

### CONTENTS

20 25

1

#### WHY IS LAND USE PLANNING IMPORTANT?

A quick look into why we need to plan - which sets the basis for why TLTB has now shifted its operational operandi to now bring planning to the forefront.

2

#### LAND USE PLANNING WITHIN TLTB

Why is Land Use Planning Important for TLTB with respect to its core mandate and core business? A brief look into the hierarchy of planning within the Board, and its benefits for landowners and the nation.

3

#### **OUR MASTER LAND USE PLANNING STRATEGY**

Land Use Planning plays an imperative role in the Board's paradigm shift into its new business direction. A brief look into the work of land use planning wihin the Board, through the use of geospatial technologies.

4

#### LOOKING FORWARD - 2023 & BEYOND

The Board's operational strategies moving forward to an era of technological advancement and Al.



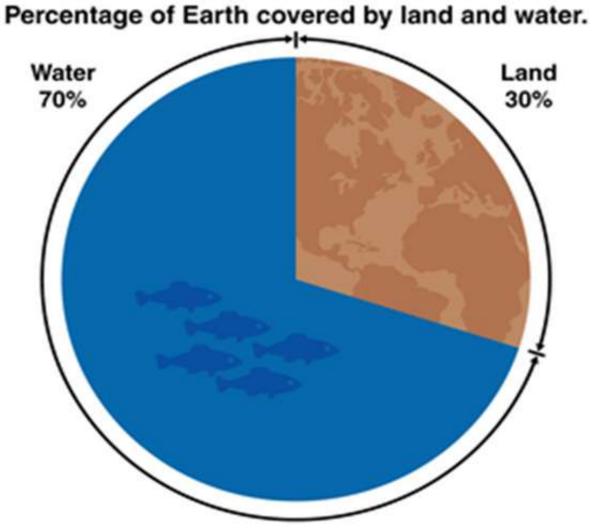






- World = 1/3 Land + 2/3 Water
- Land is Scarce/Finite
- Competing Land Uses + Population Boom
- Land = Rare Commodity/Wealth
- Are we Land OWNERS or Land CUSTODIANS?
  - Hence the need to Plan +
     Manage

#### The Surface of the Earth















#### "WITHOUT PLANNING THERE IS CHAOS"



























 High & competing demand for coastal land for various land uses & activities – port, industrial, tourism, commercial, residential, etc.



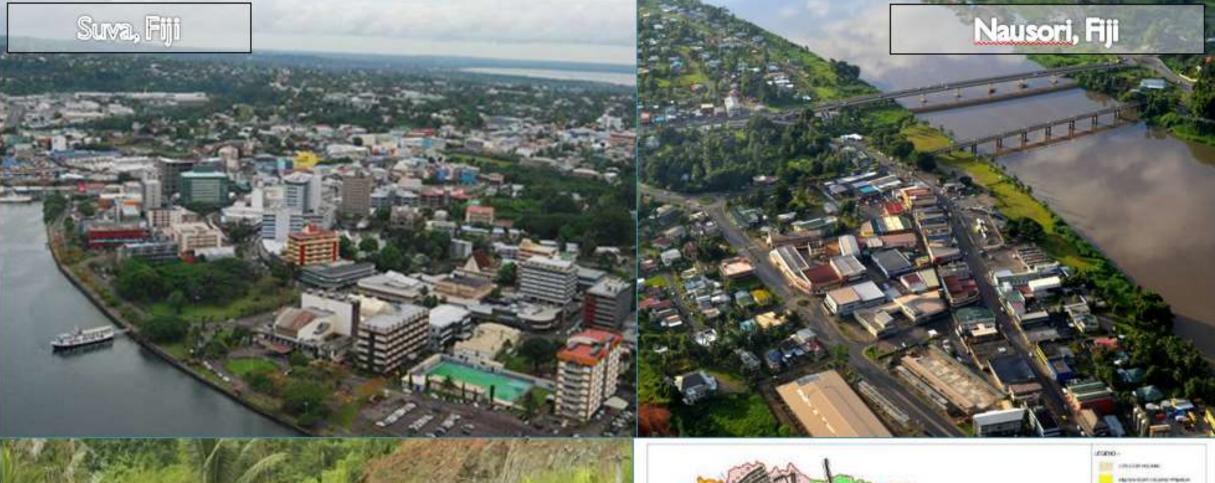




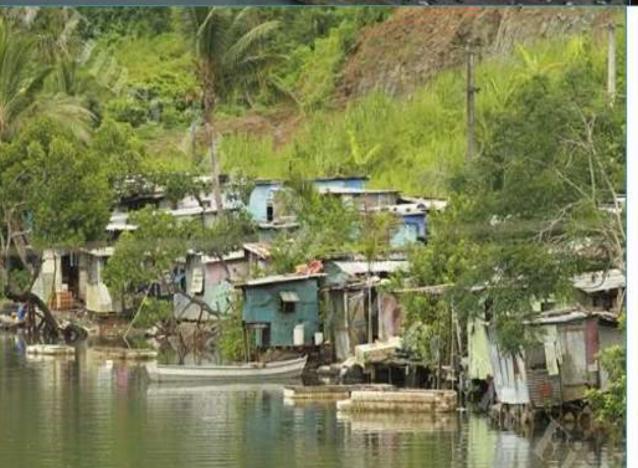
Urban
 Developments/Expansions
 and Demographic Patterns
 - 70-90% developments
 concentrated on coastal areas in Caribbean and Pacific regions

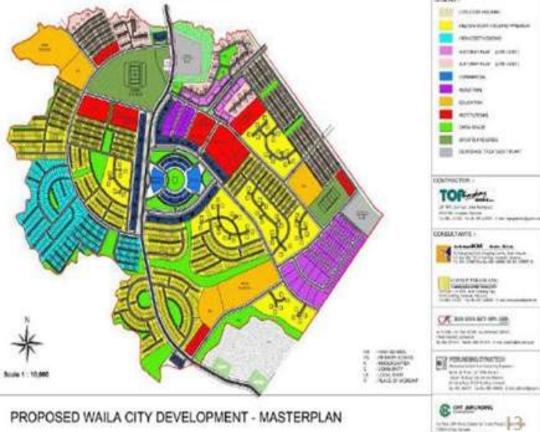


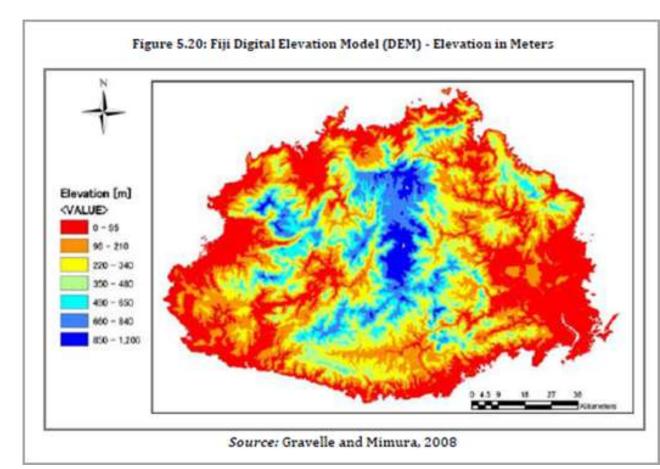




- 90% total infrastructure concentrated on coastal areas in Fiji
- 14 of our 16 urban centres are on delta areas or beside major waterways/sea









