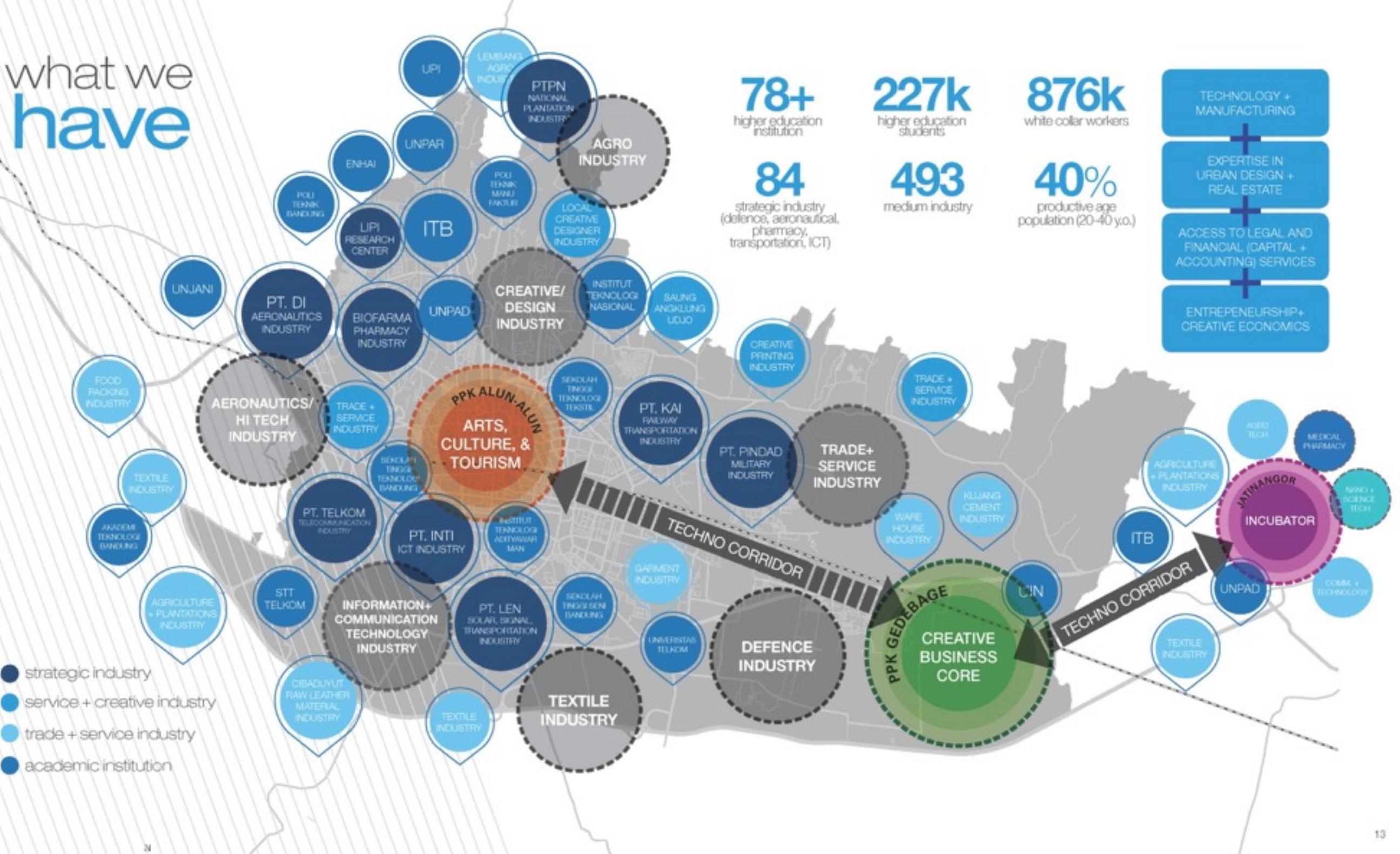
arts, culture,
service + academic

city expansion,
government +
transportation hub

+768m
above sea level

23.6°C
avg. temp

what we have





MAIN ENTRANCE

GOVERNMENT CENTER

TOD DISTRICT

BANDUNG GREAT GARDEN

CREATIVE DISTRICT

WETLAND

WEST LAKE

CENTRAL MARKET

WEST CANAL

SOUTH LAKE

WATER &
FLOOD
MITIGATION
SYSTEM

WELL
DISTRIBUTED
GREEN

AXIS
AND
LANDMARK

BALANCED
LAND USES

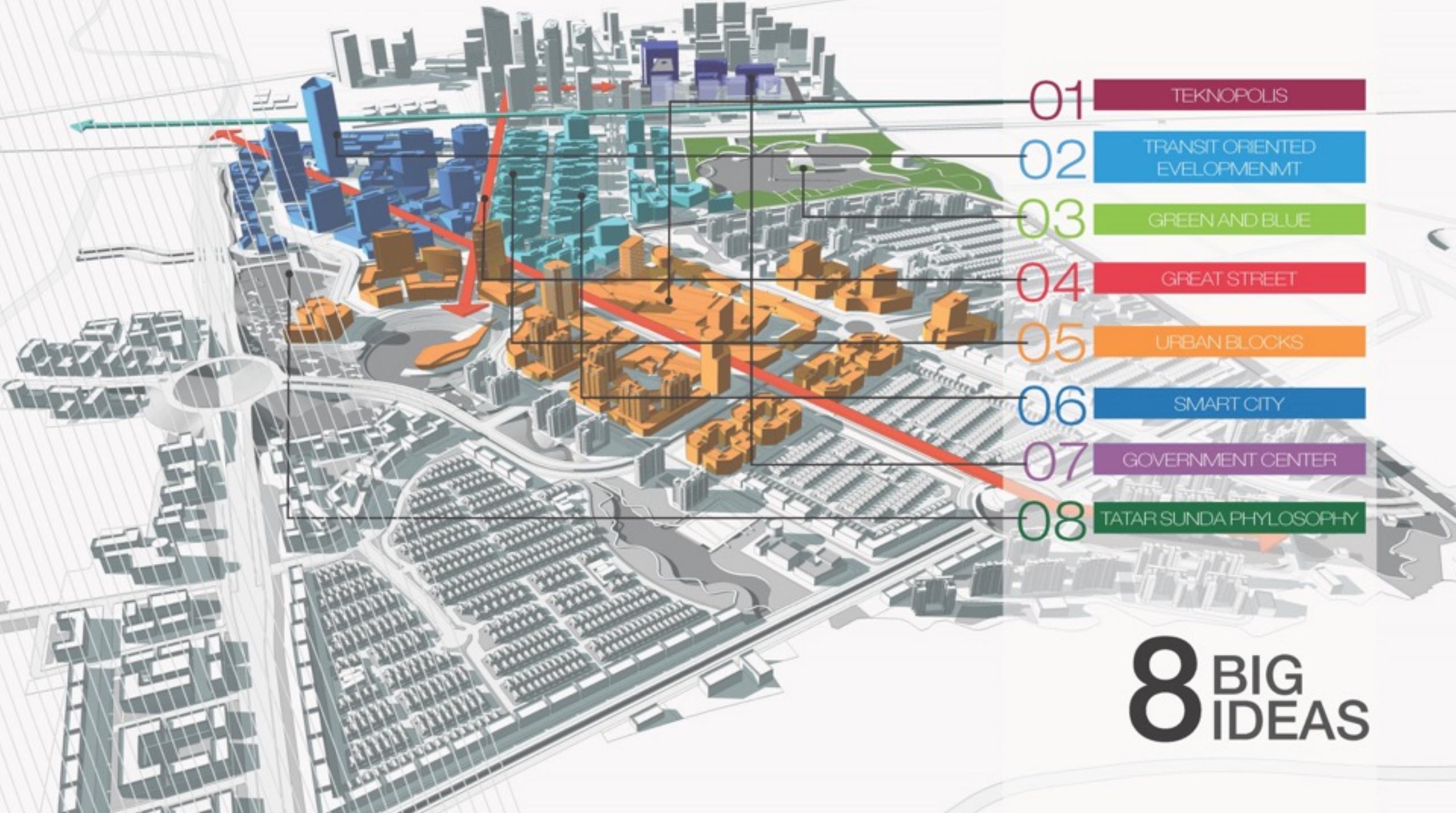
GOOD MIX OF
OLD & NEW
URBAN FORMS

DIVERSE
ROAD
NETWORK



Emerging World Class City Center for Bandung

"Exemplary City for People to
Live, Work and Play"



8 BIG
IDEAS



technopolis

The enormous growth of information, technology and science has brought the world into the next level, allowing fusion for each of the components and create extraordinary outcomes. Technopolis taking its role to facilitate these trend. It comprises of 3 main components which are Academic, Capital Venture, and Government.

Bandung has the potential to become leading cities in Indonesia to promote technology and science trend and Bandung Teknopolis could capture the opportunity to become the incubator as part of Technopolis vision of city of Bandung.

