

**SUSTAINABLE MASTERPLAN FOR AL HABTOOR RESORT & RESIDENTIAL DEVELOPMENT IN MUSCAT, OMAN**

**MASTERPLAN FOR AL HABTOOR RESORT MASTERPLAN, MUSCAT, OMAN BY TIM CULBERT Architect**

APRIL 2017

**Developed for Al Habtoor Group LLC**  
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*« A place is an area within an environment that has been altered in such a way  
to make the general environment more conspicuous »*

Carl André

Sultanate of Oman.

Capital.....	Muscat
Area.....	309.500 km <sup>2</sup>
Population.....	4.572.949 hab
Density.....	14.7 hab/km <sup>2</sup>

Majestic mountains, deserts, green wadis,  
crystal clear water and white sandy beaches....

....surely one of the most beautiful places on Earth to live or visit!!

OMAN

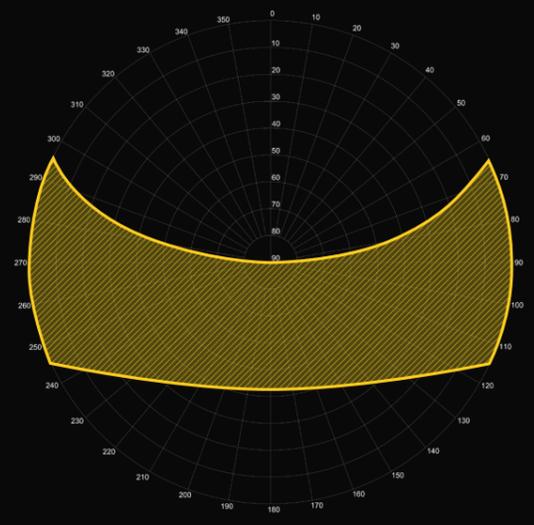
A project site framed by the horizon of the sea and the mountain ridges.

15 min drive by car to the city center, it's a quick trip, perfect for tourists.



MUSCAT

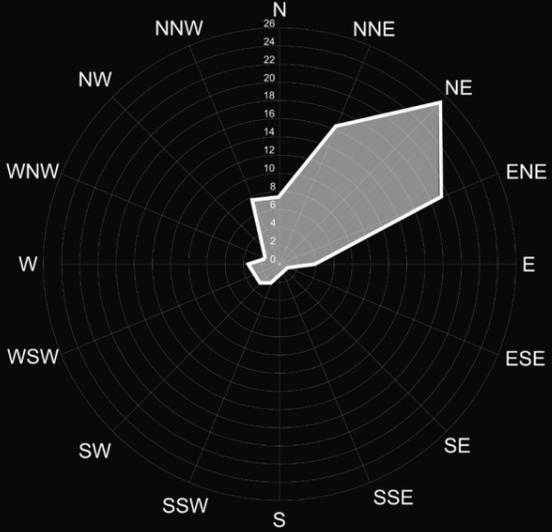
Site orientation is North-Northeast, facing a beautiful sea sunset. Sunrise at the West horizon offers spectacular colors of the mountains ridges.



Source : SunCalc

Oman is also a world-class destination for sailing competitions and the country host some of the most talented crews of the world.