## **Key Issues in Planning**



Weak (sectoral + reactive) governance, and poor planning practices



Increasing cost of damages from disasters



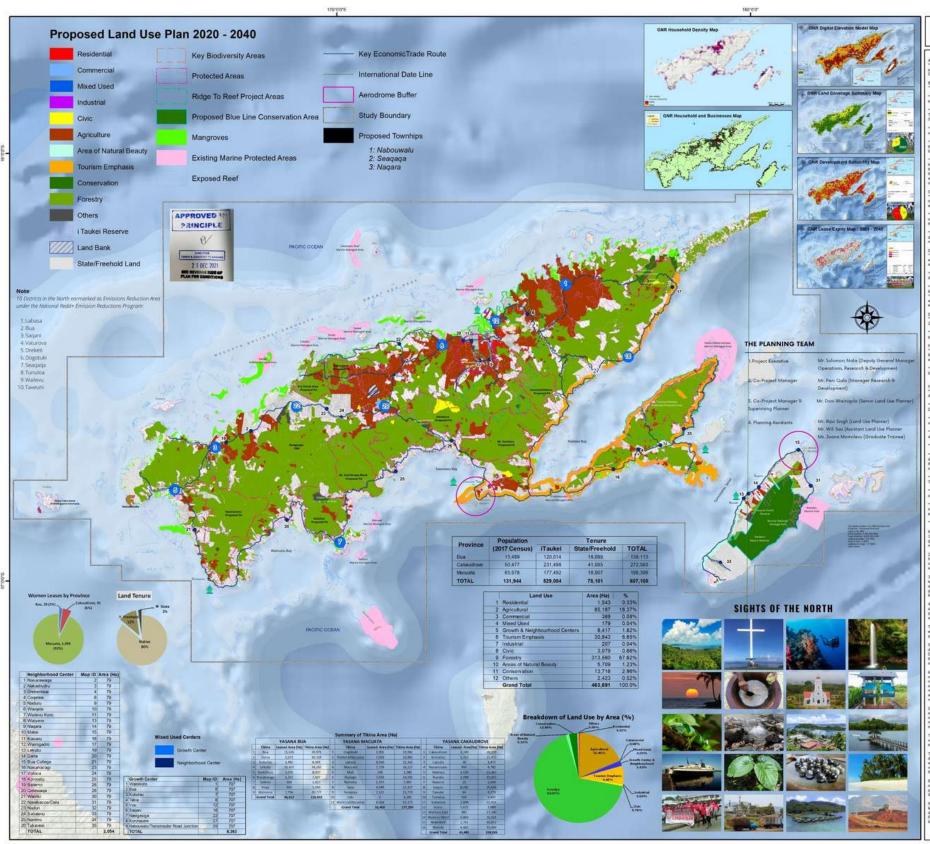








#### Purpose of Land Use Planning



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



#### FIXING THINGS LATER ...





















#### TLTB & LANDUSE PLANNING



- The iTaukei Land Trust Board (TLTB), previously known as TLTB was established in 1940 to administer and control iTaukei (native) lands in Fiji.
- It draws mandate from Section 4(1) of the iTaukei Land Trust Act (Cap 134) to be the largest landlord with ~90% of Fiji's total landmass.
- The TLTB Board of Trustees under the statute has the fiduciary role to act in the best interest of all the iTaukei landowners.
- TLTB Land Use Planning Policy approved April 2022









### **BACKGROUND**

# 20 23

#### Why Land Use Planning is Important for the Board?

#### **TLTB CORE ROLES**

1

To control and manage itaukei land by way of leases and licences

2

To collect and distribute premiums and rents derived from leased land

3

To ensure that sufficient land are "reserved" for the use, maintenance and support of its owners







# TLTA ACT PART II: CONTROL OF NATIVE LAND:

**S4.-(1)** The control of all native land shall be vested in the Board and all such land shall be administered by the Board for the benefit of the Fijian owners.

**S9.** No iTaukei land shall be dealt with by leases and license...unless the Board is satisfied that the land proposed to be made the subject of such lease and license is not being beneficially occupied by the iTaukei owners, and is not likely in the currency of the lease or license to be required by the iTaukei owners for their use, maintenance, and support



#### THE NEW OPERATIONS PROCESS IN A NUTSHELL



# 1.(Inclusive) Land Use Planning



2. Land Development



# 3. Lease Packaging / Real Estate Investment





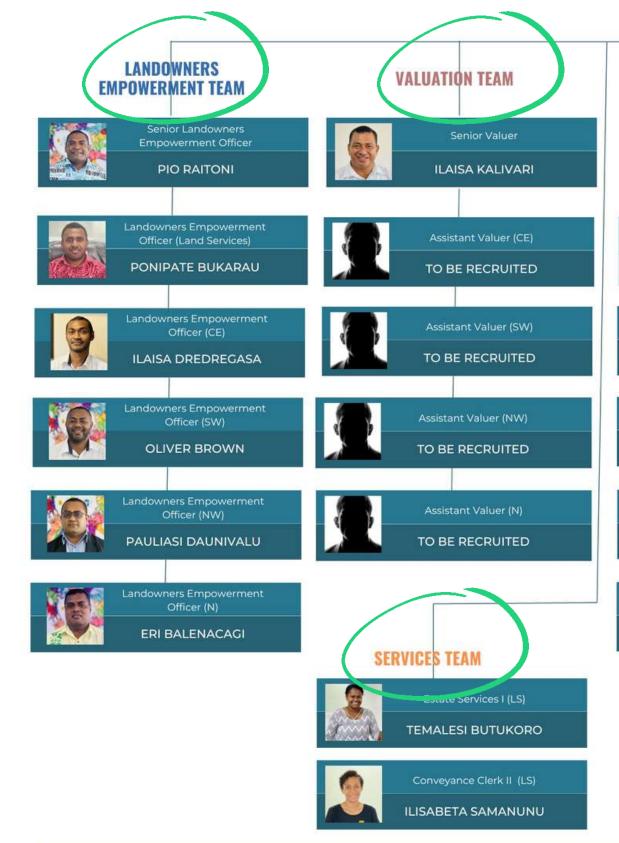




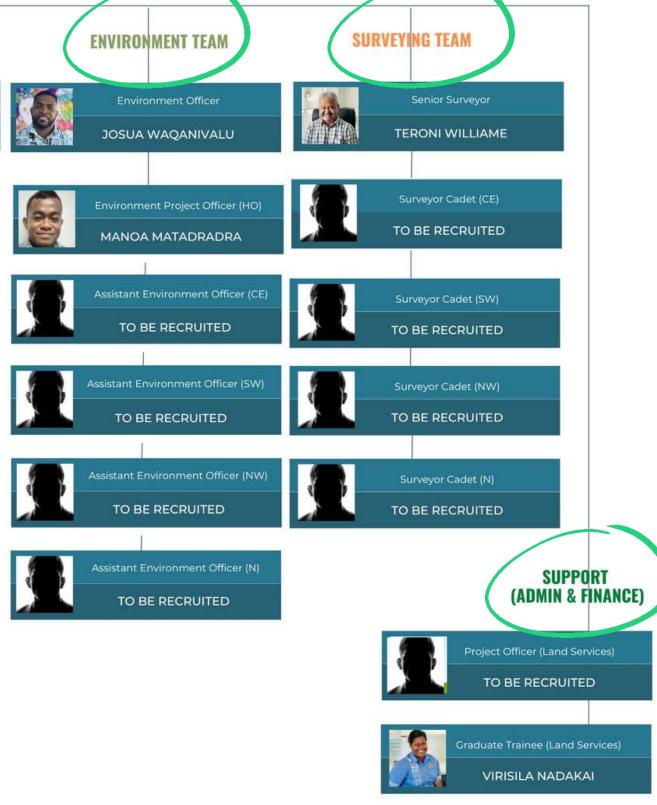
#### LAND SERVICES DEPARTMENT













### OUR LANDOWNERS & LAND USE PLANNING



#### INCLUSIVE PLANNING WITH OUR LANDOWNERS

Identification of Resources (Resource Inventory)

Avoiding Resources Wastage, and Adhoc

Development

"PLANNING WITH" People

LOU Empowerment

Serving Future Generations

**235** 

"PLANNING FOR" People

Protect the Environment

Protect Culturally Sensitive Areas, and iTaukei Reserve Land TOTAL NO. OF LOU ENGAGED 2022

