

MANAGING URBAN DEVELOPMENT IN BRUNEI DARUSSALAM

LAND USE PLANNING FRAMEWORK AND CHALLENGES

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If you
fail to plan,
you are planning
to fail.



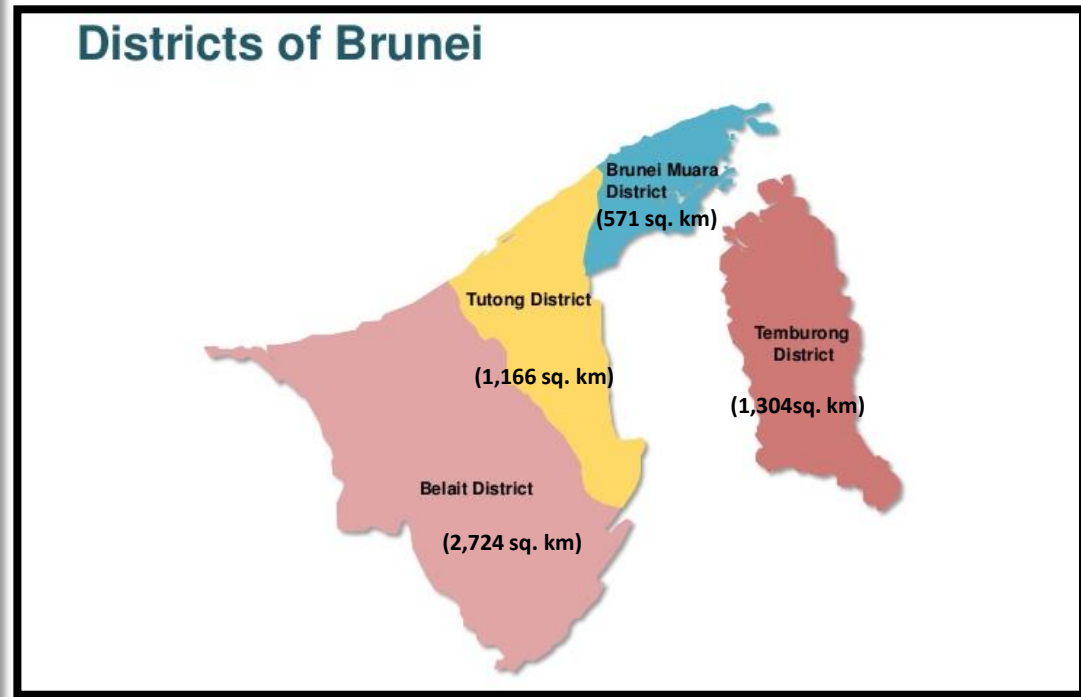
B. Franklin

Structure

1. Introduction
2. Urban Development Challenges
3. Land Use Planning Framework: The Balanced and Compact Development Strategies
4. Conclusions

INTRODUCTION

Negara Ku Brunei Darussalam: Abode of Peace



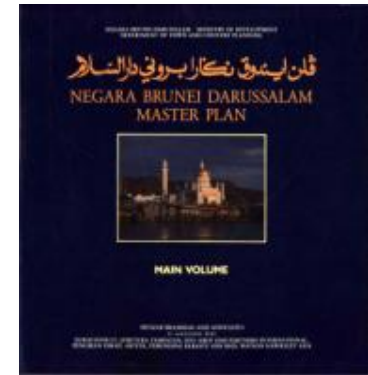
Town Planning Background

1. Establishment of Department of Town and Country Planning 1972 and enactment of Town and Country Planning Act 1972

- *Focus on Development Control*
- *Ribbon development along main road*

2. First Negara Brunei Darussalam Master Plan (NBDMP) 1987-2005

- *To guide development for the whole country until 2005*



3. **Second** National Land Use Master Plan 2006-2025 (Review of NBDMP)

- *To set out policies and strategies for the development of the country until 2025 and beyond*

4. Town and Country Planning Order 2015 (Review of Town and Country Planning Act 1972)

- *Strengthening the dual functions of TCP – Land Use Planning and Development Control*

Hierarchy Of Development Plans

NATIONAL LAND USE MASTER PLAN

20 year planning document that contains broad planning strategies and policies for the country.