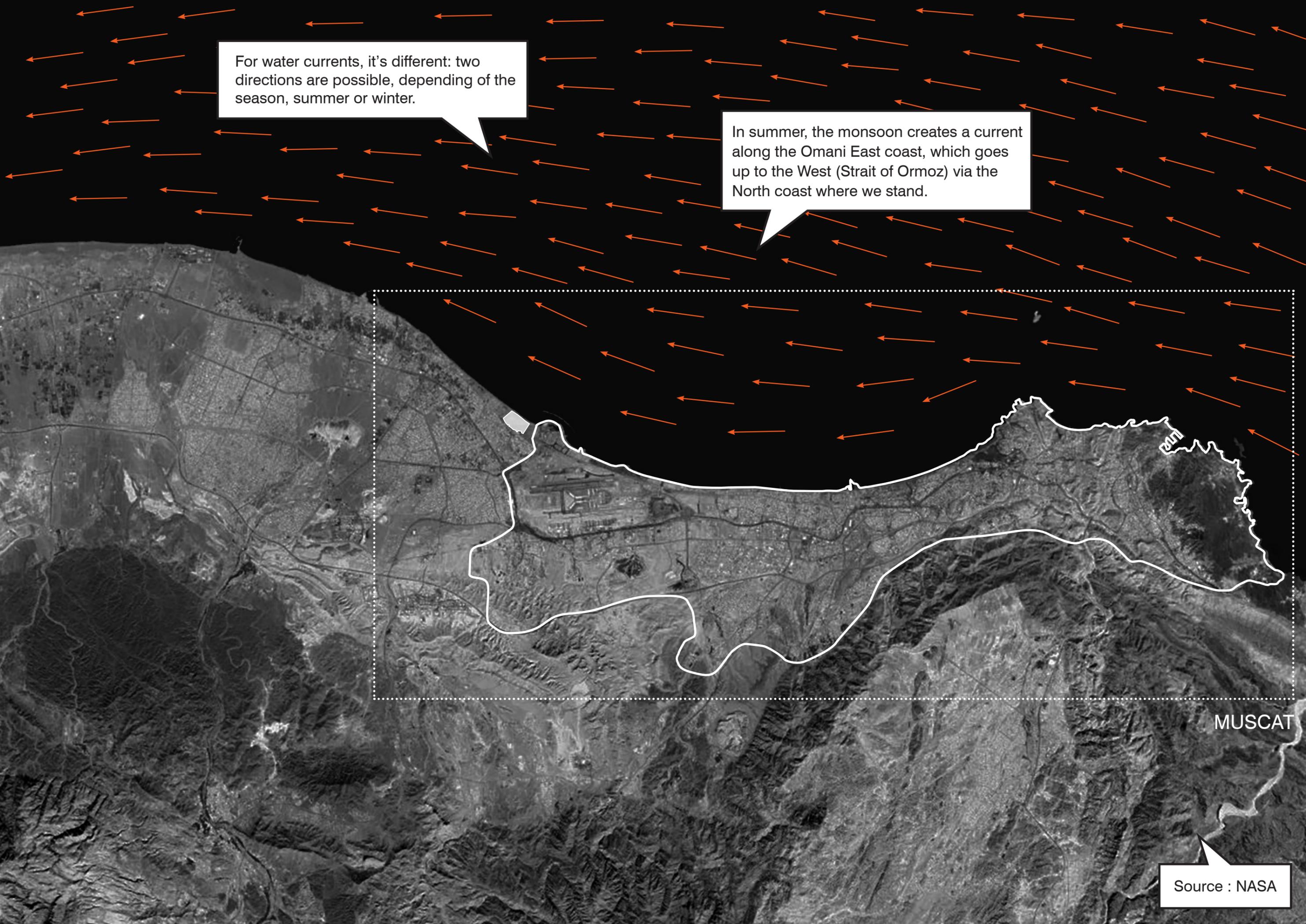
In the greater waterfront area, winds come from predominantly NE and have an average of 8 knots. Good enough for windsurf training!



Source : Windfinder

For water currents, it's different: two directions are possible, depending of the season, summer or winter.

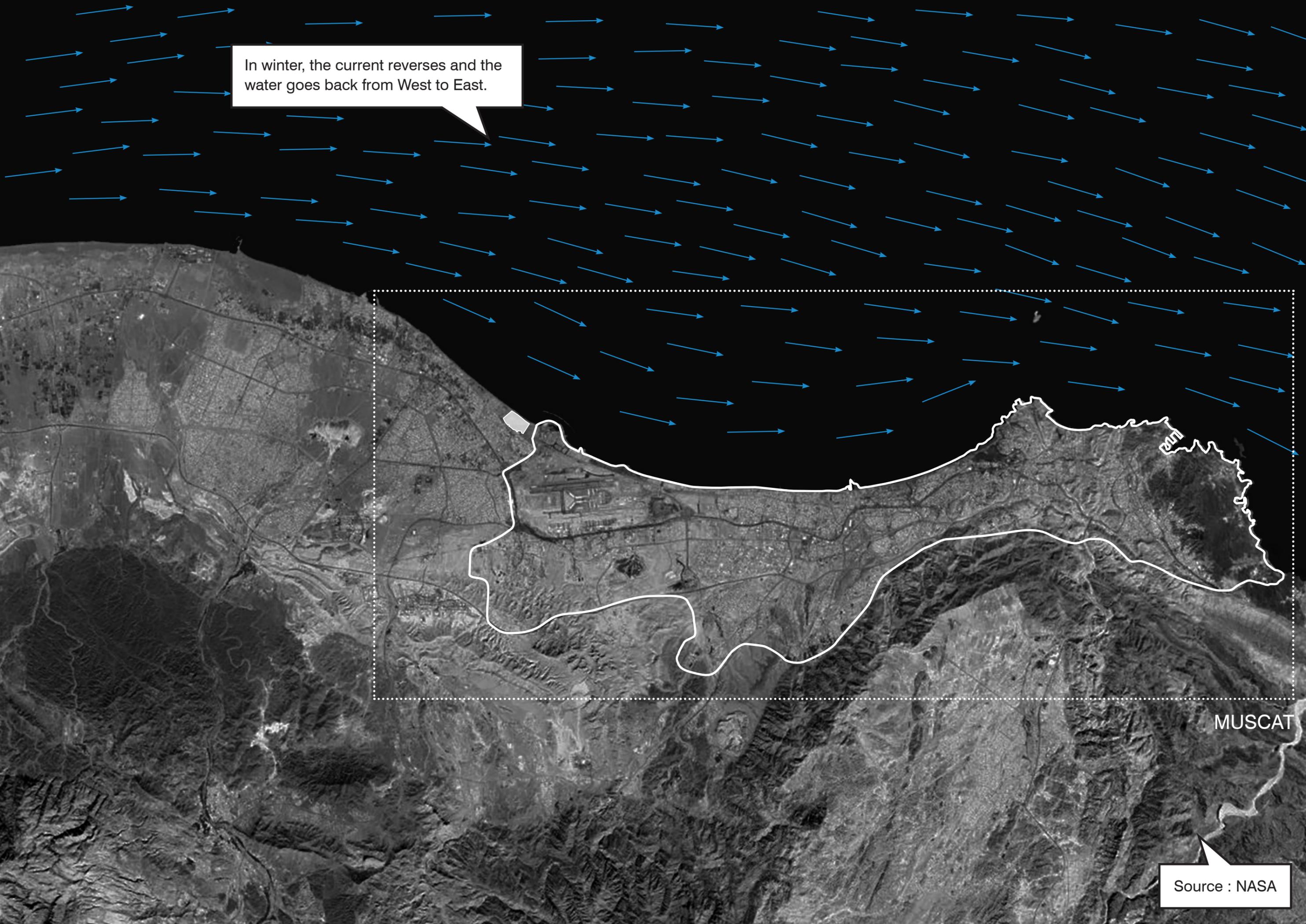
In summer, the monsoon creates a current along the Omani East coast, which goes up to the West (Strait of Ormoz) via the North coast where we stand.