Image source: www.skyscrapercity.com



technopolis structure in city of bandung

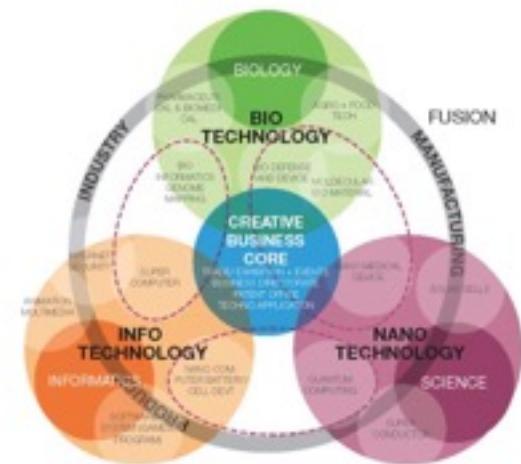
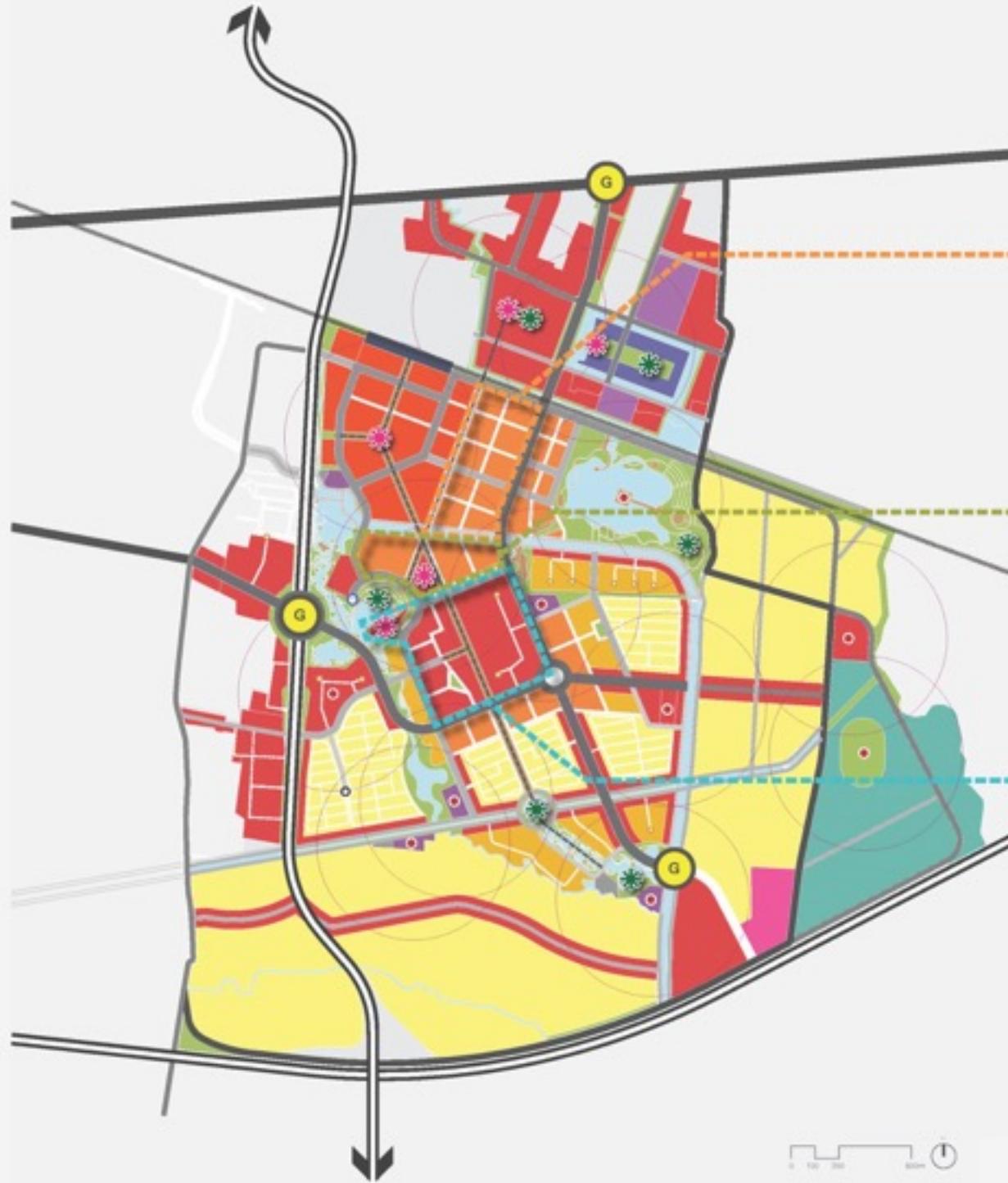


