

## Chapter 2

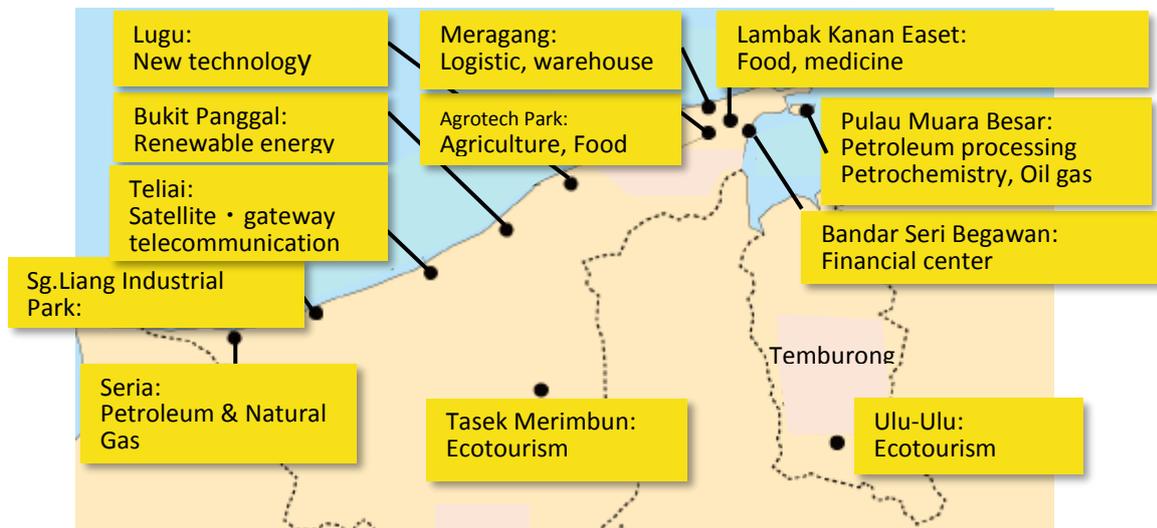
### Analysis and Assessment of Current Conditions

#### 2.1 Brunei Vision 2035 (Wawasan Brunei 35)

Wawasan Brunei 2035 is the vision of the nation towards 2035 announced by the Government of Brunei Darussalam in January 2008. It aims to turn Brunei into a nation widely recognised for its quality of life amongst the top 10 nations in the world, its well-educated and highly-skilled people, and a dynamic and sustainable economy—without relying heavily on oil and natural gas.

To realise this vision, the long-term development strategy and outline for policies served as the guideline for the next 10 years' development. Projects are identified based on the five-year national development plan.

**Figure 2.1: Sites of Main Development Project**



Source: Study team.

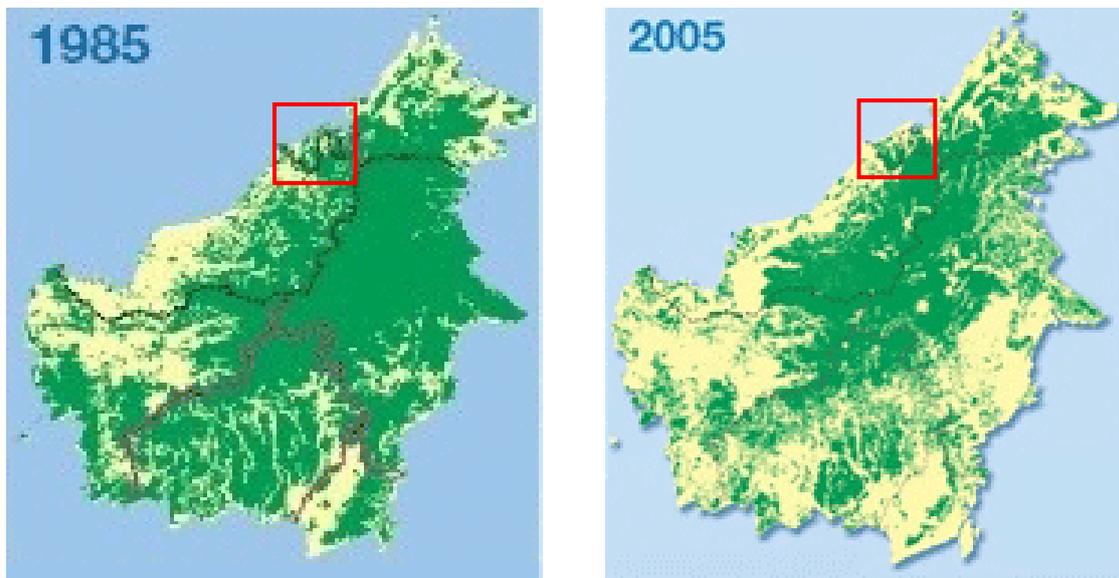
In February 2017, the government announced the next phase of economic policies, reflecting progress towards Wawasan Brunei 2035. These policies will (i) stimulate other industries to overcome the dependence on oil and natural gas, (ii) implement measures to support domestic entrepreneurs, (iii) implement incentives for small and medium-sized enterprises, and (iv) make effective use of them when ASEAN Economic Community is established.