MUSCAT

Source : NASA

In winter, the current reverses and the water goes back from West to East.



MUSCAT

Source : NASA



Connections with surroundings are ensured by the coast road and highways to the city center. The international airport arrival is less than 10min by car.

PROJECT SITE

MUSCAT INTERNATIONAL AIRPORT



More than 1.000.000 m<sup>2</sup>....  
But what do we find on it ?

What a project site!  
A beautiful 1.4km sandy beach, with dunes  
and local vegetation.  
Seaside, mountains ridges and fisherman  
sheds.



But that is not enough: now, how can Muscat inspire us for the project ?

Mountains are everywhere in Muscat.  
Like a natural heritage, this rock  
outcropping offers views and wind  
protection for inhabitants and tourist.

Don't forget the bread !



Low-rise buildings, pure white facades, iconic architecture... Muttrah Corniche is a great source of inspiration!



Yet, too much circulation... The sea side is a noisy road which draws out the beautiful sound of the muezzin.

HONK!

HONK!

HONK!

HONK!

HONK!

HONK!





Narrow streets and overlapping roofs create comfortable spaces, with the play of light and shadows. Essential in summer to avoid overheating, it allows people to get out and continue to enjoy the city. This is a natural sustainable model !

Oman is also this: chilling under the sun,  
beautiful natural sites and plenty of water  
features !

..ZZZ..zzz..



Yellowfin Tuna, Sailfish, Dorado Grouper, Kingfish....  
The site is not a virgin site; people continue to live from fishing. As a culture heritage, it's vital to allow them to stay on the site and help them develop their traditional way of life.

**FRESH FISHES !!**



Two themes that define our masterplan is to render visible the space between things. This is place making. This is creating architecture - space - by the voids rather than by building forms themselves. This is how we create new value, new experiences within a portion of the greater Muscat waterfront.

«A place is an area within an environment that has been altered in such a way to make the general environment more conspicuous.» In our case this is the larger setting of the project site: framed by the horizon of the sea and the mountain ridges behind us.

The art installations by Carl Andre were inspirational in our masterplan work as it keyed us into a different planning methodology: to «cut» into the vastness of this 1.25 million square meter environment - rather than organizing by filling it with roads and building blocks - to create new forms of outdoor or covered «living rooms». The result is endless new micro-environments between things, like a modern interpretation of a Souq and the endless surprises it offers.

The development is organized from two opposite access corners towards the waterfront: the SW corner to the NE direction the projects shows a progression from the dense and mineral to the more free/form and green. The opposite diagonal runs from the foot and horse movement to boat traffic -the Marina - the linking of these opposites across the site has defined the masterplan as well as the architecture in all aspects.