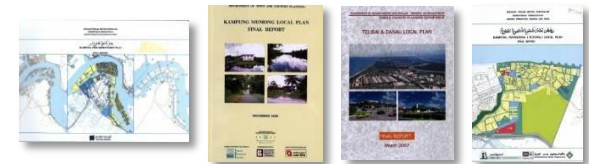
DISTRICT PLANS

15 – 20 year planning document translating the National Land Use Master Plan broad strategies and policies into District level. District Plans are prepared in conformity to the National Land Use Master Plan.



LOCAL PLANS

5 – 10 year planning document containing detailed project proposals at local level, usually consisting of development control guidelines and standards. It also includes planning schemes and action area plans.



URBAN DEVELOPMENT CHALLENGES

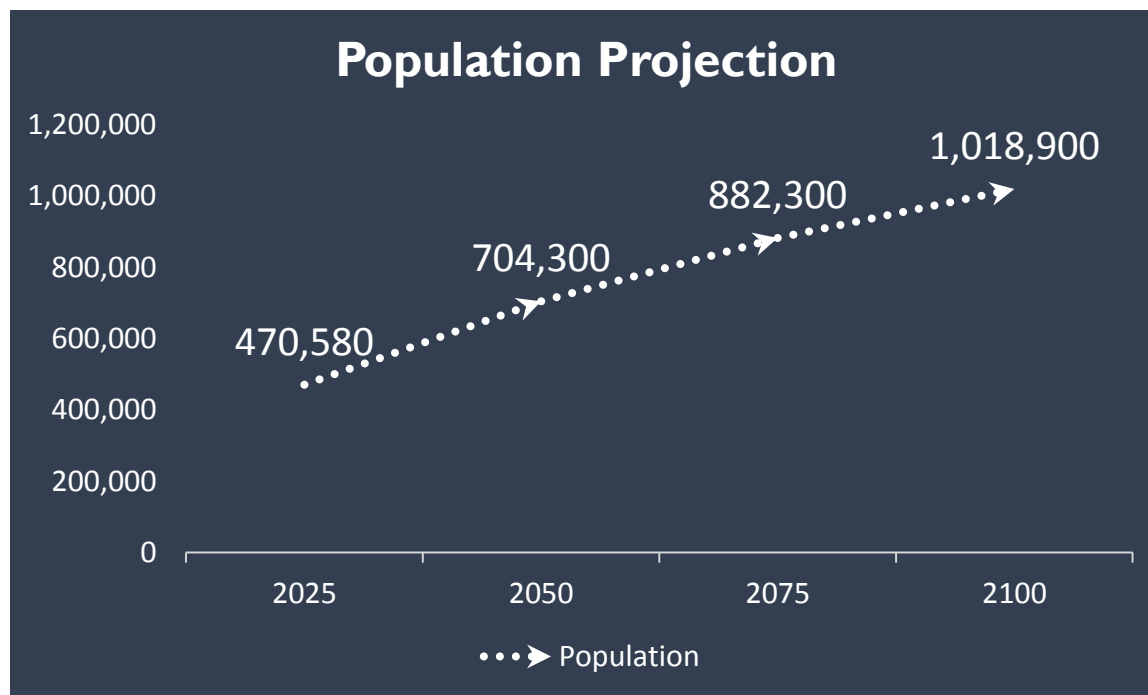
- ❑ Unbalanced Development between Districts
- ❑ Limited Land Resources (Development Ready (Physical Constraint Free))