## 2.2 Heart of Borneo

### 2.2.1 Natural Environment of Borneo Island

The island of Borneo has one of the world's most biologically diverse tropical rainforests, lying just below the equator. It is thought to be home to about 5% of the species on earth, spanning Indonesia, Malaysia, and Brunei. It is also one of the few living habitats of several endangered large mammals as well as many unique species that cannot be seen elsewhere. The WWF announced the discovery of 123 new species on this island since 2007 in its 2010 report. However, Borneo is estimated to have lost about 50% of its forests in the second half of the 20th century (Figure 2.2). Development activities such as plantation and lumber export have been involved in the destruction of lowland in the tropical forests, which is flat terrain suitable for development. Nevertheless, Brunei still has many untouched forests and the preservation of these forests is not only significantly important for Brunei but also for the biodiversity of Borneo.

**Figure 2.2: Deforestation in Borneo Island**



Note: The red box denotes Brunei Darussalam.  
Source: WWF Germany.

### 2.2.2 Sustainable Forest Preservation with Heart of Borneo

In coordination with the WWF, Indonesia, Malaysia, and Brunei announced the HOB program in 2007, in which they promised to protect the island's central area of about 220,000 square kilometres (km<sup>2</sup>).

The mission of the HOB programme until 2020 is to (i) establish a protection area of 24 million hectares (ha), (ii) prevent damage to all the valuable forests, (iii) promote alternative sustainable long-term financial programmes that provide support for replacing deforestation activities to local people and governments, and (iv) strengthen the ecosystem's products and services.

The HOB contains about 58% of Brunei's territory, including the mountainous region south of Temburong district. According to the HOB plan, ecotourism promotion is leveraging the untouched forests in Temburong district. The national park in Temburong district covers 50,000 square metres (m<sup>2</sup>), but tourists are only allowed on about 100 m<sup>2</sup> (tower canopy area and waterfall area), while the remainder is restricted to government officials.

**Figure 2.3: Map of Proposed Heart of Borneo Area**



Source: [http://wwf.panda.org/knowledge\\_hub/where\\_we\\_work/borneo\\_forests/](http://wwf.panda.org/knowledge_hub/where_we_work/borneo_forests/)