Image source: www.skyscrapercity.com

technopolis cluster



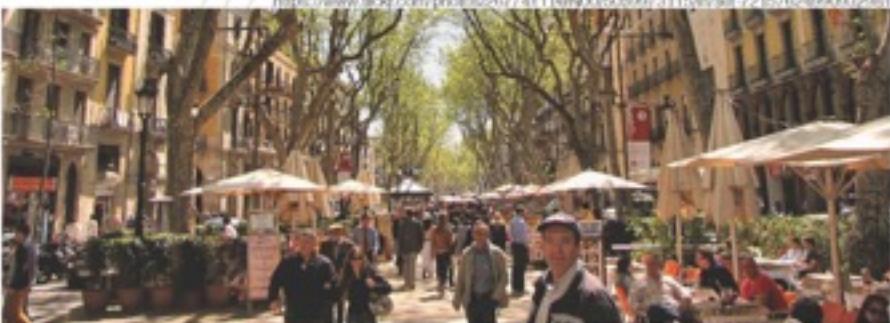
DIGITAL
MEDIA
CENTER



BIOPOLIS



CREATIVE
BUSINESS
CORE



SCIENCE
PARK



technopolis



BIOTECHNOLOGY
LABORATORY



IDEA
INCUBATOR



AGRO
TECHNOLOGY



CREATIVE
INDUSTRY

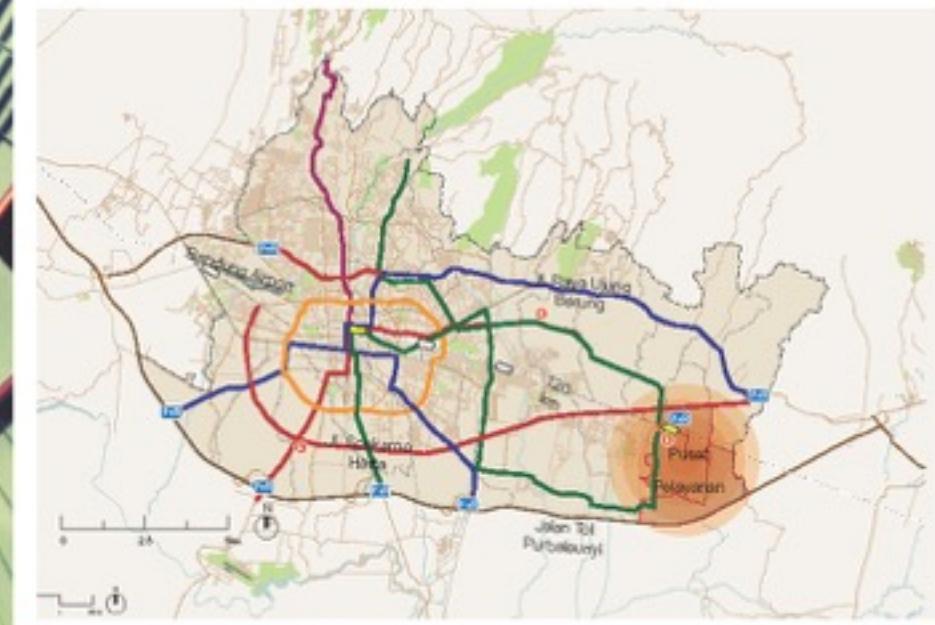


HI TECH
INDUSTRY

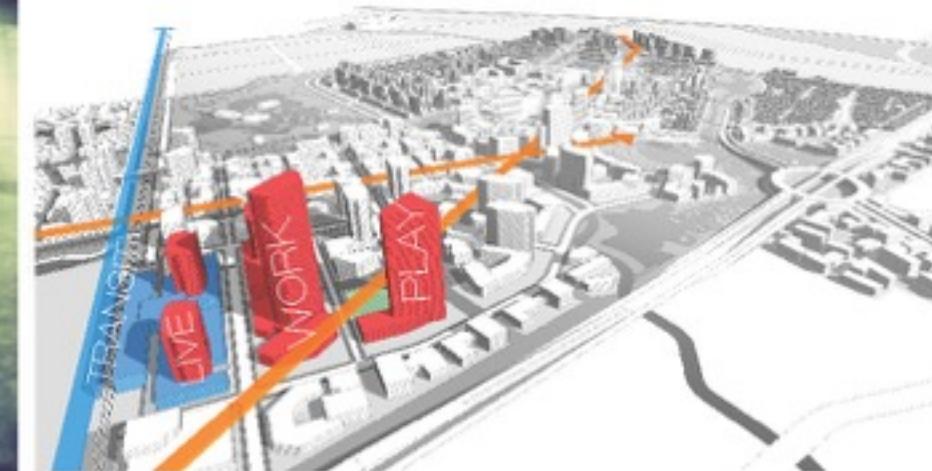
transit oriented development

Transit oriented development maximizing the utilization of the transportation system and reduce reliance on cars for movement within surrounding area and beyond. Moreover, it will intensify high land value around the transit and promoting mix uses to foster the creation of activity nodes.

As part of government plan to develop an integrated multimodal transit hub within Gedebage area, Bandung Teknopolis could take the opportunity to develop a transit oriented development to increase the value of the project and embracing a livable community.