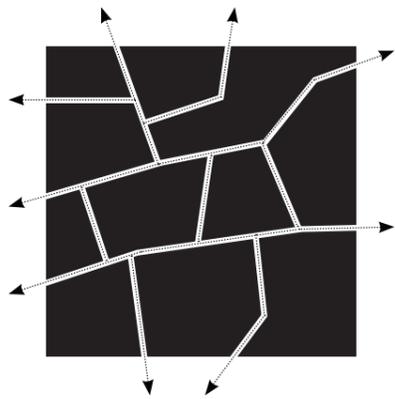
«Up to a certain time» he said, «I was cutting into things. Then I realized that the thing I was cutting was the cut. Rather than cut into the material, I now use the material as the cut in space.»\* Carl André

We present a series of street level views of the masterplan to bring our eyes to the level of the guests; to be a visitor ourselves. Most masterplans float like a drone hundreds of meters above a site to justify some guiding overarching geometry. We do no such thing (though we do provide a detailed plan view) - to encourage a reading of our work as deriving from the individual experience over an overview abstract aerial view. Masterplans should begin with an expanded notion of the «living room» - an urban place within a landscaped and waterfront setting - and the pedestrian level experience to create meaningful architecture.

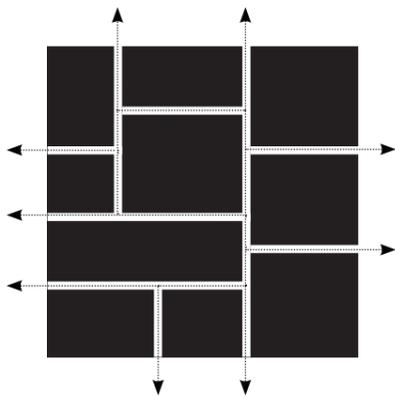
The Al Habtoor Development as shown in this design proposal is composed of multi-sensory public open spaces that define the primary programs: residential units; hotel and adjoining villas; equestrian center; marina and surrounding mall & retail/restaurants; cultural facilities; pier with restaurant and cinema projection; canal, multiple pools and water features; landscape and green buffer areas; and the 1.4 kilometers of beach front. Between these features, a diversity of other amenities are offered as per the client brief to assure a unique multi-experiential development.

..ZZZ..zzz..

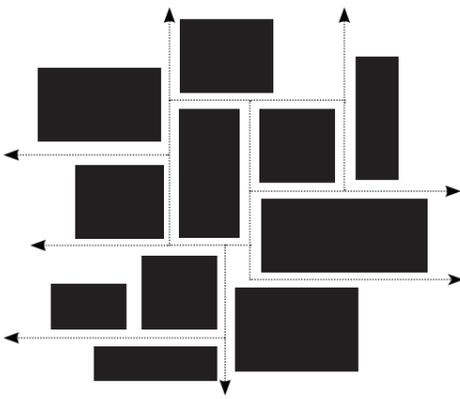
A picture is worth a thousand words!



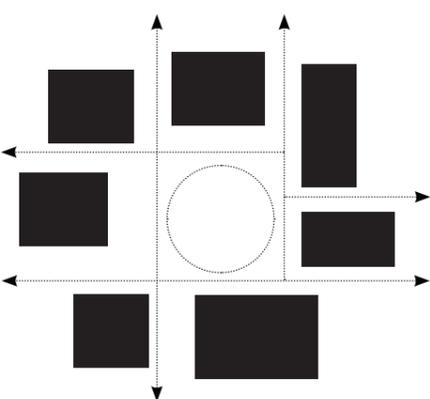
Old Muscat layout...



Reorganized...



Fragmented...

