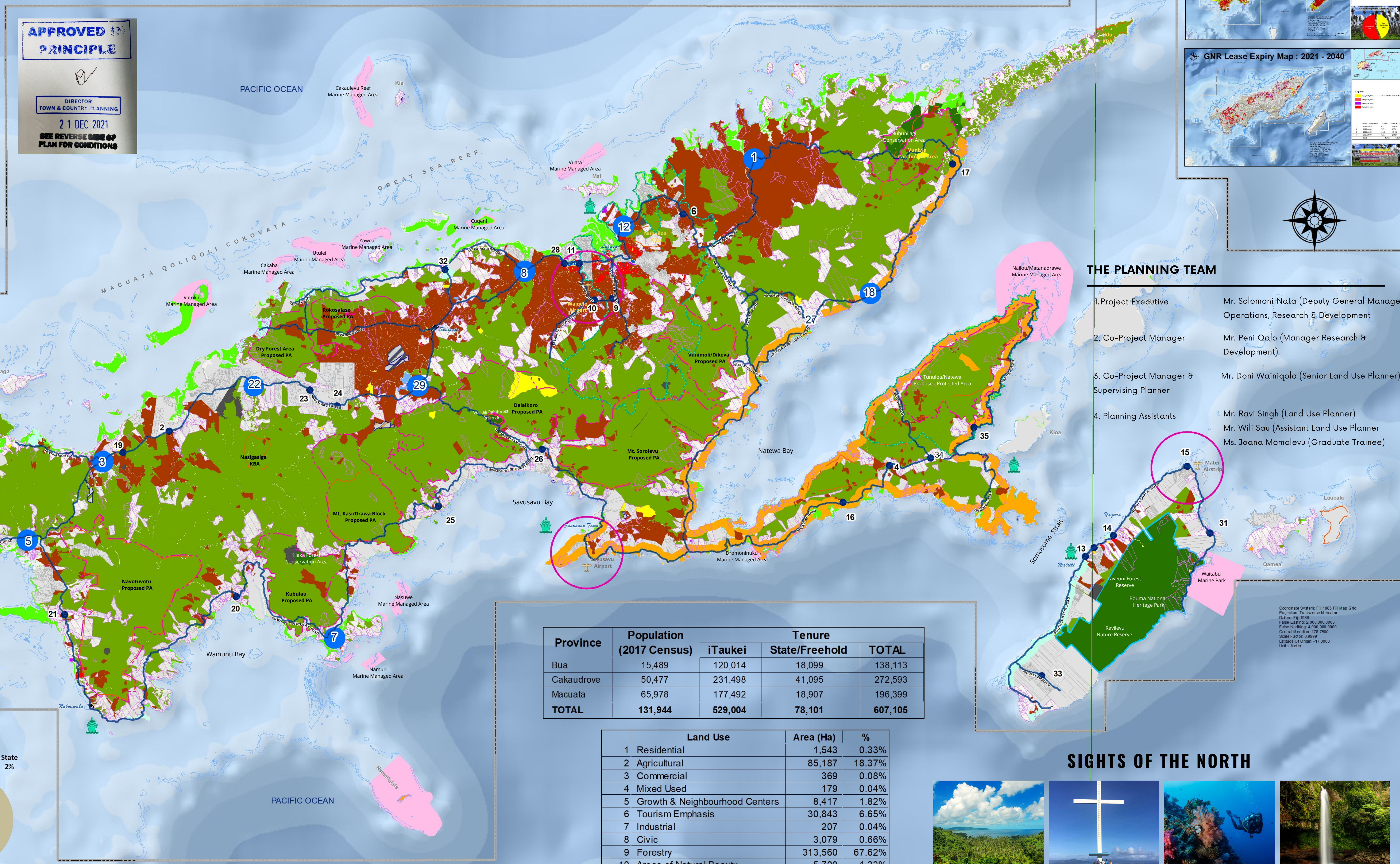


# Proposed Land Use Plan 2020 - 2040



**Note:**  
10 Districts in the North earmarked as Emissions Reduction Area under the National Redd+ Emission Reductions Program:

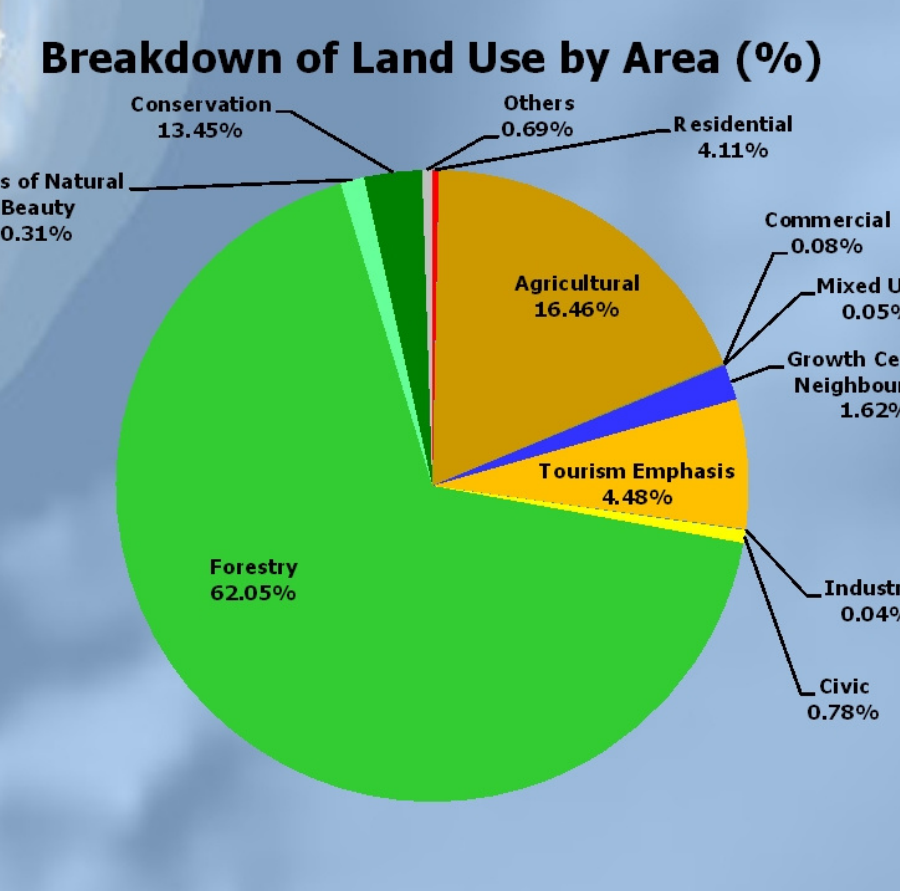
1. Labasa
2. Bua
3. Saqani
4. Vaturova
5. Dreketi
6. Dogotuki
7. Seaqaqa
8. Tunuloa
9. Waillevu
10. Taveuni



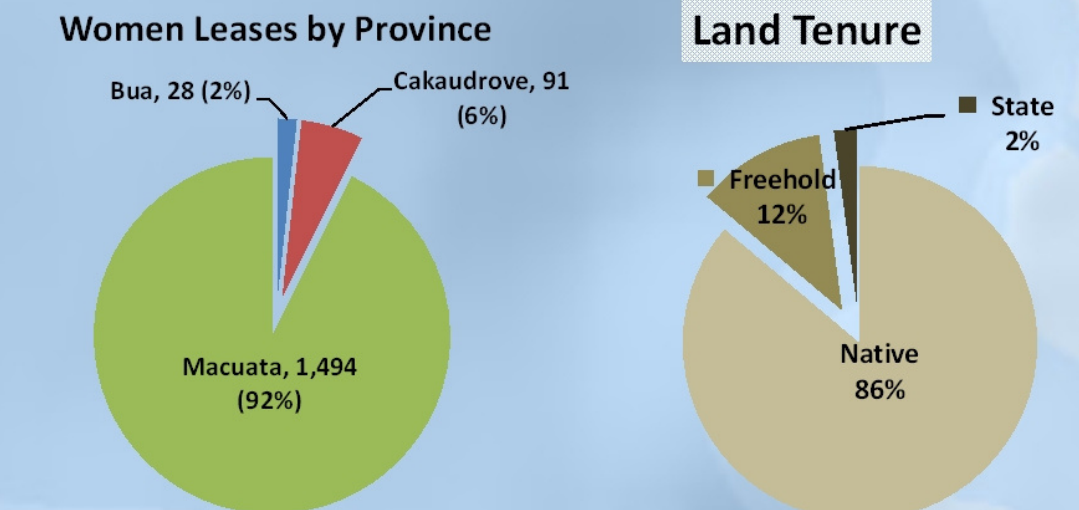
Province	Population (2017 Census)	Tenure		
		iTaukei	State/Freehold	TOTAL
Bua	15,489	120,014	18,099	138,113
Cakaudrove	50,477	231,498	41,095	272,593
Macuata	65,978	177,492	18,907	196,399
<b>TOTAL</b>	<b>131,944</b>	<b>529,004</b>	<b>78,101</b>	<b>607,105</b>