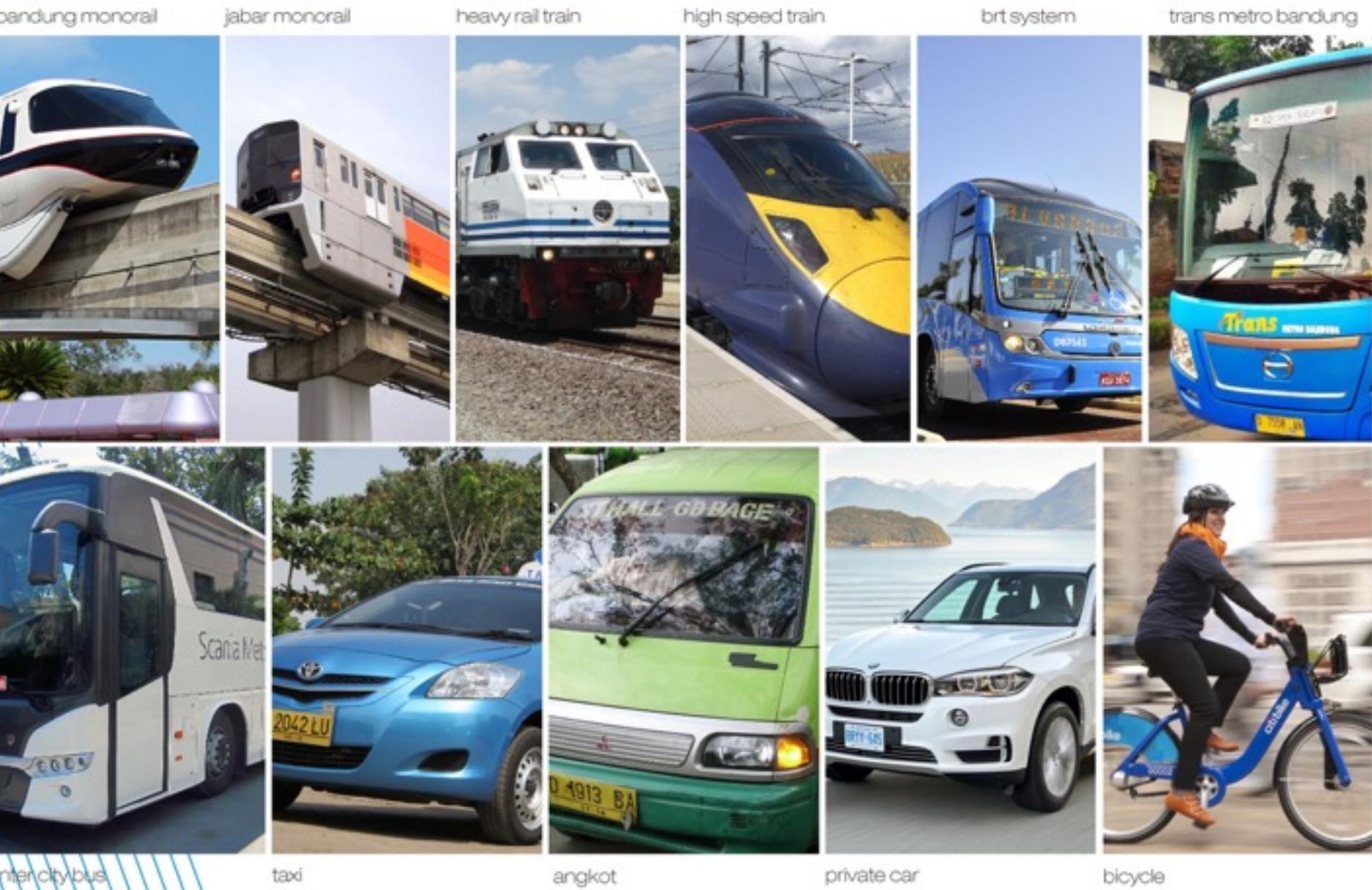


- + INTEGRATION of various mode
- + TRANSIT NODE
- + COMPACT + DENSE
- + EFFICIENT
- + MIXED USE Strategy
- + Pedestrian CONNECTIVITY



11

transportation
modes



integrated transit hub



integrated transport hub



clear connectivity



compact development



placemaking

integrated transit hub terminal



transit hub district



pedestrian oriented



transit node



mixed use strategy

green and blue

We are envisioning Bandung Teknopolis to be sustainable and to function as lively community spaces that support activity and promote connectivity throughout the development, embracing strong connections of green and blue networks within the development and promoting sustainability principles through water sensitive design. As people move through the landscape, they will be able to experience a collage of colourful environments that excite the senses; and that encourages the community to discover, explore and interact.



west lake district



aquatic plant display



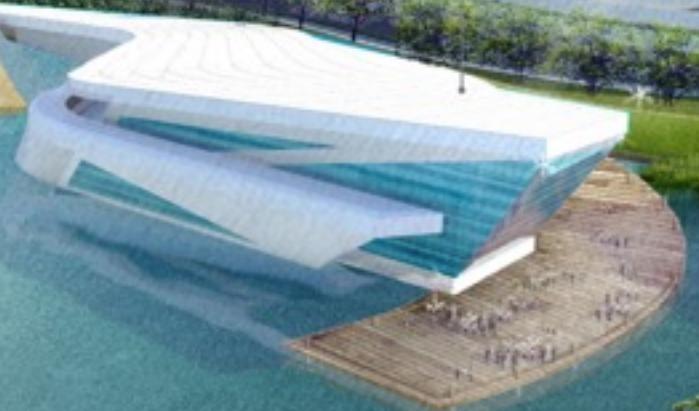
sculpture park



creative gallery



the wetland park



board walk



community lake





bandung great street

Alan Jacobs has beautifully captured the importance of streets in allowing people to be outside in his book, *The Great Streets*. He states; "Streets are places of social and commercial encounter and exchange. They are where you meet people – which is a basic reason to have cities in any case. Everyone can use the street."



the street which can **brand** the city, therefore it's **memorable**



bandung greatstreet



PEDESTRIAN
ORIENTED



GREAT
STREET

STREET
CAFE/
RESTO

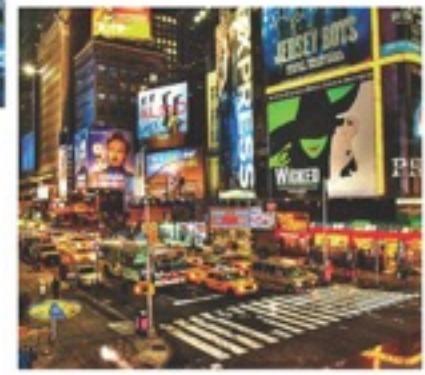
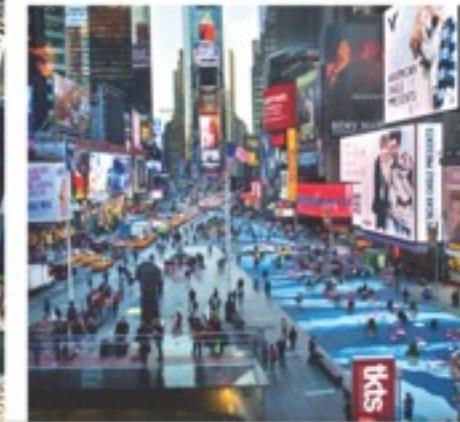


urban block

Urban block system allows flexible permutation in terms of uses and activity while activating the street edge, promote more walkable environment and connect the people easily around the blocks. Moreover, it also creates longer commercial edge and has higher traffic capacity compare to traditional big parcel system. We're promoting urban blocks system into Bandung Teknopolis project to foster the social and commercial encounter and exchange, embracing a livable city.

Urban Block System create longer commercial edge

Promote more walkable environment



Higher Traffic Capacity

urban block



urban block



ARCADE





smart city initiatives

Current technology growth has changes how we live our life nowadays especially in information technology/ ICT sector. Bringing the technology into the city system will increase efficiency and foster a smart community. By introducing smart city initiatives to this project, Bandung Teknopolis development will set a new standard of international level new town in Indonesia.