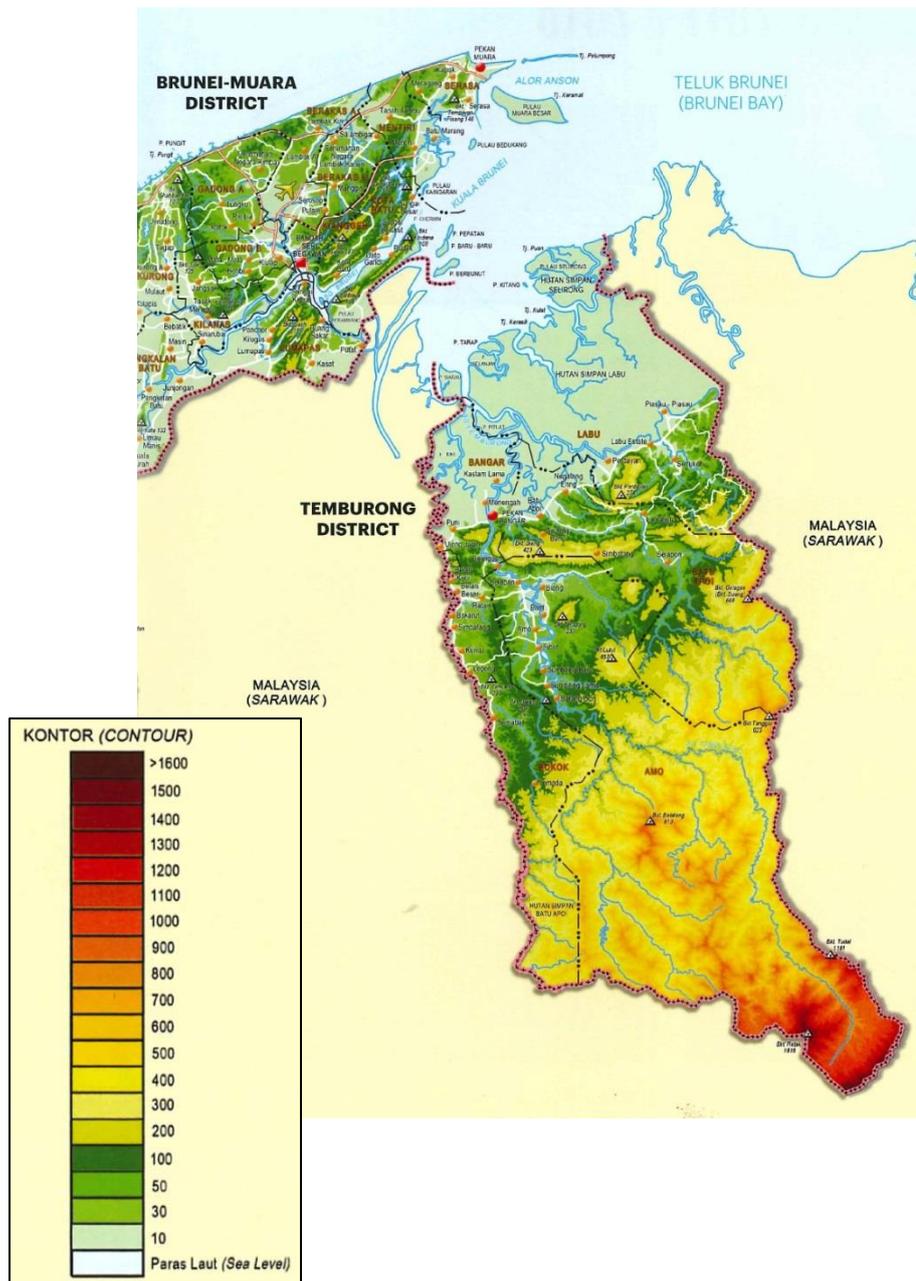
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## 2.3 Surrounding Context in Temburong District

### 2.3.1 Natural and Social Environment of Temburong District

Temburong is one of four districts in Brunei Darussalam. Situated in the easternmost district in Brunei Darussalam, Temburong is the Sultanate's second largest district, covering 1,304 km<sup>2</sup>. It has a 1,000 m class mountain range in the south, hilly terrain in the centre that is 30–200 m above sea level, and wetland in the north.