Urban Context

Current Population 2014 and Projection until 2100

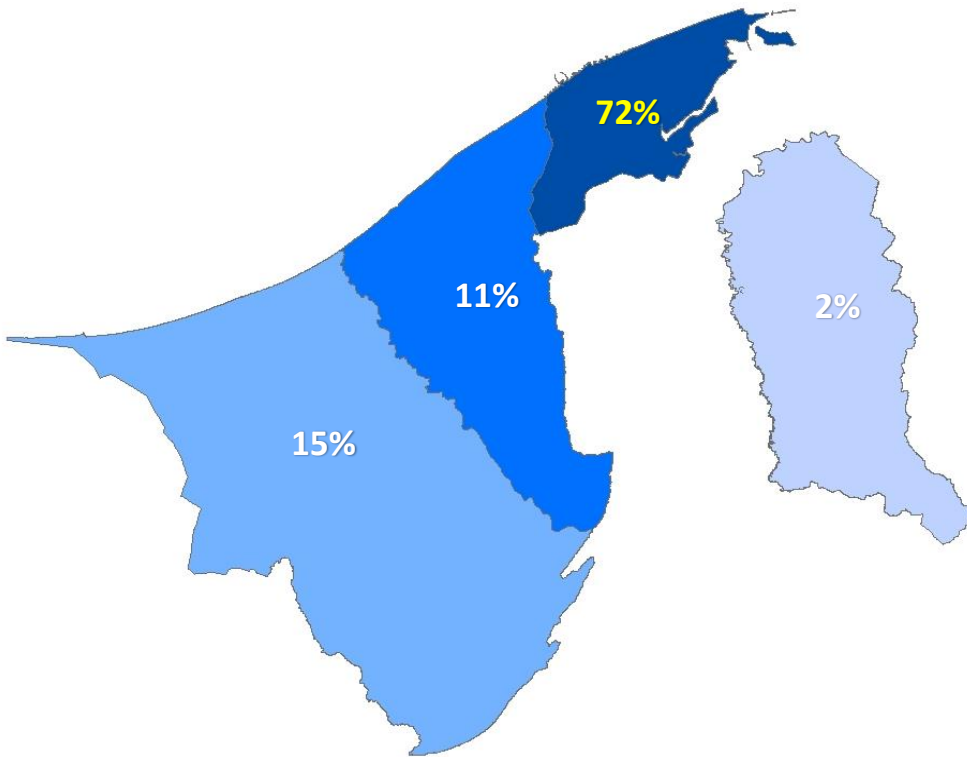
District	Population	
	2011	2014
Brunei Muara	279,842	295,300
Tutong	43,855	44,300
Belait	60,609	63,400
Temburong	8,856	8,900
Total	393,162	411,900

Brunei Darussalam Statistical Yearbook
(JPKE, 2011 and 2014)



NLUMP (2006-2025)

Population Density and Distribution



Note:
Percentages denote percentage of population residing within the respective district

Description	District			
	Brunei Muara	Tutong	Belait	Temburong
Area (sq.km)	571 (10%)	1,166 (20%)	2,724 (47%)	1,304 (23%)
Population	295,300 (72%)	44,300 (11%)	63,400 (15%)	8,900 (2%)
Population Density (Person per sq.km)	517	38	23	7