Image source: www.art.com/gallery/id_612135/cityscapes



Image source: www.demonetico.com/.../ciudades-inteligentes

smart city



smart city



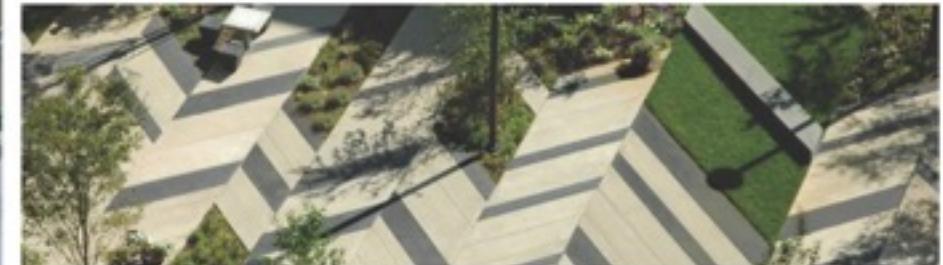
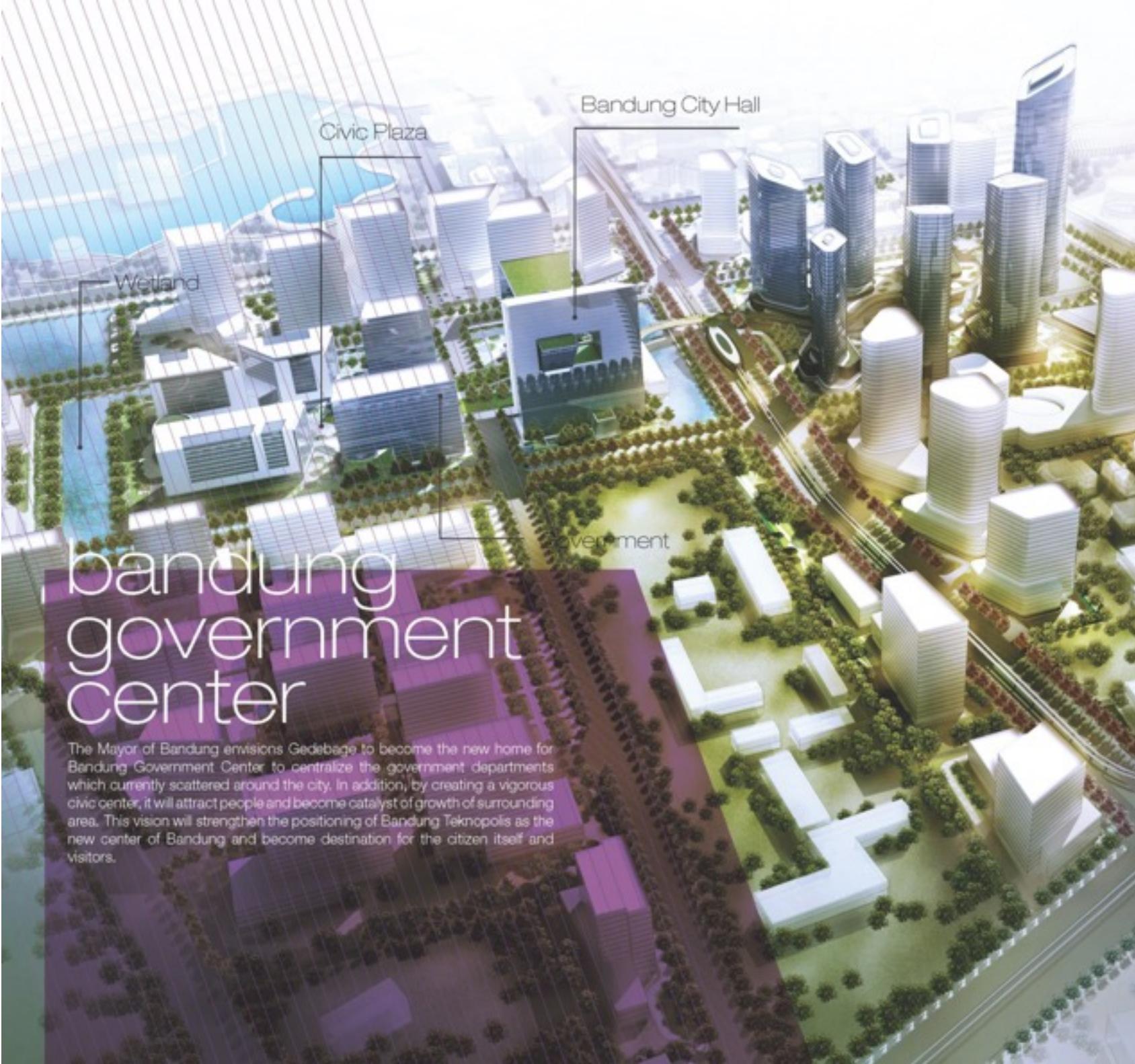


Image source: en.wikipedia.org/wiki/Bandung_Government_Center

bandung government center





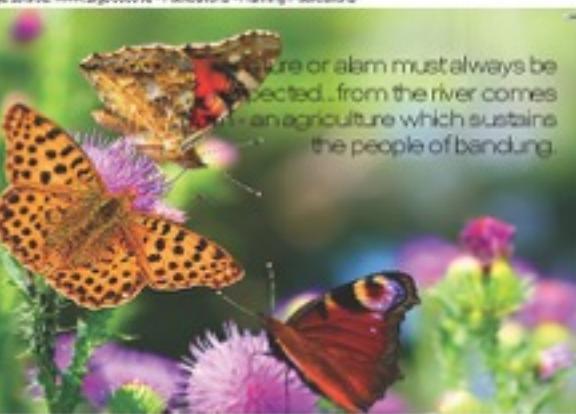
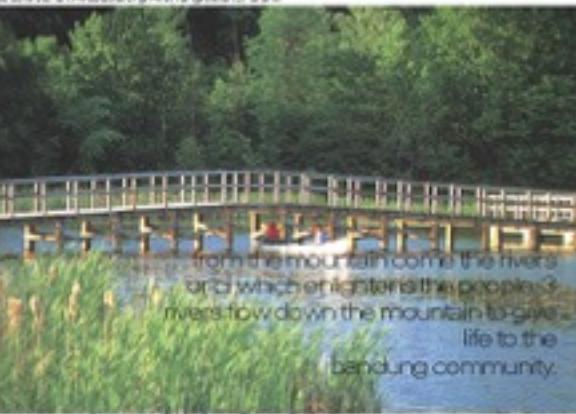
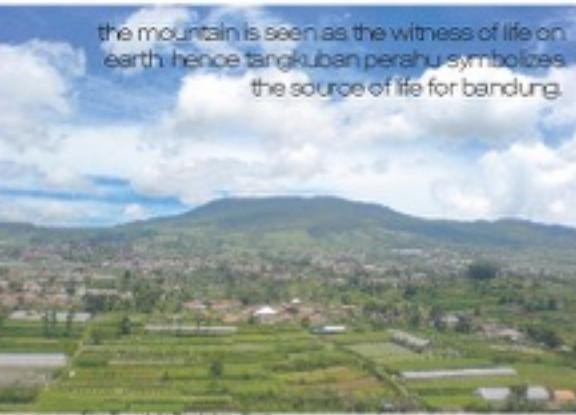
bandung great garden