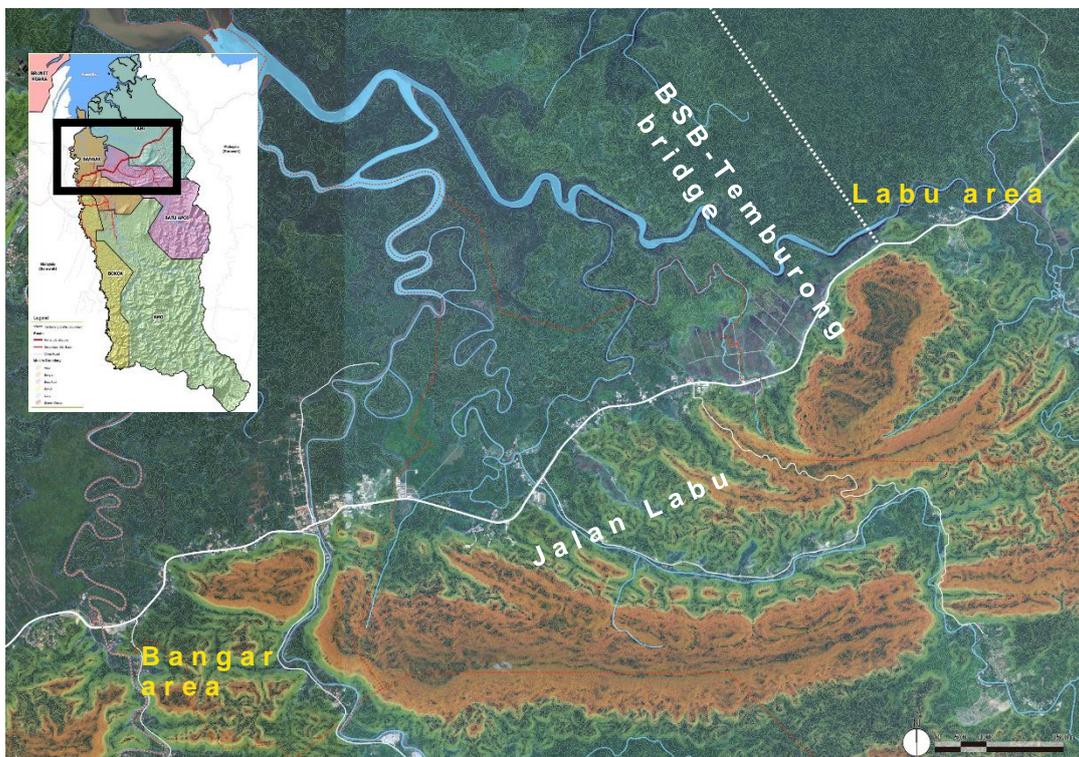
Figure 2.4: Map of Temburong District



Source: Borneo Bulletin Yearbook (2017).

Temburong district has a population of about 8,900 (2014), or about 2% of Brunei's population. It is divided into five sub-district (*Mukim*): Mukim Amo, Mukim Bangar, Mukim Batu Apoi, Mukim Bokok, and Mukim Labu. Temburong District Office in Bangar Town is the administrative centre and is administered by a district officer. Certain government departments