Land Use	Area (Ha)	%
1 Residential	1,543	0.33%
2 Agricultural	85,187	18.37%
3 Commercial	369	0.08%
4 Mixed Used	179	0.04%
5 Growth & Neighbourhood Centers	8,417	1.82%
6 Tourism Emphasis	30,843	6.65%
7 Industrial	207	0.04%
8 Civic	3,079	0.66%
9 Forestry	313,560	67.62%
10 Areas of Natural Beauty	5,709	1.23%
11 Conservation	13,718	2.96%
12 Others	2,423	0.52%
<b>Grand Total</b>	<b>463,691</b>	<b>100.0%</b>

## SIGHTS OF THE NORTH



Summary of Tikina Area (Ha)			
	YASANA BUA	YASANA MACUATA	YASANA CAKAUDROVE
Tikina	Leased Area (Ha)	Tikina Area (Ha)	Tikina Area (Ha)
1 Bua	11,635	20,921	1
2 Dama	1,673	10,324	2
3 Kubulau	1,482	8,993	3
4 Inakulu	16,437	34,767	4
5 Nadililau	5,076	8,007	5
6 Navakaisiga	3,252	7,607	6
7 Solovu	309	2,823	7
8 Vaya	993	5,099	8
9 Wainunu	7,756	20,777	9
10 Udu	9	4,281	10
11 Waillevu/Marcuata	8,764	15,173	11
12 Yava	5,012	7,080	12
13 Waillevu East	995	17,240	13
14 Waillevu West	4,860	31,031	14
15 Wailveki	2,761	10,852	15
16 Wailveki	4,942	15,014	16
<b>Grand Total</b>	<b>55,463</b>	<b>177,203</b>	



Neighborhood Center	Map ID	Area (Ha)
1 Nasarawaqa	2	79
2 Nakadrudu	3	79
3 Dreketiwai	4	79
4 Coqleia	6	79
5 Naduru	9	79
6 Waiqeile	10	79
7 Waillevu Koro	11	79
8 Waiyevu	13	79
9 Naqara	14	79
10 Matai	15	79
11 Kasavu	16	79
12 Wainigadro	17	79
13 Lekutu	19	79
14 Daria	20	79
15 Bua College	21	79
16 Nakaracagi	22	79
17 Voloca	24	79
18 Kororatu	25	79
19 Belemo	26	79
20 Qelewaqa	28	79
21 Wainiki	30	79
22 Navakacua/Dala	31	79
23 Nadun	32	79
24 Sialalevu	33	79
25 Navonu	34	79
26 Tukavei	35	79
<b>TOTAL</b>	<b>2,054</b>	

Growth Center	Map ID	Area (Ha)
1 Wainikoro	1	707
2 Bua	5	707
3 Kubulau	7	707
4 Tavia	6	707
5 Vou	12	707
6 Saqani	18	707
7 Naigisiga	22	707
8 Korocasere	27	707
9 Nabouwalu/Transinsular Road Junction	29	707
<b>TOTAL</b>	<b>6,363</b>	

# ITAUKEI LAND TRUST BOARD MASTER LAND USE PLAN FOR THE GREATER NORTHERN REGION (VANUA LEVU & TAVEUNI) 2020-2040

**A LOCAL AREA PLANNING**  
\* All local area plans, including planning of the growth and neighborhood centers would be subject to detailed local area planning, to be done in collaboration with DTCP and in consultation with relevant stakeholders, including the relevant Land Owing Units (LOU).

**B.LOU PLANNING & RESERVES**  
\* The purpose of reserving land is to allow the landowners to use it for their own daily living (maintenance and support).  
\* The development of LOU Plans within the GNR is to be a consecutive and consequent output of this Plan, and must be aligned to the District Plan to which each LOU lies.

\* iTaukei reserve land to be protected from development unless its land owning unit (LOU) have agreed for it to be de-reserved. The Land Use Planning Committee or the Land Development Vetting Committee must endorse any proposed land uses within an iTaukei reserve that does not have any designated land use in this GNR Master Land Use Plan.  
\* All areas within LOU reserves are to be planned in close consultation with the TLTB Reserves Department and the LOU members.