TOTAL NO. OF LOU WITH LAND AVAILABLE











# GEOSPATIAL TECHNOLOGIES FOR LAND USE

#### PLANNING & DEVELOPMENT WITHI

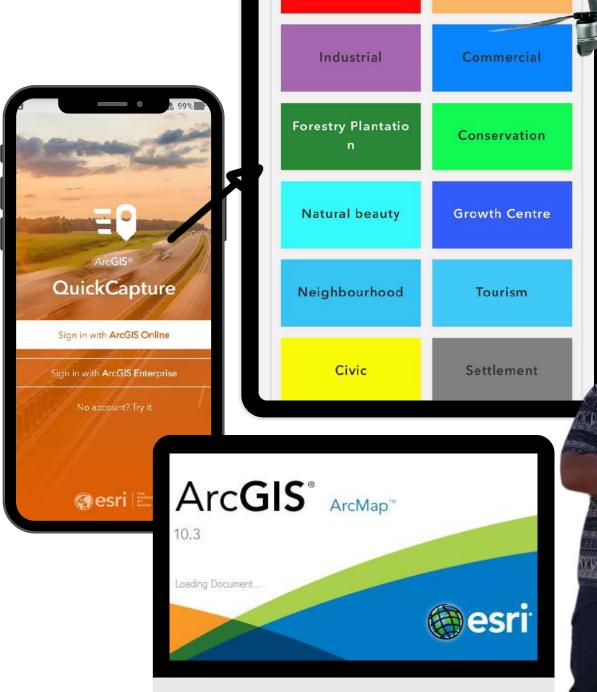














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Sustainable Development Goals (2015 -2030)

National Development Plan, Green Growth Framework, National Climate Change Policy, National Housing Policy, etc.

Regional Development Plans, Urban Policy Action Plan Urban Growth Management Action Plan

TLTB Regional Master Plan

District Plans, Local Area Plans, Town Planning Schemes, Advisory Plans. Neighbourhood Plans