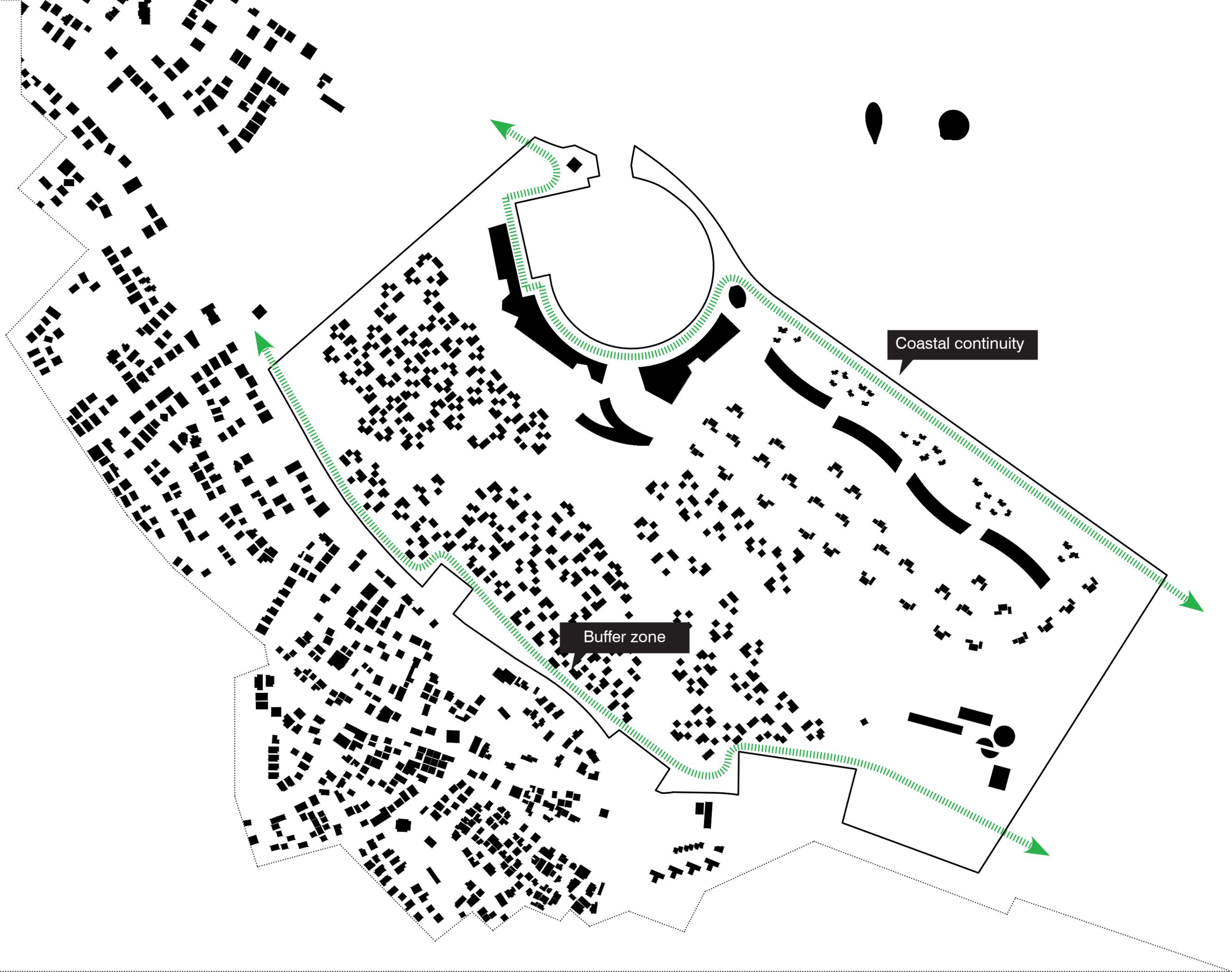


Opened up !





BCR (Building coverage ratio): 0.12  
FAR (Floor area ratio): 0.39  
Housing ratio: 12 units / ha

