



MINISTRY OF DEVELOPMENT
NEGARA BRUNEI DARUSSALAM

GUIDANCE DOCUMENT

A GUIDE TO DEVELOPMENT IN URBAN AND COASTAL AREAS



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PREFACE

This edition of A Guide to Development in Urban and Coastal Areas is an adaptation, by the Asian Wetland Bureau, of an original guide prepared by Colin Rees, currently Senior Ecologist with the World Bank and formerly Head of the Environment Unit of Asian Development Bank and Vice President of the Haribon Foundation for the Conservation of Natural Resources. This edition however has been slightly modified and is intended for distribution in Negara Brunei Darussalam.

1.0 INTRODUCTION

Many Asian countries have implemented numerous environmental laws and regulations containing provisions for air and water quality management, waste disposal and the protection of natural resources, to cover such *development activities as siting, dredging, land clearance, filling and construction*. There are *planning permits* for some of these activities, each permit having its own special requirements.

Though central to maintaining environmental quality and protecting valuable natural resources, it is understandable that many people — especially developers — have become confused or frustrated by the maze of legal demands of permit processing. It is also the case that environmental considerations are not always fully integrated into development planning or implementation. In both cases, a better understanding of the need to take environmental considerations into account in proper planning, design and implementation will assist in reducing the risks of post-development problems and associated costs.

The Guide begins by describing in non-technical, graphic format, the function and structure of major natural systems in relation to planning for sound development.

In the guidelines that follow, the sketches on the left represent improper or careless methods of development that often result in environmental problems; those on the right illustrate recommended sound development practices.

CARELESS
DEVELOPMENT

RECOMMENDED
DEVELOPMENT

The Guide may be used by developers as a general aid to good planning. However, as conditions vary widely from place to place, it is essential that the developer has a thorough knowledge of the site on which he is working. Much of this knowledge can be gained from secondary sources such as surveys, maps and printed information. The rest must be obtained by examining the site, communicating with local inhabitants, and noting first-hand the opportunities and constraints that its characteristics impose on development.

Developers can also call upon a growing body of expertise on environmental planning and management through universities, non-governmental organizations, the private sector and government agencies such as National Committee on Environment, Brunei Darussalam.