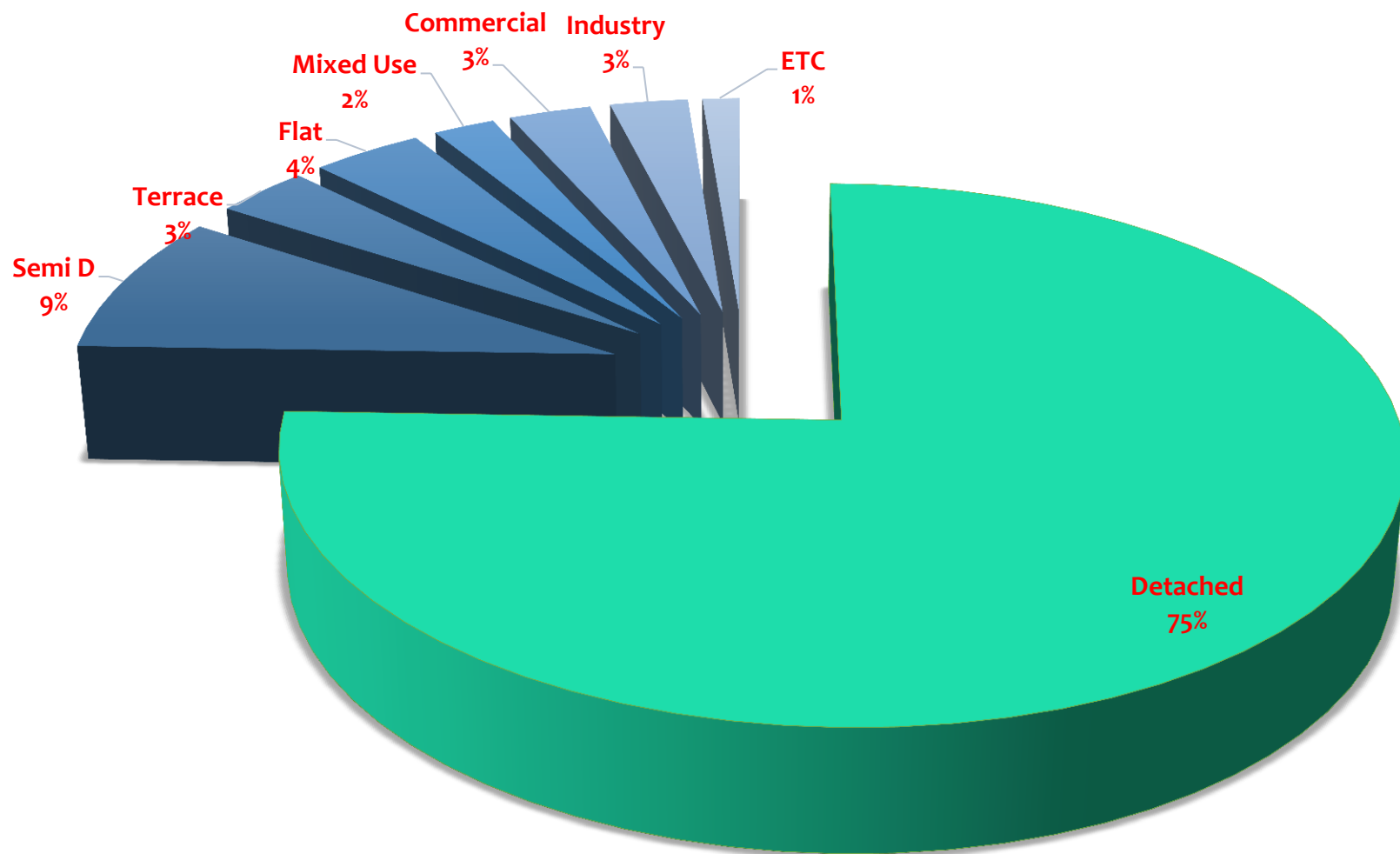
Average Population Density of Brunei in 2014 was **71.4 person per sq.km.**

Source: Brunei Darussalam Statistical Yearbook (JPKE, 2014)

Rate Of Development Between Districts

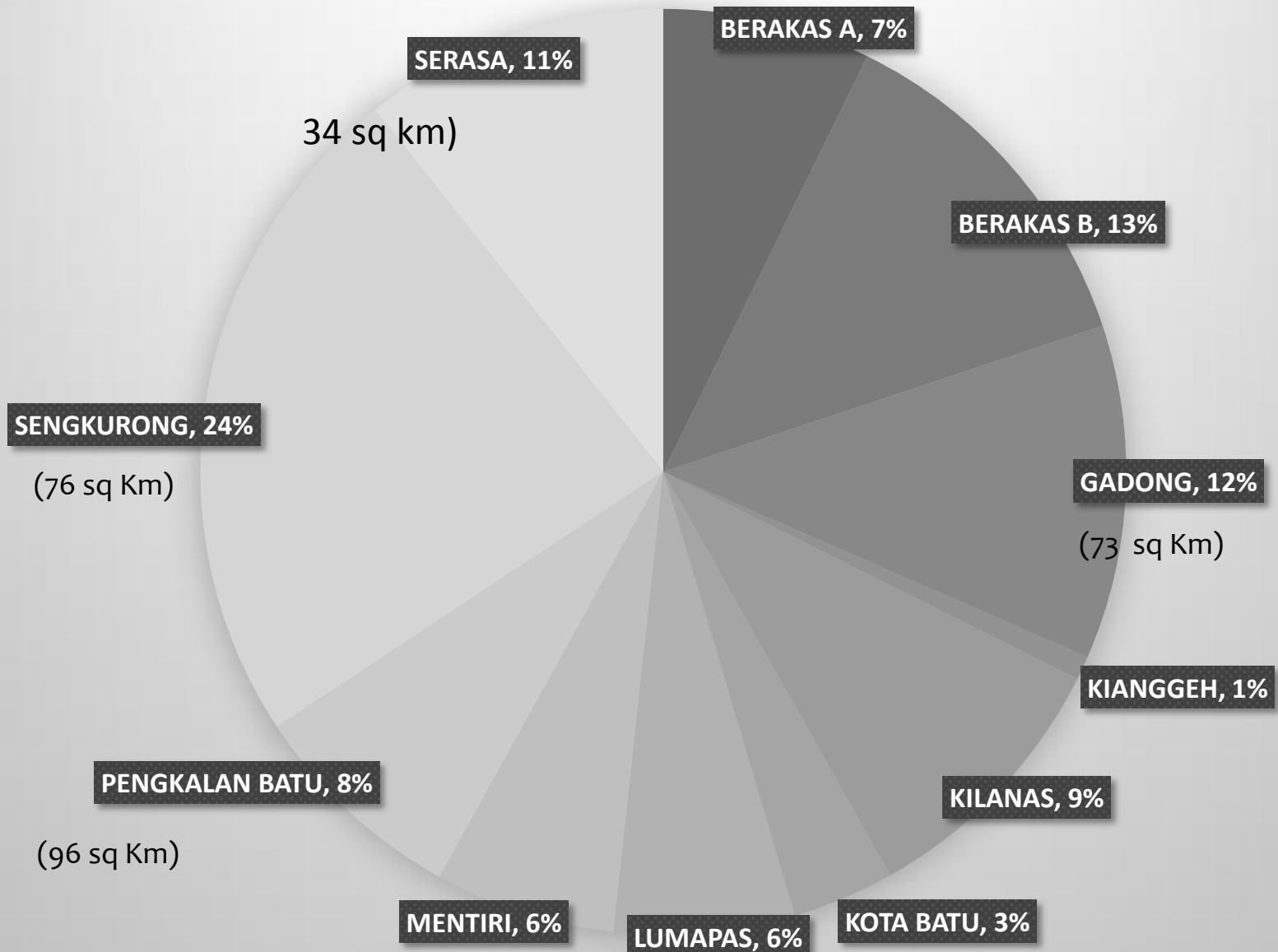
- ❑ Using No. of applications for Planning Permission as key Measure