tatar sunda philosophy

The philosophy of Tatar Sunda has been manifested in Sundanese people daily life on every aspect for centuries. 3 key elements of Tatar Sunda philosophy comprises of mountain, water and nature which believe as source of life for Sundanese people. We adapt the local wisdom of Tatar Sunda into the development to give soul of the project through a story which implemented through physical elements such as landscape features and non physical such as orientation to mountain, axis and vistas.



TO REFLECT THE SUNDAANESE ETHNIC ATMOSPHERE



to provide a physical presence
of the tatar sunda philosophy

the mountain is seen as the witness of life on
earth hence tangkuban perahu symbolizes
the source of life for bandung.

tangkuban
perahu

cicorridor

alam

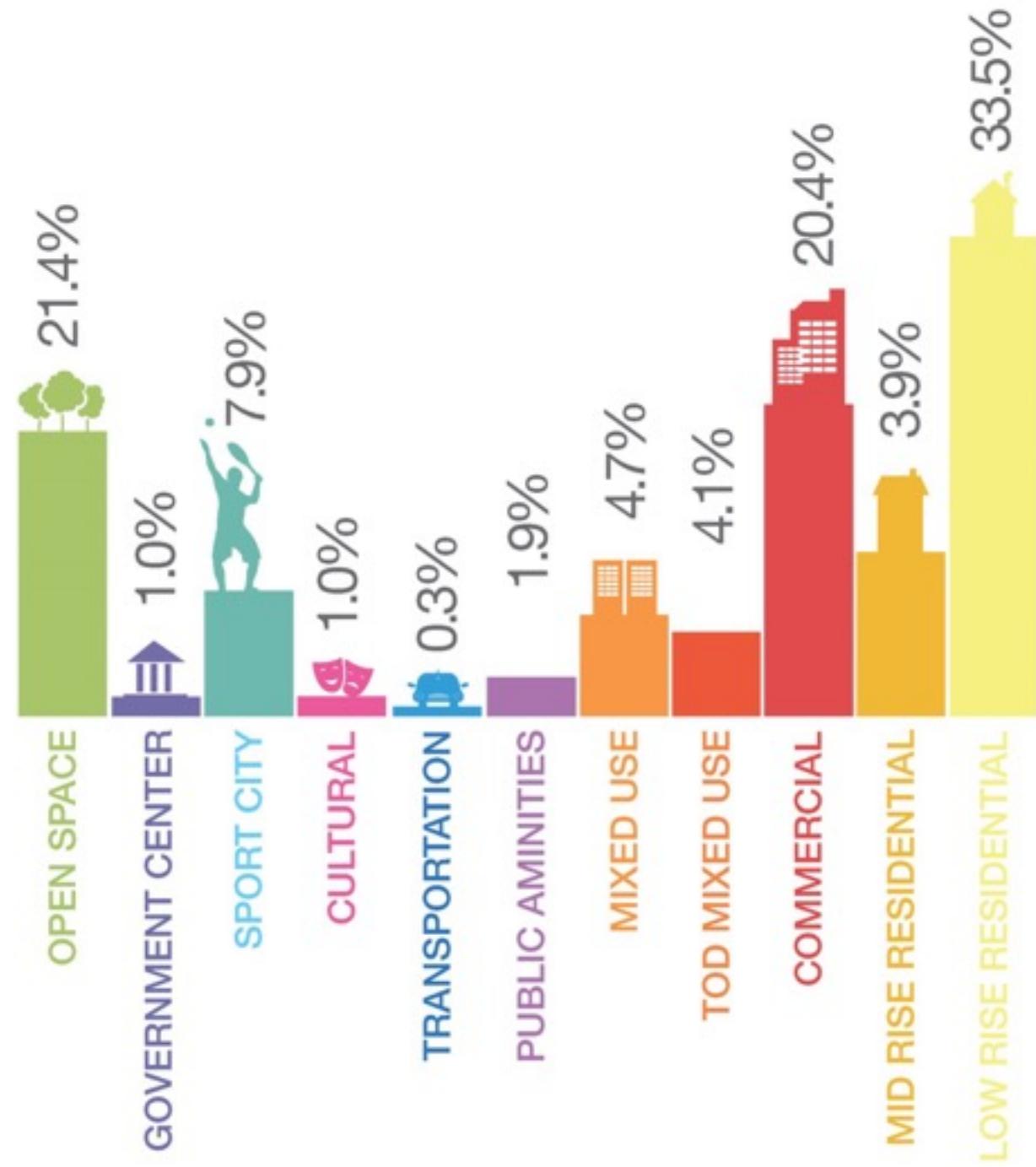
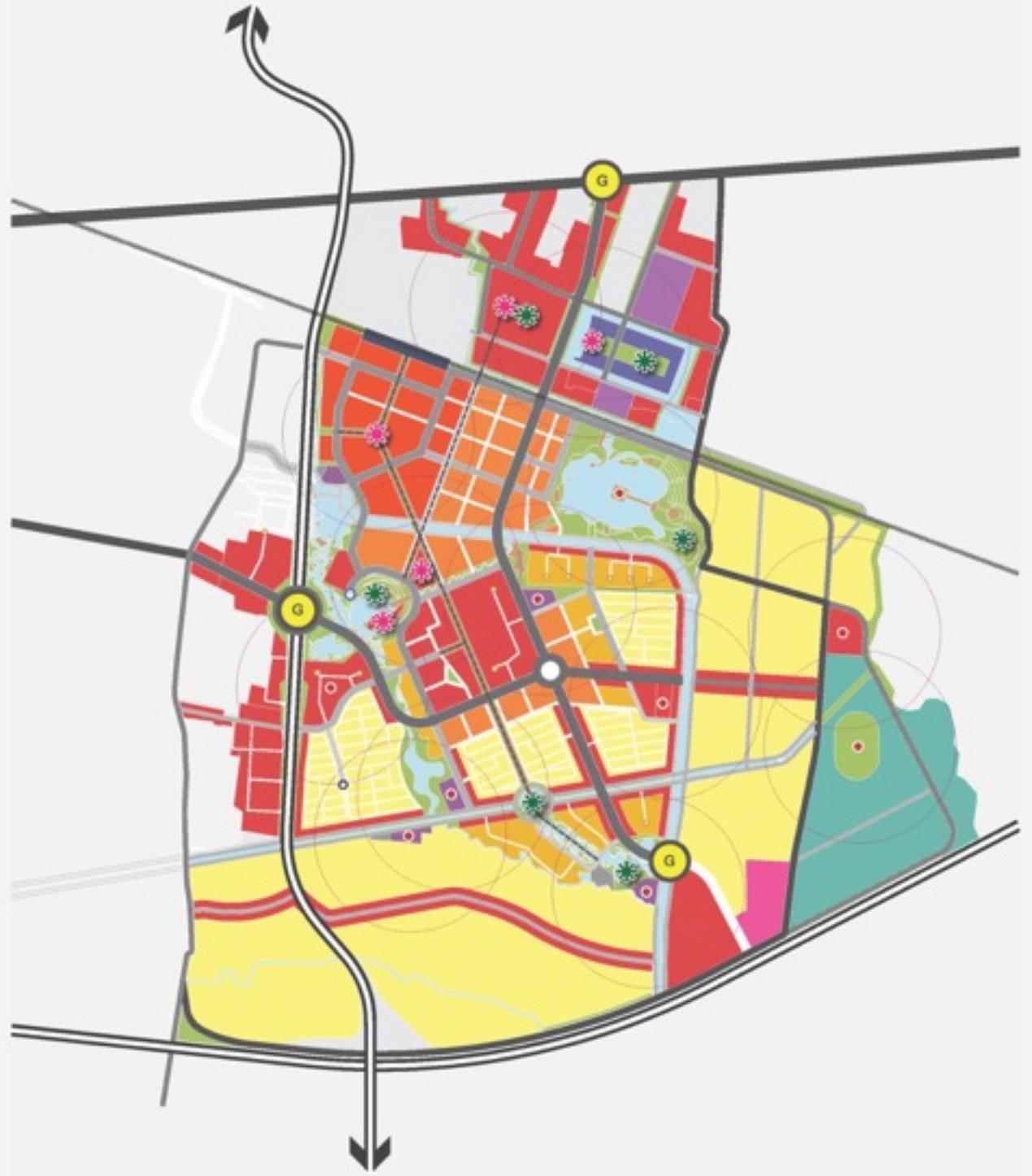
tangkuban
perahu

alam