**Land-Owning Unit Plans** 

Regional
District (Tikina)
LOU

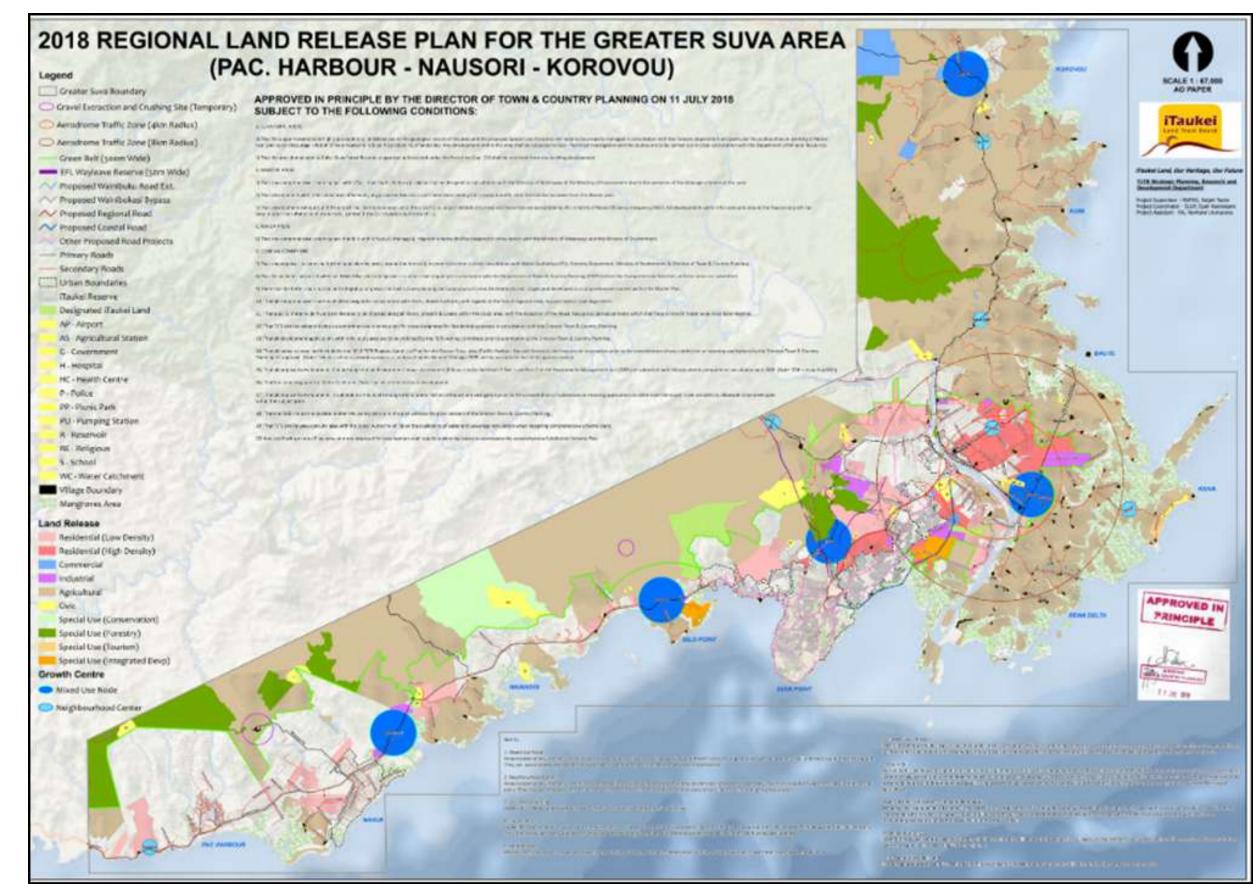












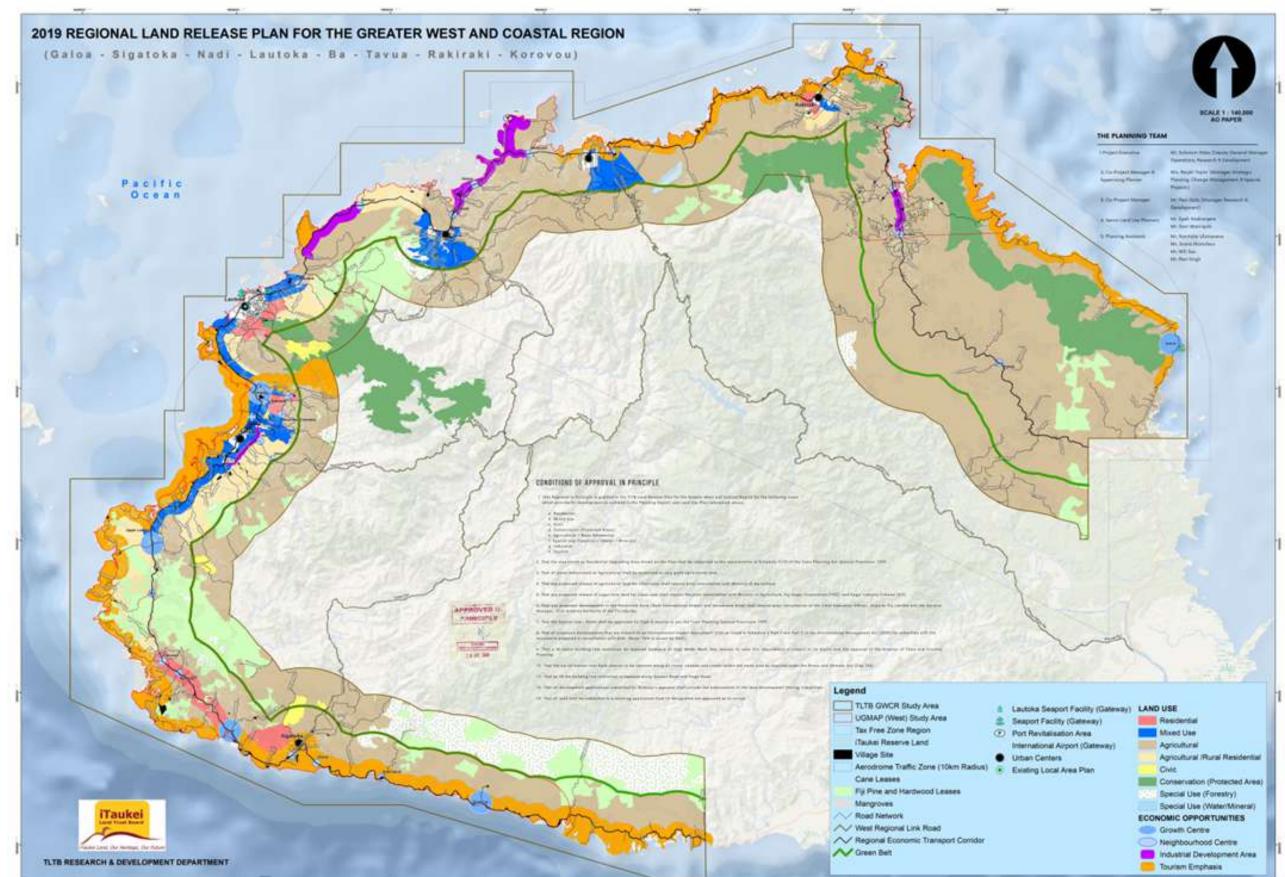
#### **REGIONAL PLANNING:**

#### **Greater Suva Master Plan**

**Approved July 2018** 







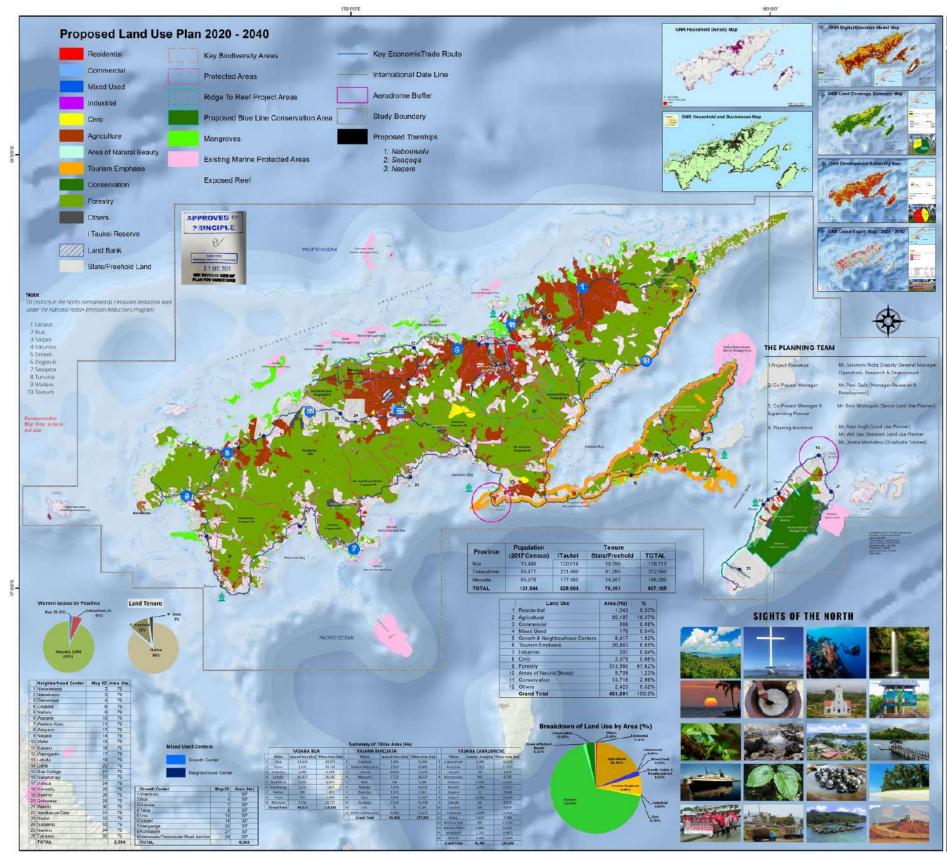
#### **REGIONAL PLANNING:**

# **Greater West Master Plan**Approved July 2020









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

LOCAL AREA PLANNING All local area plans, including

q; to be done in collaboration with DTOP and in consultation with relevant stakeholders, including the relevant Land Units (LOU).

he development of LOU Plans within the GNR is so be a consecutive and consequent output of this Ran, and must be aligned

value inserie and color protected true nevelopment unities its and coloring unit (LOV) have agreed for it one operations as a facility of the coloring and the

That all native reserve land shall require de reservation prior to the consideration of any subdivision or rezording applications by a Director Joyn & Country Planning by approval. (Note: Evidence of de-reservation pricess as endorsed by the CED FLTE, will

is an strongly discouraged to arrigage in informal "valuements" arrangements as this will credit an univarianted inorm of acerd, sub-tracted, and dispall developments which will asser more train than copo for the UDU, the environment, and far observances are called the sustain. Biggli admissipance are activative for bengintend extensive imposts solvis disreptly affect soon-recorners will being of the across topics and extensive part of the proposal development as a called as of fundament as a created on the contractive admissipance and access and fundament of the because must be observed provided on the value of end states and the companion's advantage.

NAIO DECK AREAS
whether are recoveraged in every that fail which identified and/or inven hazard-prove areas, whether nusped
hervise, haad mass contained within thin Ran and report shall be sittled as a basis for decision-making, and more efforts
be made for the production afrom shared mast to picke prick and interspensed reductions.

at all proposed developments in vulnerable areas shall be subjected to a Geo-Technical Report or Investigation prior to the destated of subdivision or rezoning applications to determine the scope, scale and density allowable to be developed within utility areas.

lies inspling impact in the fixture.

RESTRY & CORDECE/WITTOR

or encouragement of a green environment footers a green economy, which has immense positive reservcisions on the socio-

onic welfare and wellbeing of society. It also enhances the aesthetic value of community and increases its comparative steps and property value.

toward, it day are to extend and outdoor out and outdoor had a few and out one sources out in our own construction. It is not sent to the sent of the

oppeed developments that are subject to on Divisionment Impain desaurance (EA) as listed in-Schodula 1 fact 1 and fact Circinoment Management Act (2015) be submitted with EA documents prepared in consultation with DOC the areas clearly set Key Biotheraby Areas and Important Bird Areas shall require prepar environmental screening any decision being undertaken so groupsed developments.

All Takes lands within town boundaires are further subjected to Local Government and Towe and Courtry Planning processes or development (including missing, auditivities and bobbling), as per the Local Government Act, the Subdivision of Lands Act, nd the Town and Courtry Planning Act.

applications for development permission necessitate the prior endorsement of the Land Development Vetting Committee re they can be lodged for approved through the relevant Town Council and/or the Department of Town and Country Planning.

Any peopless to zone and statement substitute that mean accord the missants in electrical as other in close occurration with systems. As in the statement of them is, country Planning.

All development applications within the study area are to be endorsed by the TUTB setting committee print to submission to the

\* That the activities proposed within all the Flored Use cones and Special Use zones shall be determined with prior consultation with the Department Flore and Country Planning before the comprehensive scheme plan of these small are submitted. The prior to consider the prior that the prior to the prior to the prior that the prior to the prior

reas man are increased automation and in the second and in the sec

gical spource inter in the death of source.

or apricitized lands requiring common to aberrative uses, prior consultation with Ministry of Agriculture (and Sugar Industry burnel for lands under carrier) must be made and their assert obtained prior to issuance of Agreement for Usesa.

Or land having as years 5 horizons or more proposed for diselectoriers shall provide a planning proof to accommend the

distaleholder orgagement, callaboration and consultation with all relevant stakeholders should be encouraged at all stages arrang and management of land, resources, and development. This includes the propuration of comprehensive scheme

All policies contained within the associated Report for this Plan shall be applied and enforced.