DISTRICT	2016	2017 (July)
Brunei Muara	726	284
Tutong	127	44
Belait	74	18
Temburong	14	9



Types of Development application for Planning Received in 2016
(Brunei Muara District)

% Development applications for Planning Permission Based on Mukims



LAND USE PLANNING FRAMEWORK: BALANCED AND COMPACT PLANNING STRATEGY

Brunei Darussalam National Land Use Master Plan 2005 - 2025



Future urban growth to be managed in the most sustainable way by focusing development based on the following development planning strategies:

- ☐ **Balanced** - Equitable management of growth and conservation, rural and urban development as well as between districts.
- ☐ **Compact** - To contain development within existing urban Footprint.

Compact Development Planning Strategy

Containing development in Urban Footprint

- ❑ **Densification** around established area which are well serviced by better public transport and efficient delivery of infrastructure provision.
- ❑ **Infill areas** (some areas require the application of land readjustment approach.

Outside Urban Footprint

- ❑ Growth to be considered in the context of development site, natural landscape settings and to be integrated with the wider context at mukim, district and national.

Densification within established urban areas

Identified within existing Local Plan Areas - eg Tutong Local Plan, BSB / Gadong Central Area Local Plan, as well as Growth Centres

Higher densities substantially increases the capacity for additional residential dwellings

Success is heavily reliant upon implementation of Strata Title provisions and encouragement of private sector

Infill Areas

- **Infill development promotes consolidation of the existing urban footprint and a more efficient land use**
- **Substantial opportunities for infill are evident within Brunei - Muara in particular Development of vacant single allotments**
- **land readjustment initiatives must be facilitated by Government and private sector initiatives**

CONCLUSION

- ❑ Land is a scarce resource
- ❑ Urban Development to be managed sustainably
- ❑ Efficient and optimum allocation of land be guided by strong land use planning framework
- ❑ Growth must be managed, manipulated and directed in the context of an overriding strategic planning vision rather than left to react to the far more disparate goals that exist within a network of uncoordinated and competing decision making authorities and priorities
- ❑ Require synergy and collaboration between development agencies, developers and land owners

Development starts with land use planning

“The development potential of finite resources of suitable land must be optimally managed by balancing competing interests that form an integral part of development and land management – the economic , social, political, conservation and resource management elements”



Thank You