tatar sunda philosophy

WATER + NATURE





FACTS

THE GREAT GARDEN



80,000 +
RESIDENTS



15,000 +
RESIDENTIAL
UNITS



URBAN BLOCK

470,000+
TOTAL
POPULATION



66,000+
sqm
PUBLIC AMENITY
GFA

21.4 %
OPEN SPACE



PEDESTRIAN MALL

WATER SENSITIVE URBAN DESIGN



5.000.000+
sqm
COMMERCIAL
SPACE



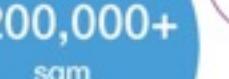
TECHNOPOLIS

1,200,000+
sqm
OFFICE GFA



390,000
JOBS
CREATION

TOD ORIENTED





PUBLIC SQUARE LIGHTING EXHIBITION



URBAN FARMING IN THE NORTH



ORCHESTRA BY THE LAKE FESTIVAL



PUBLIC ART INSTALLATION FESTIVAL



LANTERN FESTIVAL



HOLI FESTIVAL



PUBLIC ART EXHIBITION



KITE FESTIVAL



LANTERN & ART EXHIBITION



FLOWER FESTIVAL



STREET ART FESTIVAL



FESTIVAL OF IDEAS



LIGHT ART INSTALLATION



CARNIVAL



FLOATING LANTERN FESTIVAL



KECAK PERFORMANCE



CHINESE NEW YEAR FESTIVAL

THANK YOU

BANDUNG
TEKNOPOLIS

CONCEPTUAL MASTER PLAN