\* That all native reserve land shall require de-reservation prior to the consideration of any subdivision or rezoning applications by the Director Town & Country Planning for approval. (Note: Evidence of de-reservation process as endorsed by the CEO TLTB, will be accepted in lieu of the gazette notice).

**C. HAZARD-RISK AREAS**  
\* Developments shall not be encouraged in areas that fall within identified and/or known hazard-prone areas, whether mapped or otherwise. Hazard maps contained within this Plan and report shall be utilized as a basis for decision-making, and more efforts are to be made for the production of more hazard maps to guide policy and management decisions.  
\* That all proposed developments in vulnerable areas shall be subjected to a Geo-Technical Report or Investigation prior to the consideration of subdivision or rezoning applications to determine the scope, scale and density allowable to be developed within the subject areas.

**D. FORESTRY & CONSERVATION**  
\* The encouragement of a green environment fosters a green economy, which has immense positive repercussions on the socio-economic welfare and well-being of society. It also enhances the aesthetic value of community and increases its comparative advantage and property value.  
\* The following areas are to be retained and conserved as natural forestry areas and be restricted of any land use activities: 1) Areas beyond 35 degree slopes; 2) Areas beyond 650 meters from the Mean Sea Level.

**E. ENVIRONMENT**  
\* All proposed developments that are subject to an Environment Impact Assessment (EIA) as listed in Schedule 2 Part 1 and Part 2 of the Environment Management Act (2005) be submitted with EIA documents prepared in consultation with DOE.  
\* That the areas designated as Key Biodiversity Areas and Important Bird Areas shall require proper environmental screening prior to any decision being undertaken on proposed developments.

**F. LAND WITHIN TOWN BOUNDARIES**  
\* All iTaukei lands within town boundaries are further subjected to Local Government and Town and Country Planning processes for development (including rezoning, subdivision and building), as per the Local Government Act, the Subdivision of Lands Act, and the Town and Country Planning Act.  
\* All applications for development permission necessitate the prior endorsement of the Land Development Vetting Committee before they can be lodged for approval through the relevant Town Council and/or the Department of Town and Country Planning.

**F. GENERAL**  
\* Any proposals to zone and further subdivide the areas around the forests & reserves be done in close consultation with Water Authority, Forestry Department, Ministry of Environment & Director of Town & Country Planning.  
\* All development applications within the study area are to be endorsed by the TLTB vetting committee prior to submission to the Director Town & Country Planning.

\* That the activities proposed within all the Mixed Use zones and Special Use zones shall be determined with prior consultation with the Department of Town and Country Planning before a comprehensive scheme plan of these areas are submitted.  
\* For better coordination and integration of physical and infrastructure planning, subdivision of the areas to be clearly phased and staged and developed in a comprehensive manner.  
\* Piece-meal and isolated subdivisions of less than five lots are to be discouraged.

\* For situations where the sitting tenant on an agricultural holding wishes to subdivide the portion of land on which the residential dwelling is sited due to reasons such as expiring lease, it is recommended that the subdivision be for agricultural purposes rather than residential. This is to avoid piecemeal subdivisions which could set an unwanted precedent for the further fragmentation of good agricultural land in the area in the future.  
\* For agricultural lands requiring conversion to alternative uses, prior consultation with Ministry of Agriculture (and Sugar Industry Tribunal for lands under cane) must be made and their consent obtained prior to issuance of Agreement for Lease.

\* Any land having an area 5 hectares or more proposed for development shall require a planning report to accompany the comprehensive Subdivision Scheme Plan.  
\* Multi-stakeholder engagement, collaboration and consultation with all relevant stakeholders should be encouraged at all stages of planning and management of land, resources, and development. This includes the preparation of comprehensive scheme plans.  
\* All policies contained within the associated Report for this Plan shall be applied and enforced.

**NOTES:**  
1. Growth Center: Areas located at key intersections of major transportation corridor containing a variety of different land uses. It generally covers an area of 1.5km around the central focal point. It can accommodate development of higher density and are more intense than neighborhood centers.  
2. Neighborhood Center: A Neighborhood Centre, smaller in scale and purpose than the Growth Centers, is generally defined herewith as a local area hub for socio-economic participation for/within a community. It covers an area of 0.5km around the central point. They are intended to accommodate mixed-use developments which are smaller in scale, simply for the purpose of serving the immediate and surrounding neighborhoods and incorporate elements of smart growth.