 Groot Carrier: Area Scatted at key intersections of nejec transportation certain containing a veriety of different land uses. It generally cores are seed 1.1,5m accord the central local point. They can accommodate development of higher density and are more intersection neighborhood corress.

serving the immediate and surrounding resiphorhoods and incorporate elements of visual growth.

2. Neg Eurenin: Transport Consider: represents the mein transportation route design the Brothern Ceridder rehich links regions, townscores, poduction centers, unlas dustres, international gateways, etc. Recognition of the Centebr as a lies development.

growth (by, separating, sciolenian opportunates in visual regions, supprising around to maletie, structuring trans and investment, in this glober and trainers with or bins creates and included bushins, speraring recipiyment etc.). It business from the properties of the properties o

do physically integrated may be permitted and statistically sted within this area. union proposals must make community benefits and princise community well-laising in learns of amusing appropriate appropriat and empowement of local paramunities, improving conditions for boal dockers making, and addressing the specific

Producted Development Assa: The seas area to percents strange and noticeable initiativitations, and it an other to the service of the service

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arranged. This first use gives a transitionary impact to the reliance of residential lands in pieces that are emissipality to a sense excellential developments in the finans. These loan-deniety type residential developments with larger land since are other and forms solutions or the emissipal energy of numbers in the first, but correctly lake cyrenation use sensinal unities and notification. Cost can be further supplied on the future once availability of essential unities are assets as available.

via commisserative for their notification plant installed lets if the route with object actions with part dissipation of the part dispersion of the part dispersio

essure that the GMR is self-outsining in terms of food security for the fixture, and also to preserve the semi-qual nature outer-yeak of the Slott (securing a form of urban historics).

See of Natural Sealust; These areas have been sammaned within the GMR, as areas of significant landscape value as indices natural Sealust. These areas can be utilized for consequence outers, or for specific land uses that maximize as

Lierous of Natural Beasts; These areas have been earmaned within the GHL as areas of significant isodiacpe whitestanding natural beasts; These areas can be settlined for conservation purposes, or for separation that one of the control of the cont

eservation: In fine with the policy to conserve and protect valentived areas, lands currently under forest protected as a are to be retained and served as Conservation areas. Additionally, areas above 15 degree slose within the GVR have be costed for concervation proposes in line with the Agriculture and Protecting seld-tions for good land can precisive errors, weak above the 600 metrics above Pilland as less (PICS), lands also been desurration for comensation purposes.

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

0 3.76 7.5 15 Kilometer



#### **REGIONAL PLANNING:**

#### **Greater North Master Plan**

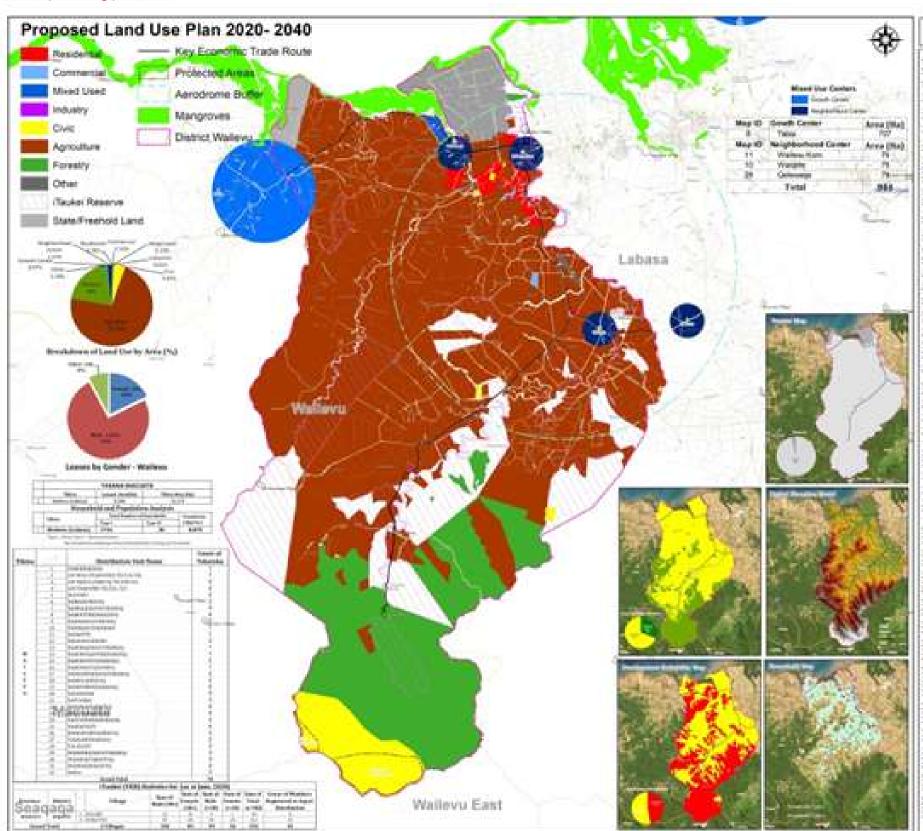
**Approved December 2021** 



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#### HIERACHY OF PLANNING WITHIN TLTB





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#### PROPOSED WAILEVU DISTRICT PLAN

PROPOSED TUTE MARITIN LAND USE PLAN FOR THE GREATER HORTHERN REGION TUTE 2022 - 2648

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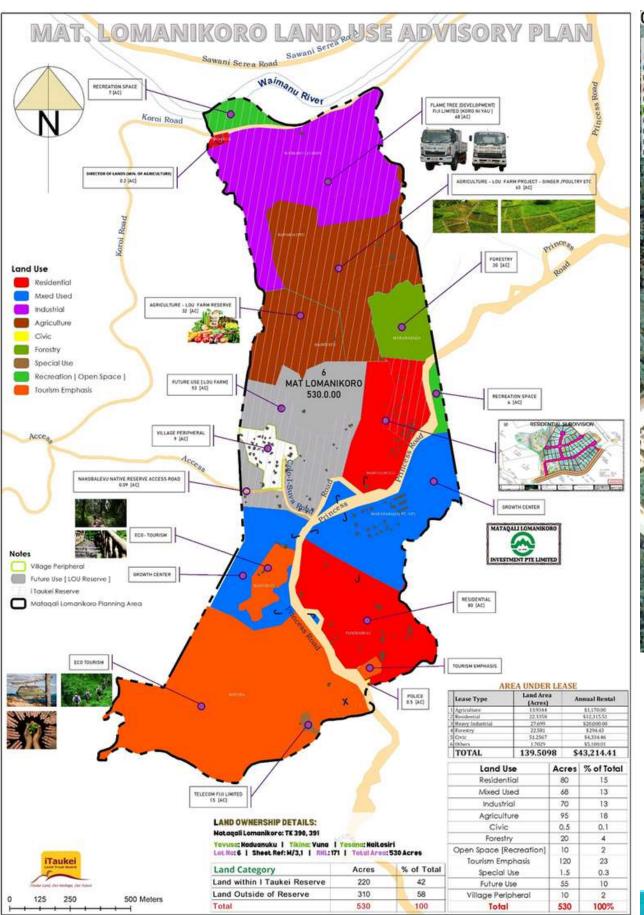
#### DISTRICT/TIKINA PLANNING:

#### **Tikina Land Use Advisory Plans**

36 Tikinas for the North - completed 2021 106 Tikinas for Viti Levu - Pending (2023)

AND THE RESIDENCE OF THE PARTY OF THE PARTY







#### **LOU Land Use Advisory Plans**

- TLTB assists in scheme planning, land development, & leasing
- Platform for COLLABORATION with key stakeholders, developers/investors, etc.
- Basis for LOU Development & Management Plan
- "One-Stop Shop" Information Centre for LOU members

















Consultation with Director Town & Country Planning and team, and with Turaga na Tui Cakau Hon. Ratu Naigama Lalabalavu

TL Savusavu George Waqasaqa presenting the proposed TLT8 Master Land Use Plan for the North with LOUs for Mat. Lekutu (Vidawa), Mat. Welitoa (Somosomo), Mat. Matakuro (Lavena, Tikina Wainikeli and Tikina Vuna meetings