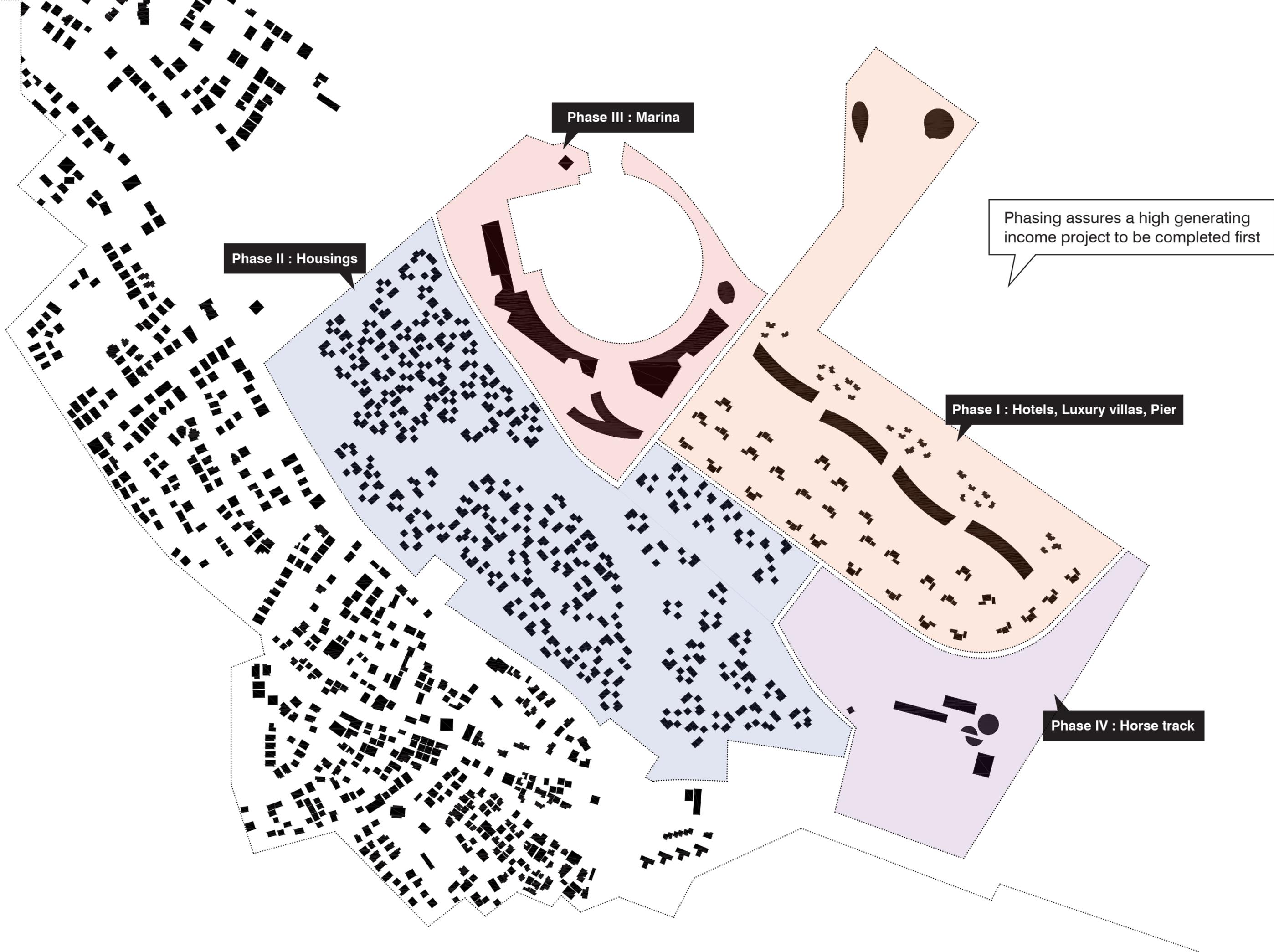


Coastal continuity

Buffer zone



Car parks disposition allow each house to be located within 125m radius walk





Local fishing

Mosque

Restaurant

Bar

Theatre

Parking

Fishing

Sunsetting

Retails

Marina

Gym

Relaxing

Scuba diving

Parking

Fresh break

Hotel

Hotel

Running

Fountains

Housings

Retails

Restaurants

Swimming

Windsurfing

Parking

Music hall

Luxury villas

Luxury hotel

Luxury hotel

Swimming

Kite-surfing

Housings

Fountains

Parking

Parking

Luxury hotel

Swimming

Child plays

Tennis courts

Luxury villas

Luxury hotel

Local fishing

Housings

Fountains

Hiking

Cycling

Child plays

Tennis courts

Parking

Cooling plant

Cycling

Riding

Hiking



The housing units are widely spaced around open spaces that vary in size across the site and in their hard and soft landscaping treatments.

These outdoor «living rooms» offer a diverse sensory experience for the residents, assuring privacy while framing views to the sea and mountains. Optimal shading is assured by recessed terraces and Wind Catcher curved roofs that recall traditional domed roofs. These will be the distinctive character of the residents.





Inspired by found beach shells, the hotels have an organic quality about them that will distinguish the Al Habtoor development from any offerings on the Muscat waterfront. Arching in form to allow a full depth void as an exterior lobby, this space provides uncluttered views to the sea and will define the unique visual experience on arrival. As guests leave the pool or beach at sunset, this void will also frame the mountain ridge to the South. Each hotel is designed with a unique location for the interior lobby and restaurants - from below the the entrance level with frontage on the long lap pool aligned with the beach, to located at the highest point of the hotel with an open terrace.







Along the man-made canal are a series of luxury villas, widely spaced in an undulating landscaped setting. Designed with a curving roof form to provide shade and privacy from adjoining villas, their form recalls a flower petal.

Organically positioned along a straight canal embankment, the «petal villas» define a new form of private luxury hotel accommodation. Built close to the canal edge, private individual swimming pools are placed in various configurations, jutting into the canal or even «floating» in the sea water.

Luxury villas

Luxury villas

Luxury villas

Luxury villas

Luxury villas

Luxury villas

Canoing

Luxury villas

Luxury villas





The marina is located in the NW corner of the site due to the predominate wind directions. As the most urban element of the development, it is comprised of a multi-storied building with a planted undulating roof that joins a diverse program of a mall, smaller scale retail, restaurants and hotel accommodations.