3. Key Economic Transport Corridor: represents the main transportation route along the Northern Corridor which links regions, towns/cities, production centers, urban clusters, international gateways, etc. Recognition of the Corridor as a key development strip warrants an understanding of transforming the transport corridor into an economic corridor which promotes inclusive growth (by expanding economic opportunities in inland regions, improving access to markets, stimulating trade and investment, linking cities and towns with urban centers and industrial clusters, generating employment etc.).  
4. Tourism-Emphasis Area: These areas are places of natural beauty and must be developed sustainably. Sustainable tourism should be encouraged to encourage development benefits all stakeholders. For the purpose of this plan, and subject to localized area planning, other land use types such as residential, industrial, institutional, cultural, and retail developments (that are functionally and/or physically integrated) may be permitted and strategically sited within this area.

Tourism proposals must create community benefits and promote community well-being in terms of ensuring appropriate engagement and empowerment of local communities; improving conditions for local decision making; and addressing the specific position of indigenous and traditional communities with respect to local control.  
5. Industrial-Development Areas: The area aims to promote strategic and sustainable industrialization, and is an attempt to diversify the economy from one that is largely primary-based, to secondary (manufacturing) and tertiary-based. Industrial Development Industrial areas are particularly encouraged to make use of the Special Economic Zone (Tax-Free Zone) in place throughout the region. These industrial areas are intended to accommodate manufacturing, warehousing, wholesale, and industrial uses.

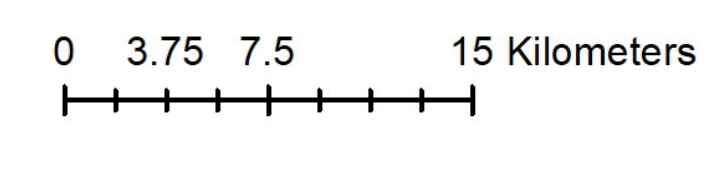
6. Rural Residential: These lots are larger than typical residential lots, but are usually too small for agricultural use - recommended size is between 2,000m<sup>2</sup> - 6,000m<sup>2</sup> per lot. This land use is relevantly applied on two (2) types of rural/residential areas where there are hints of progression to other uses apart from agriculture, but where agriculture is still being carried out (but on a lesser intensive scale) for the wider area; and 2) Known flood-prone areas. The size of residential lots readily act as a mitigation and adaptation strategy to the impact of flooding and sea level rise. Higher lot sizes act as retention areas during times of flood and better soakage capacity which reduces the rate of runoffs onto the drainage systems and waterways.

In this area, low dense residential development and agricultural activities (on a subsistence and/or semi-commercial scale) are encouraged. This land use gives a transitional impact to the release of residential lands in places that are envisaged to be areas of residential developments in the future. These low-density type residential developments with larger land sizes are short and mid-term solutions to envisaged areas of transition in the future, but currently lack connection to essential utilities and infrastructure. Lots can be further subdivided in the future once availability of essential utility services is available.  
The consideration for the further subdivision of rural residential lots in this area shall only be allowed after prior consultation with the Land Development Vetting Committee and the Land Use Planning and Development Unit is done and concept is endorsed by them.

7. Agriculture: A large majority of land within the GNR is currently Rural Agricultural in nature. Whilst some have been demarcated for proposed higher uses, careful attention must be given to those that are being earmarked to be retained. National security requires fertile farmland and so farmland preservation helps ensure this is possible. These demarcated agricultural zones would ensure that the GNR is self-sustaining in terms of food security for the future, and also to preserve the semi-rural nature of the GNR (ensuring a form of urban hierarchy).

8. Areas of Natural Beauty: These areas have been earmarked within the GNR as areas of significant landscape value and outstanding natural beauty. These areas can be utilized for conservation purposes, or for specific land uses that maximize and preserve the natural beauty and value of the resources. Strict site specific guidelines, including proper environment documentations, are to be imposed on any activity to be carried out in these areas.  
9. Conservation: In line with the policy to conserve and protect watersheds areas, lands currently under forest protected area leases are to be retained and zoned as Conservation areas. Additionally, areas above 35 degree slope within the GNR have been demarcated for conservation purposes in line with the Agriculture and Forestry guidelines and Forestry land use practices. Furthermore, areas above the 650 meters above Mean Sea Level (MSL) have also been demarcated for conservation purposes in line with the Ministry of Forests' proposed protected areas.

# TLTB MASTER LAND USE PLAN FOR THE GREATER NORTHERN REGION 2020-2040



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