have branches in the district to accommodate citizens and residents in the area. Temburong District can be accessed via the river or by land through Limbang District of Sarawak, Malaysia. This east–west main road, Jalan Labu, also marks the edge of the northern swale land and the central hilly area (Figure 2.5).

**Figure 2.5: Map of along Jalan Labu area**



Source: Study team.

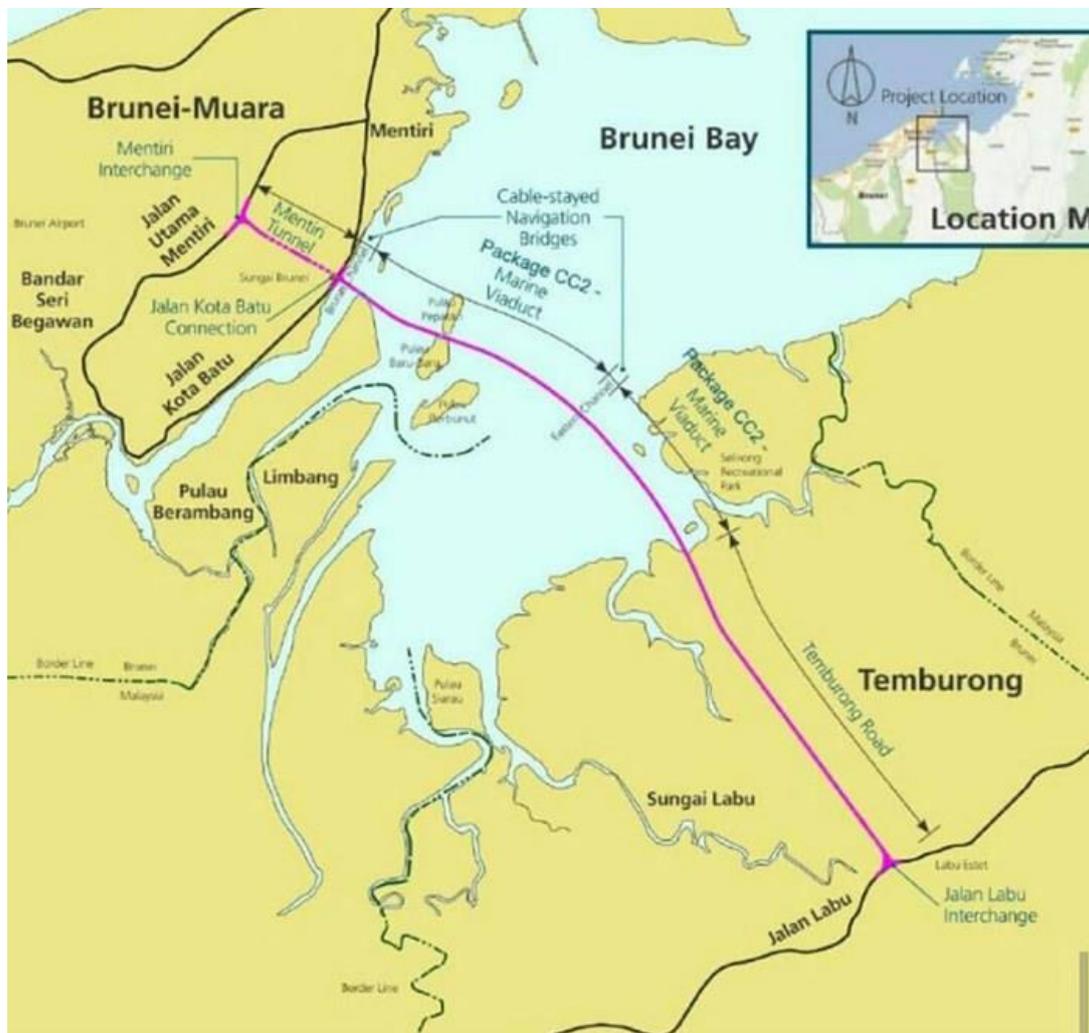
### 2.3.2 Opening of Bandar Seri Begawan–Temburong Bridge