Family and child friendly activities are centered on the large plaza that wraps around the marina, with ramps and stairs connecting various levels of the marina buildings. This is the largest of the exterior «living rooms» of the development, using the circular typology.

The Al Habtoor Yatch Club is a singular 20 story tower anchors the east curve of the Marina. Clad in glass to disappear with the setting and morning sun, its carved-curving vertical facade at two ends recalls a natural form, and heighlights the horizontality of the site. This building will house private condominiums and the Yacht Club.

A music & cultural building located at the cross-roads of the two distribution roads, serves as the entrance pavilion of the marina.





The piers offer the opportunity to be located «in» the ocean looking back to the development and the mountains beyond.

Designed with two branching arms - each end is conceived with a recreational program - a film project amphitheater protected from the wind; and a restaurant & viewing platform. The Pier itself is an art walk and includes food stands.

Both of these elements are designed to merge with the horizon by their form and materials, creating a shimmering, ambiguous shape from the beach front. Public access to the piers and a portion of the NW beach near the marina allows amateur fishing to continue as it does today.





The equestrian center serves three distinct environments - from the beach, to landscaped green areas, to a man-made lake - offering a 2 km natural horse track.

Shallow in depth, the lake allows both public and service parking to be located below it, and visually linking the site to the mountain ridges beyond. The center includes all facilities needed for the care of 50 horses with individual buildings grouped around two circular training tracks.