Consultation with Estate Team from the TLTB Labasa Office. The envisioning exercise allowed officers to propose areas for "Work, Live and Play" purposes

Consultation with Department of Town & Country Planning Labasa team (Mr. Manasa Tuilau), Ministry of Environment (Mr. Tevita Vuniwaqa) and Ridge to Reef Project team Labasa (Mr. Maikali Rasuwaki)

Consultation with Ministry of Fisheries, Labasa - Principal Fisheries Officer Mr. Tekata Toaisi & SFO Mr. Kolinio Naivalu











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#### Principles that Guide the Plan



#### 1. Sustainable Development Goals



#### 2. Spatial Growth Strategies

- 1. **Trend**: which assumes that population growth and thus development will continue in the same general areas as previously
- 2. **Growth Centres**: assumes major investments to develop new or currently small centres
- 3. <u>Densification</u>: which would encourage higher densities in selected urban areas



#### Principles that Guide the Plan



#### 3. The Framework - Integrated Planning and Management

National Partnership for Sustainable Development through the participation of all stakeholders to reduce poverty, sustainably manage our resources, and create a prosperous and vibrant communities!





#### Principles that Guide the Plan

#### 4. The Planner's Toolkit



#### A Planner's Toolkit for Land Use & Resource Planning & Management

#### **FACTORS AFFECTING RESOURCES PLANNING & MANAGEMENT**

#### ENVIRONMENTAL

#### PLANNER'S TOOLKIT

#### **PURPOSE OF** TOOL

To enforce zoning

and orderly siting of

conflicting land uses

and encroachment

onto sensitive and

vulnerable areas.

environmentally

spaces and

Preservation of open

sensitive areas are a

function of planning schemes and plans.

land uses to avoid

ordinances - for proper

#### landward resources

#### coastal resources

- Climate Change
- Sea-level rise
- Flash flooding
- Landslides
- Tropical Cyclones
- Weather Extremes
- Climate Variability
- Earthquakes

 Unregulated land use changes

ANTHROPOGENIC

- Unsustainable agricultural practices
- Urbanization
- Pollution
- Tourism
- Quarrying/Mining
  - Industrialization
  - Squatting
  - Deforestation
  - Land Reclamation
  - Unsustainable fishing practices
  - Human Settlements

#### Town Planning

Schemes, Local

Area Plans, and Regional Plans

2. Development Control Regulation - TP Act General Provisions

water mark, and 6m

#### 5. The Envisioning Exercise

#### STAKEHOLDERS' ENGAGEMENT PICTURES









image 4: With Office of the Commissioner Northern team,



Arege S: With Water Authority of Fiji staff from Savusavu



Meeting in February 2020





Amage & With Fili Roads Authority Savusavu team.





Amore Mr. Consultation with the Nagara Community, Taveuni



Awage Ff; With TLTB Labous Office



Image 12: Zoom meeting with Department of Forestry



### **A Synopsis**



#### Reporting Format and Layout

• Planning Reports can also be utilized as a marketing/investment tool for attracting and directing investments to appropriate zones/areas.





	Province	Census Year		Absolute	Percentage
	Howards	2007	2017	Change	Change
1	Ea .	231,760	247,706	15,948	6.9%
2	Dun	14,376	15,466	1,290	9.1%
3	Cakaudrove	49,344	50,469	1,125	2.3%
4	Kadavu	10,167	10,897	730	7.2%
5	Lau	10,683	9,602	1,061	-10.1%
6	Lomelviti	16,253	15,657	596	-3.7%
7	Macuata	72,441	65,983	6,458	4.9%
	Nedroge/Nevous	58,587	58,931	544	0.9%
9	Naitasiri	160,760	177,678	16,918	30.5%
10	Namosi	6,898	7,871	973	14.1%
11	ka .	29,464	30,432	968	3.3%
12	Rewa	100,955	108,016	7,021	7.0%
13	Serve	18,249	20,051	1,782	9.2%
14	Talifesta	55,692	64,552	3,560	25.9%
15	Potums	2,002	1,194	- 40E	-20.4%
	Total	R17.271	RALEAT	47.616	5.2%



Figure 5.0 presents the 2007 and 2017 population numbers by province.

The Northern Division provinces of Bus and Cakaudrove recorded population increases of BNs and 23h respectively while the population of Mecuata continued to decrease.

Macuate's commit count of 65,365 was 6,456 18,5% lower than a decade ago commung the transit that was first observed during the orian carrier period of 1500 and 2007

Map 1.0 or Chapter 1 also Hustratics the administrative boundaries and the troubdown of possulation by Province.

Maguate Province liebich has the CNR's largest town: Labrasel has the Highest population in the region with 65.575 people.

Interestingly as nation highlighted, the Province has been having negative population growth for the past two docades.

(Note unaw 628) (LASSES 26.501) (Bandary 6.853)

The Caharathore Processe (which has the request second times, Sarathoric follows closely with 50.547. Eva is the load procedured of the throu Processos with 15.655. As will be obscured later, the Soa Provence has a large number of compression and forestly leaters covering large portions of their land than a companied to Maccapia and Coharathore.

LTB MASTER LANDUSE REAM FOR THE GREATER NUMBERS RECION 2020-2040

(SASPA of Figuresia) provisitions

38,304 (30%)

\$2,610 (TEN)

ACE NO SE



#### **A Synopsis**



#### **MAPPING METHODOLOGY**

#### **GNR** is largely Rural-Based Economy

- Adopt hybridization of <u>Trend Development</u> and <u>Growth Centre Strategies</u> (<u>Keep Uniqueness</u> of North as is)
- Windshield Survey Land Use Verification
- Key Stakeholders Consultation to gather data to be integrated
- Use of baseline data for mapping purposes in ArcMap & ArcMap Pro
  - TLTB Lease Master, Soils, Slopes, DEM, Forest/Non-Forest (Land Coverage) Map, Household Density Map, Tenure Map, Development Suitability (Constraints) Map, NLC, Expiring Leases Map, etc.
- One-stop shop maps (Integrated and include infographics)



