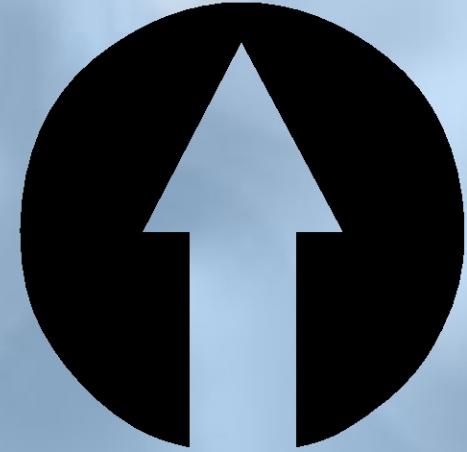


2019 REGIONAL LAND RELEASE PLAN FOR THE GREATER WEST AND COASTAL REGION
(Galoa - Sigatoka - Nadi - Lautoka - Ba - Tavua - Rakiraki - Korovou)



SCALE 1 : 140,000
AO PAPER

THE PLANNING TEAM

- | | |
|---|---|
| 1. Executive Project Manager | Mr. Solomon Nata (Deputy General Manager Operations, Research & Development) |
| 2. Co-Project Manager & Supervising Planner | Mrs. Reijeli Taylor (Manager Strategic Planning, Change Management, & Special Projects) |
| 3. Co-Project Manager | Mr. Peni Qalo (Manager Research & Development) |
| 4. Senior Land Use Planners | Mr. Epeli Nadraiquire
Mr. Doni Wainiqolo |
| 5. Planning Assistants | Mr. Navitalai Ulinaceva
Ms. Joana Momolevu
Mr. Wili Sau
Mr. Ravi Singh |

CONDITIONS OF APPROVAL IN PRINCIPLE

1. That Approval in Principle is granted to the TLTB Land Release Plan for the Greater West and Coastal Region for the following zones which provide for development as outlined in the Planning Report and Land Use Plan referenced above:
 - a. Residential
 - b. Mixed Use
 - c. Civic
 - d. Conservation (Protected Areas)
 - e. Agricultural / Rural Residential
 - f. Special Use (Forestry) / (Water / Minerals)
 - g. Industrial
 - h. Tourism
2. That the area zoned as Residential Upgrading Area shown on the Plan shall be subjected to the requirements of Schedule F(19) of the Town Planning Act General Provisions 1999.
3. That all areas demarcated as Agricultural shall be protected as very good agricultural land.
4. That any proposed release of agricultural land for urban uses shall require prior consultation with Ministry of Agriculture.
5. That any proposed release of sugar cane land for urban uses shall require the prior consultation with Ministry of Agriculture, Fiji Sugar Corporation (FSC), and Sugar Industry Tribunal (SIT).
6. That any proposed development in the Restricted Zone (Nadi International Airport and Aerodrome Area) shall require prior consultation of the Chief Executive Officer, Airports Fiji Limited and the General Manager, Civil Aviation Authority of the Fiji Islands.
7. That the Special Use - Hotel shall be approved for Type B density as per the Town Planning General Provisions 1999.
8. That all proposed developments that are subject to an Environmental Impact Assessment (EIA) as listed in Schedule 2 Part 1 and Part 2 of the Environmental Management Act (2005) be submitted with EIA documents prepared in consultation with DOE. (Note: TOR is issued by DOE)
9. That a 30 metre building line restriction be imposed landward of High Water Mark. Any request to relax this requirement is subject to its merits and the approval of the Director of Town and Country Planning.
10. That the six (6) metres river bank reserve to be imposed along all rivers, streams and creeks within the study area as required under the Rivers and Streams Act (Cap 136).
11. That an 18.0m building line restriction is imposed along Queens Road and Kings Road.
12. That all development applications submitted for Director's approval shall include the endorsement of the Land Development Vetting Committee.
13. That all land shall be subjected to a rezoning application from its designated use approved as to survey.



Legend

- | | |
|--------------------------------------|------------------------------------|
| TLTB GWCR Study Area | Lautoka Seaport Facility (Gateway) |
| UGMAP (West) Study Area | Seaport Facility (Gateway) |
| Tax Free Zone Region | Port Revitalisation Area |
| iTaukei Reserve Land | International Airport (Gateway) |
| Village Site | Urban Centers |
| Aerodrome Traffic Zone (10km Radius) | Existing Local Area Plan |
| Cane Leases | |
| Fiji Pine and Hardwood Leases | |
| Mangroves | |
| Road Network | |
| West Regional Link Road | |
| Regional Economic Transport Corridor | |
| Green Belt | |

LAND USE

- | |
|---------------------------------|
| Residential |
| Mixed Use |
| Agricultural |
| Agricultural /Rural Residential |
| Civic |
| Conservation (Protected Area) |
| Special Use (Forestry) |
| Special Use (Water/Mineral) |
| ECONOMIC OPPORTUNITIES |
| Growth Centre |
| Neighbourhood Centre |
| Industrial Development Area |
| Tourism Emphasis |



TLTB RESEARCH & DEVELOPMENT DEPARTMENT