Hiking



Parking



Cycling



Cooling plant



Cycling



Riding



Hiking

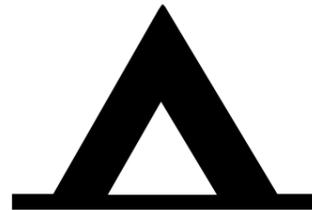




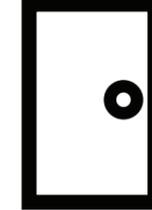
**1**  
Km of  
Sandy Beach



**4**  
Luxury  
Hotels



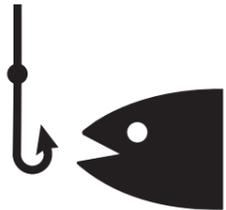
**55**  
Luxury  
Villas



**552**  
Housing  
Units



**1 to 2**  
Parking spaces  
per housing



**1**  
Fish  
Market



**1**  
Marina



**1**  
Horse  
Track

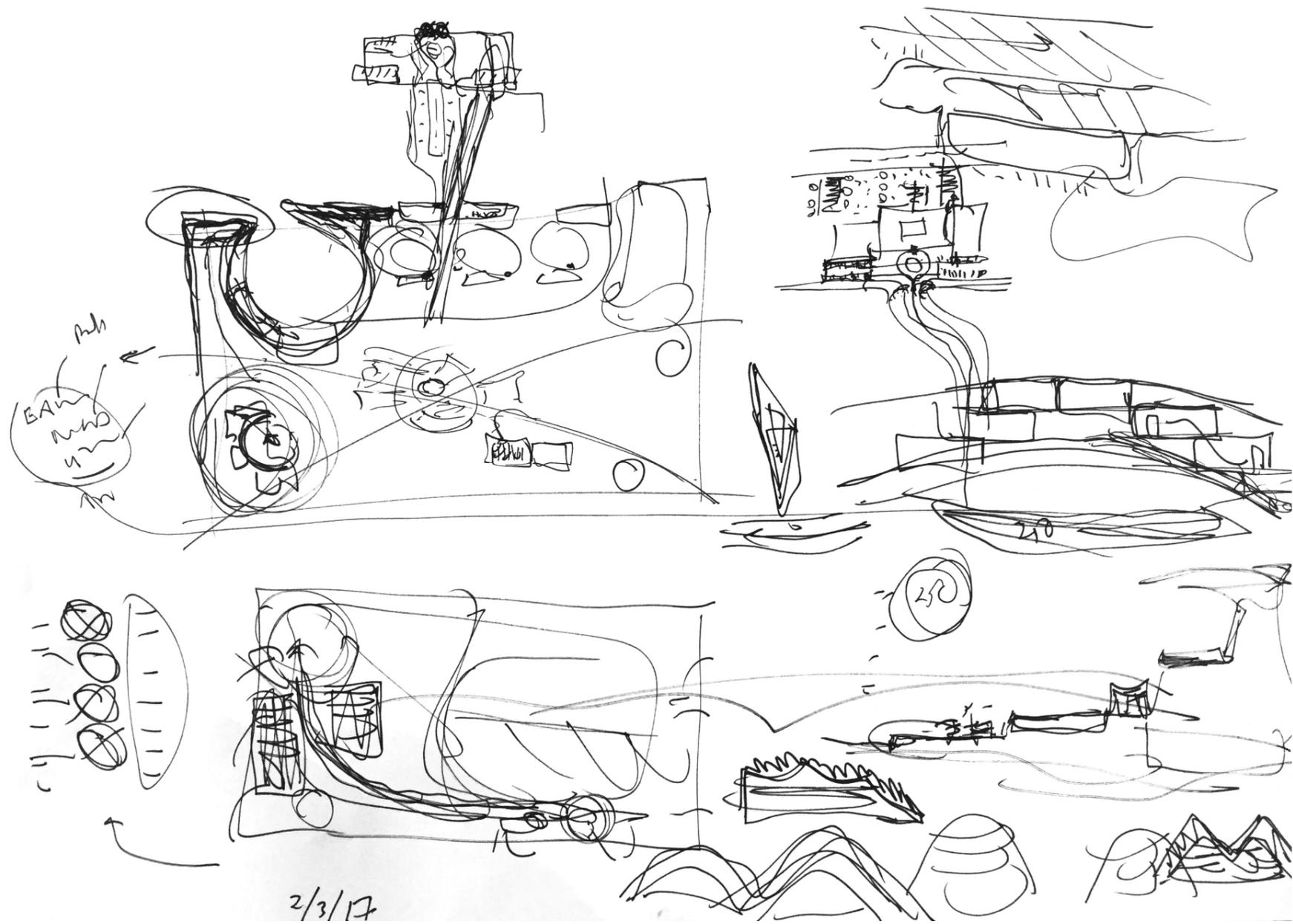


**1**  
Pier +  
Outdoor  
Cinema



**10**  
Minutes from  
Muscat Airport

<b>Sandy beach + Dunes</b> .....	<b>24.000 sqm</b>
<b>Forest</b> .....	<b>257.000 sqm</b>
<b>Housings</b> .....	<b>145.000 sqm</b>
<b>Pier</b> .....	<b>15.000 sqm</b>
<b>Marina</b> .....	<b>77.000 sqm</b>
<b>Horse tracks</b> .....	<b>155.000 sqm</b>
<b>Theatre / Cinema</b> .....	<b>2.500 sqm</b>
<b>Beach front hotels + Pools</b> .....	<b>125.000 sqm</b>
<b>Marina hotels</b> .....	<b>14.000 sqm</b>
<b>Marina condominiums</b> .....	<b>21.000 sqm</b>
<b>Fisherman shed</b> .....	<b>170 sqm</b>
<b>Restaurants + Coffee</b> .....	<b>13.500 sqm</b>
<b>Mall + Retails</b> .....	<b>35.000 sqm</b>
<b>School / Nursery</b> .....	<b>6.000 sqm</b>
<b>Mosque</b> .....	<b>2.500 sqm</b>
<b>Cultural space</b> .....	<b>14.000 sqm</b>
<b>Sport areas</b> .....	<b>6.000 sqm</b>
<b>Shaded pedestrian areas</b> .....	<b>67.000 sqm</b>
<b>Public gardens</b> .....	<b>25.000 sqm</b>
<b>Water features</b> .....	<b>10.500 sqm</b>
<b>Parkings</b> .....	<b>125.000 sqm</b>
<b>TOTAL</b>	<b>1.140.170 sqm</b>



**PROJECT TEAM**

AREP - PARIS	Etienne TRICAUD, President Stéphane SEGUIER, Vice-President Thierry CHANTRIAUX, Executive Director Brian WAIT, International Group Director
AREP - DUBAI	Grégory LOUARD, Middle-East Office Director Fritz Nathan BRUCE, Development Director Tim CULBERT, Design Director Christophe ILIOU, Production Manager
DESIGN	Tim CULBERT, LEAD DESIGN ARCHITECT
PROJECT LEAD	Olivier DAUCE
PROJECT ARCHITECTS	Ana CANO Adam DRAWL Borja PARDO

**CONSULTANTS**

3D RENDERINGS	INUI Stéphane CURTELIN Florent RAINEAU Simone LUCIANI Michele DAIDONE
3D MODELING	Remy DUBOIS Noura AL-KHOJJAH
SUSTAINABILITY	Tim CULBERT
CODE	Adam DRAWL
LANDSCAPING	Tim CULBERT

**CLIENT** AL HABTOOR GROUP LLC.

**PHASE** Preliminary Masterplan

**COST** Withheld by client

**DATE** April 2017

**Cover Picture** Carl Andre - *Sculpture as Place*

DUBAI |

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