#### TLTB LANDUSE PLANNING BASELINE MAPPING WORKS

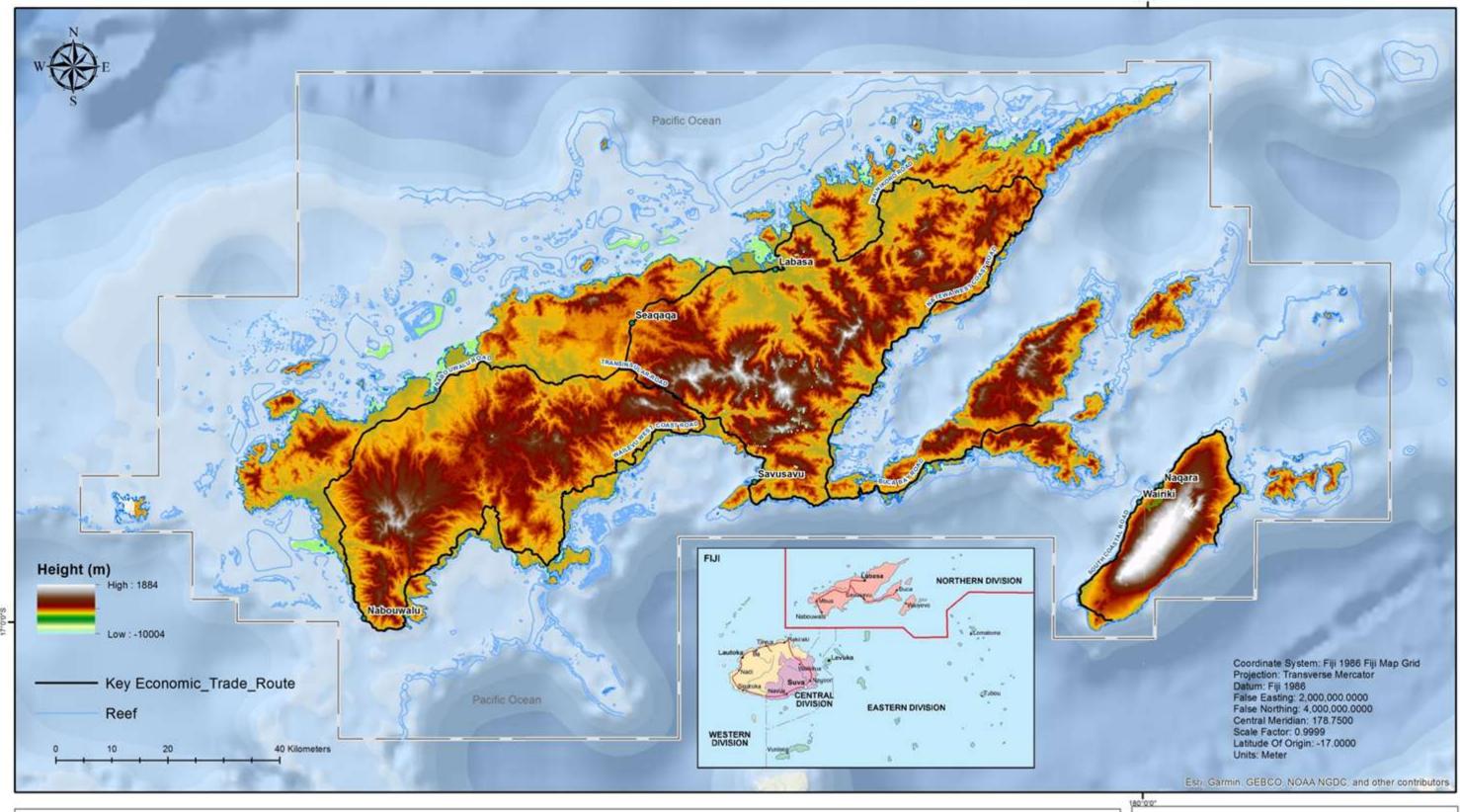


- 1.TLTB Current Lease Types Map
- 2. Existing Land Use Map (Windshield Survey/ArcGIS Collector)
- 3. Topographical Map DEM
- 4. Topographical Map Slope
- 5. Development Suitability (Constraints) Map
- 6. Economic Enabling Environment Map
- 7.TLTB Expiry Map (2021-2041) 5,10,15,20 years
- 8. Forestry Cover Map
- 9. Land Coverage Summary Map (Forest/Non-Forest)
- 10. Soils Suitability Map (Potential Arable Land)
- 11.Tenure Map
- 12. Key Biodiversity & Protected Areas Map
- 13. Redd+ ERP Integrated District Areas
- 14. Heritage Sites
- 15. Households + Businesses Map
- 16. Household Density Map
- 17. Hazard Map Viti Levu Flood Hazard Zones
- 18. Hazard Map Viti Levu Liquefaction Zone
- 19. Hazard Map Seismically-Induced Erosion Map

- 20. Urban/Neighborhood/Growth Centres Map
- 21. Services Map (Water, Roads, Telecom Coverage Areas)
- 22. LOU Analysis per District
- 23. Mining Tenement (SPL & SML)
- 24. Agriculture Productivity
- 25. Women Leases / LOU Leases Analysis
- 26. ALTA/ALTA-Exempted Areas Map
- 27. EIA approvals (SEIA dimension)



FINAL MASTER PLAN



#### **TOPOGRAPHICAL MAP - DIGITAL ELEVATION MODEL**

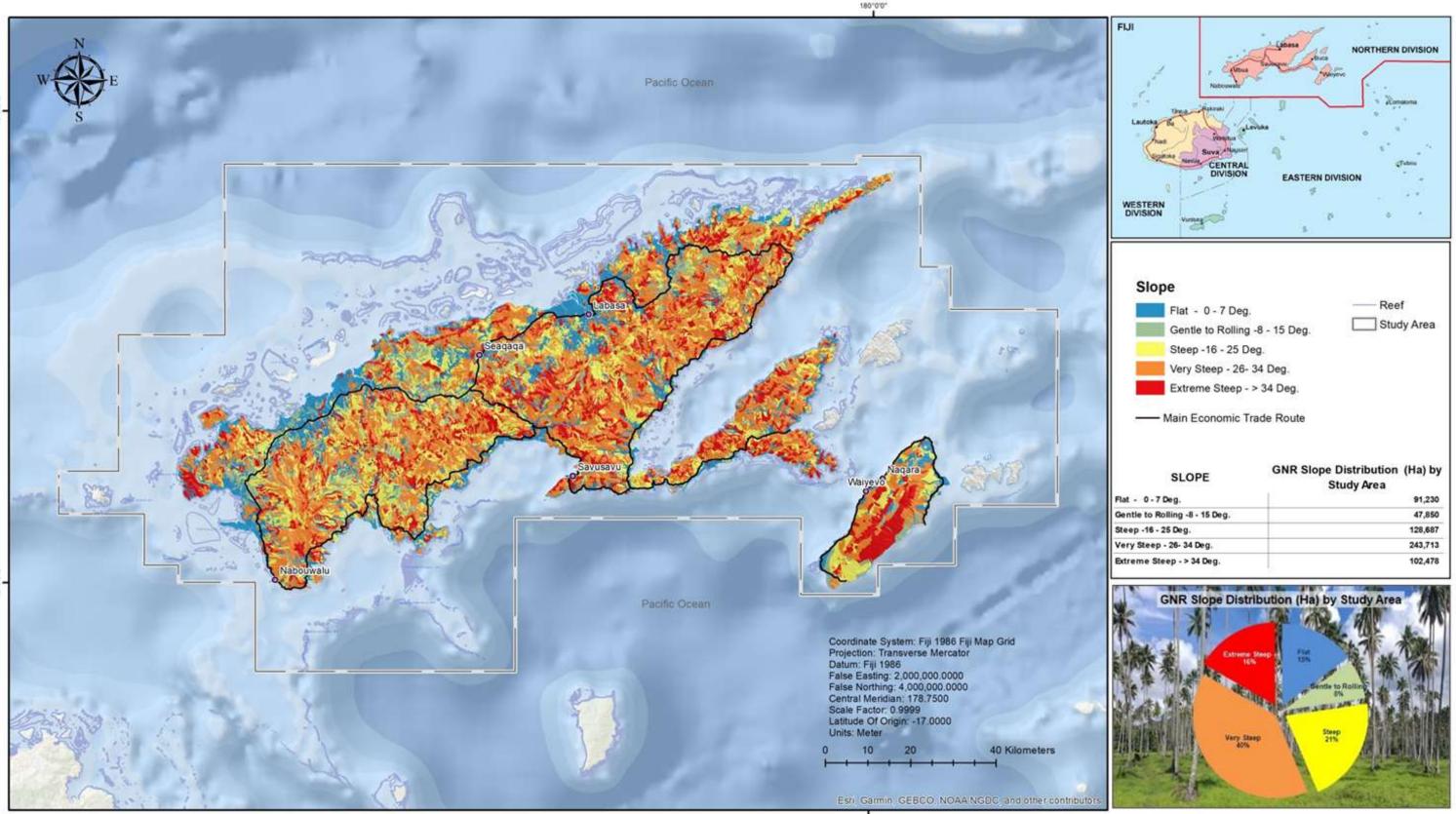
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN REGION 2020-2040