The Temburong Bridge Project is a 30-km dual two-lane highway crossing Brunei Bay that will connect the relatively isolated district of Temburong to Brunei’s other three districts (Figures 2.6 and 2.7). The main objective of the project is to stimulate economic growth in Temburong district by connecting it to the country’s airport and ports. The alignment crosses two navigation channels, requiring two cable-stayed bridges–the Brunei Channel Bridge (145 m main span) and the Eastern Channel Bridge (260 m main span).

<https://www.ernst-und-sohn.de/en/news/temburong-bridge-design-of-two-cable-stayed-bridges>

The Temburong Bridge construction is expected to be completed by the end 2019.

**Figure 2.6: Route of Bandar Seri Begawan–Temburong Bridge**



Source: Latest photos of Borneo’s longest bridge project in Brunei Darussalam.  
<http://www.bintulu.org/2017/04/10/brunei-temburong-bridge.php>

**Figure 2.7: Perspective Image of Bandar Seri Begawan–Temburong Bridge**



Source: Borneo Bulletin Yearbook 2017.



Source: Temburong–Tranquility in Diversity, 2015.

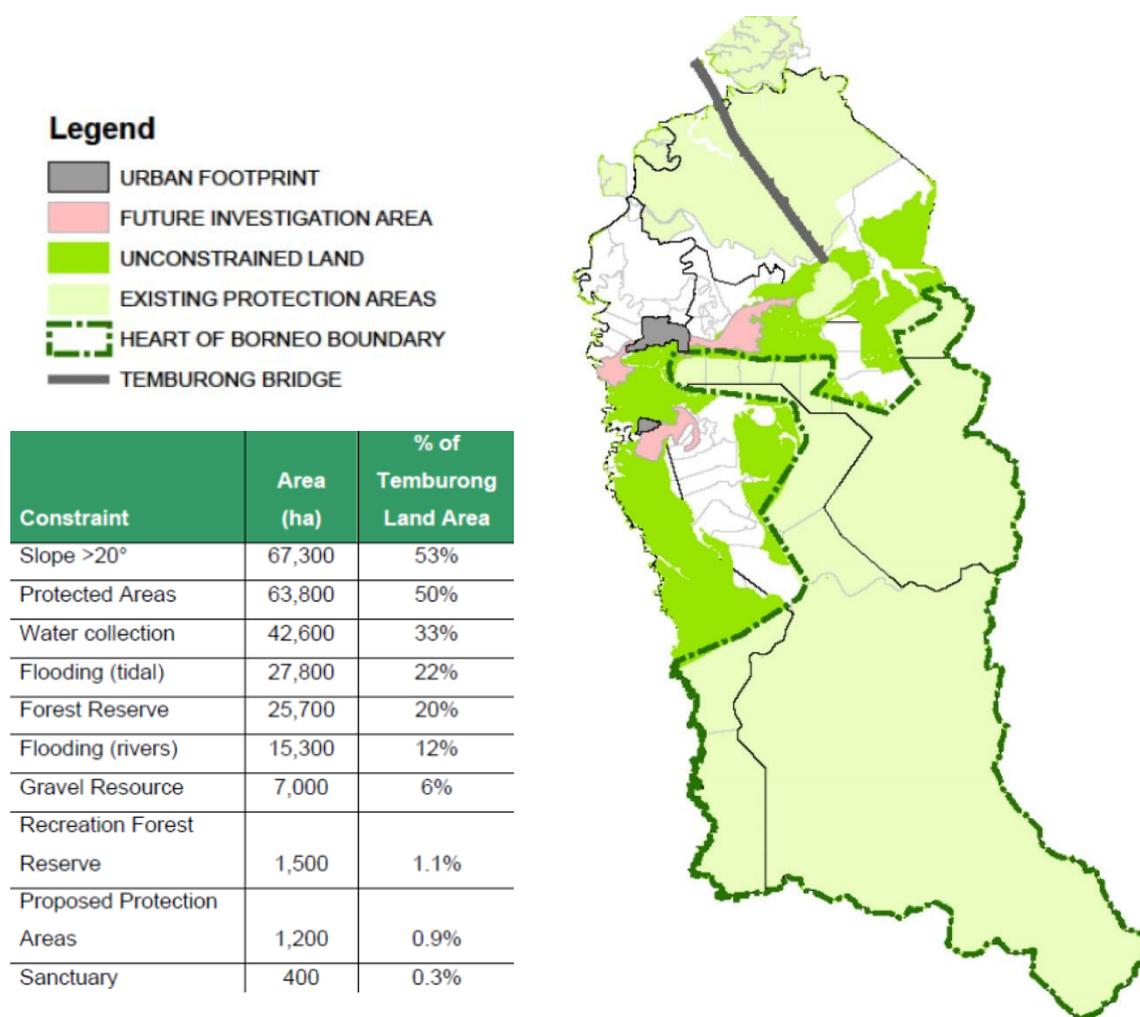
## 2.4 Summary of Temburong District Plan, 2006–2025

### 2.4.1 Potential of Land Use in Temburong District

According to land use analysis by the Department of Town and Country Planning, Ministry of Development (TCP), about 9% of Temburong district (about 12,000 ha) is unconstrained land for new development (Figure 2.8).

Unconstrained lands are mainly located along Jalan Labu and the north–south Temburong River. They are mainly occupied by old-growth forests.

**Figure 2.8: Unconstrained Land in Temburong District**

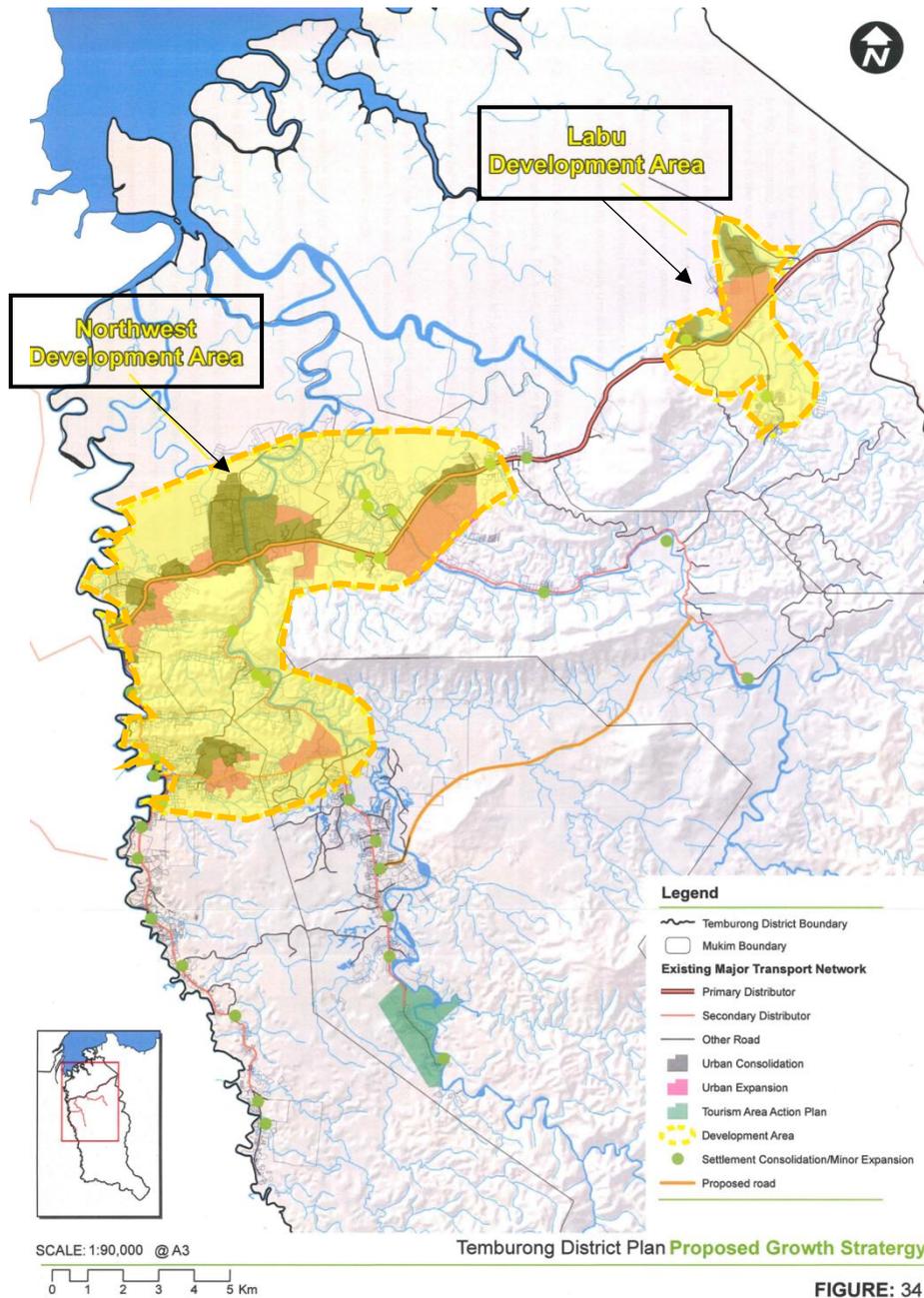


Source: Department of Town and Country Planning, Ministry of Department, 2017, Proposed Developments in Temburong district.

### 2.4.2 Temburong District Plan, 2006–2025

The Temburong District Plan, 2006–2025 projects the district population to reach 13,270 (low), 14,568 (medium), or 17,535 (high) by 2025. The proposed growth strategy identifies the northwest area (including most of Mukim Bangar and part of Mukim Batu Apoi) and Labu area (including part of Mukim Labu) as development areas.

**Figure 2.9: Development Areas Proposed in Temburong District Plan, 2006–2025**



**FIGURE: 34**

Source: Temburong District Plan, 2006–2025.

## 2.5 Assessment of Current Conditions

The study conducted a strengths, weaknesses, opportunities, and threats (SWOT) analysis considering Temburong district's surrounding environment (Table 2.1).

**Table 2.1: SWOT Analysis of Temburong District Development**

	Helpful	Harmful
Internal origin	<p><b>【Strength】</b></p> <ul style="list-style-type: none"> <li>+Most of the area is in natural condition, without human intervention</li> <li>+Almost no serious destruction of nature</li> <li>+A lot of the land is unused and suitable for development</li> <li>+Tourism, such as ecotourism, is already established</li> <li>+Administrative centre in Bangar is controlled by central government</li> <li>+Connected with larger market of Malaysia by land</li> </ul>	<p><b>【Weakness】</b></p> <ul style="list-style-type: none"> <li>+Small population, with very few roads or other infrastructure</li> <li>+Accessibility is still very limited, with only Jalan Labu accessible by land or sea.</li> <li>+No major industry</li> </ul>
External origin	<p><b>【Opportunity】</b></p> <ul style="list-style-type: none"> <li>+Temburong Bridge, connecting with Bandar Seri Begawan, will be opened in 2020</li> <li>+Wawasan Brunei 2035 aims to reduce oil dependence, create new businesses, and assist small and medium-sized enterprises</li> <li>+Hydrogen manufacturing in Brunei has already started*</li> <li>+Closely related region to Heart of Borneo.</li> </ul>	<p><b>【Threat】</b></p> <ul style="list-style-type: none"> <li>+Uncontrolled development, caused by the increasing population, could affect the environment.</li> <li>+Climate change may have a significant impact</li> <li>+District might receive impact from Bandar Seri Begawan and Malaysia's cities in the flow of resident population, market, employment</li> <li>+Development may threaten local people's lifestyle</li> </ul>

\* Chapter 5, section 5.3.1.

Source: Study team.

Based on the SWOT analysis, this study proposes development policies that focus on maximising strengths and potential as well as compensating for weaknesses.