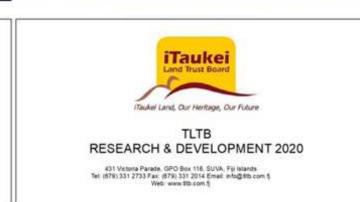






#### **TOPOGRAPHICAL MAP-SLOPE**

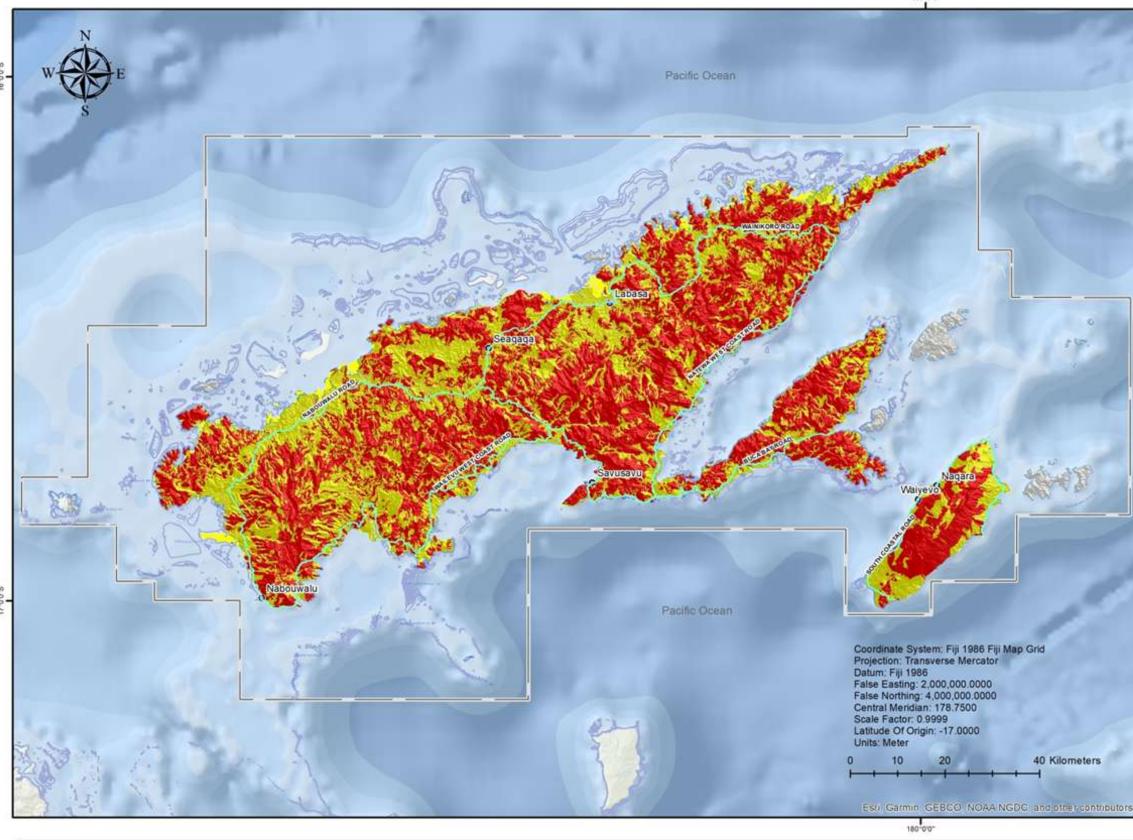
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN REGION



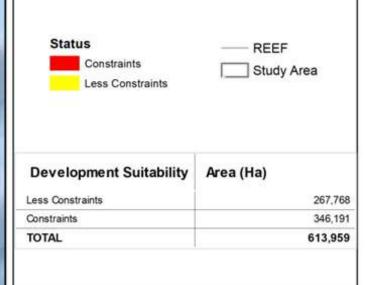


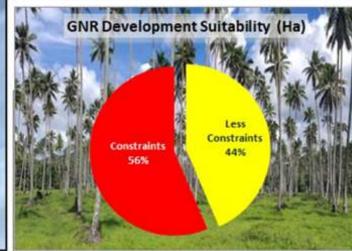


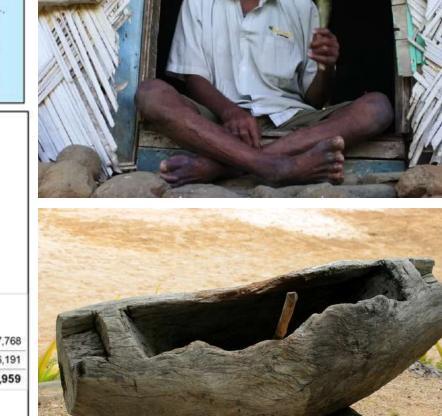










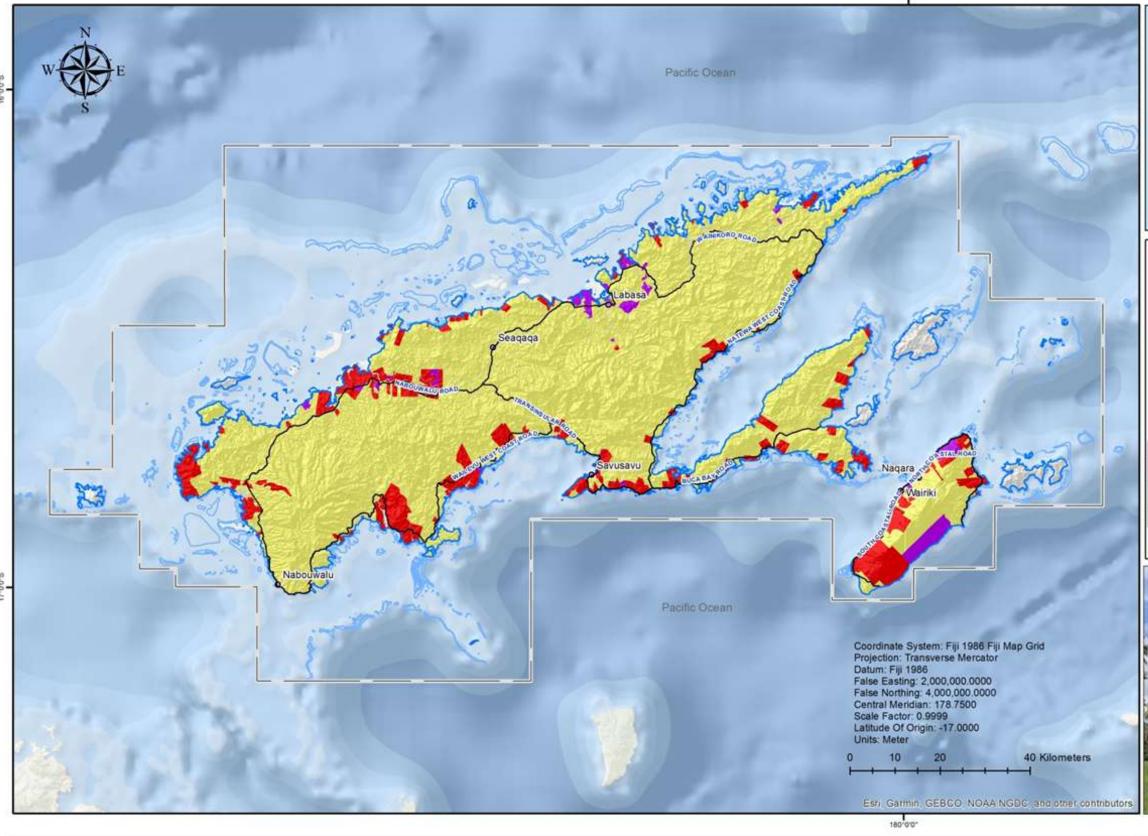




#### **DEVELOPMENT SUITABILITY MAP**

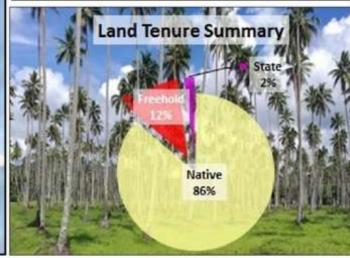
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN REGION 2020-2040







State	Key Economic Trade Route
Freehold	Reef
Native	Study Area
Tenure	Area (Ha)
Tenure Native	Area (Ha) 508,311
CAST DATE OF CAST OF C	508,311
Native	



Source Data: Ministry of Lands and TLTB



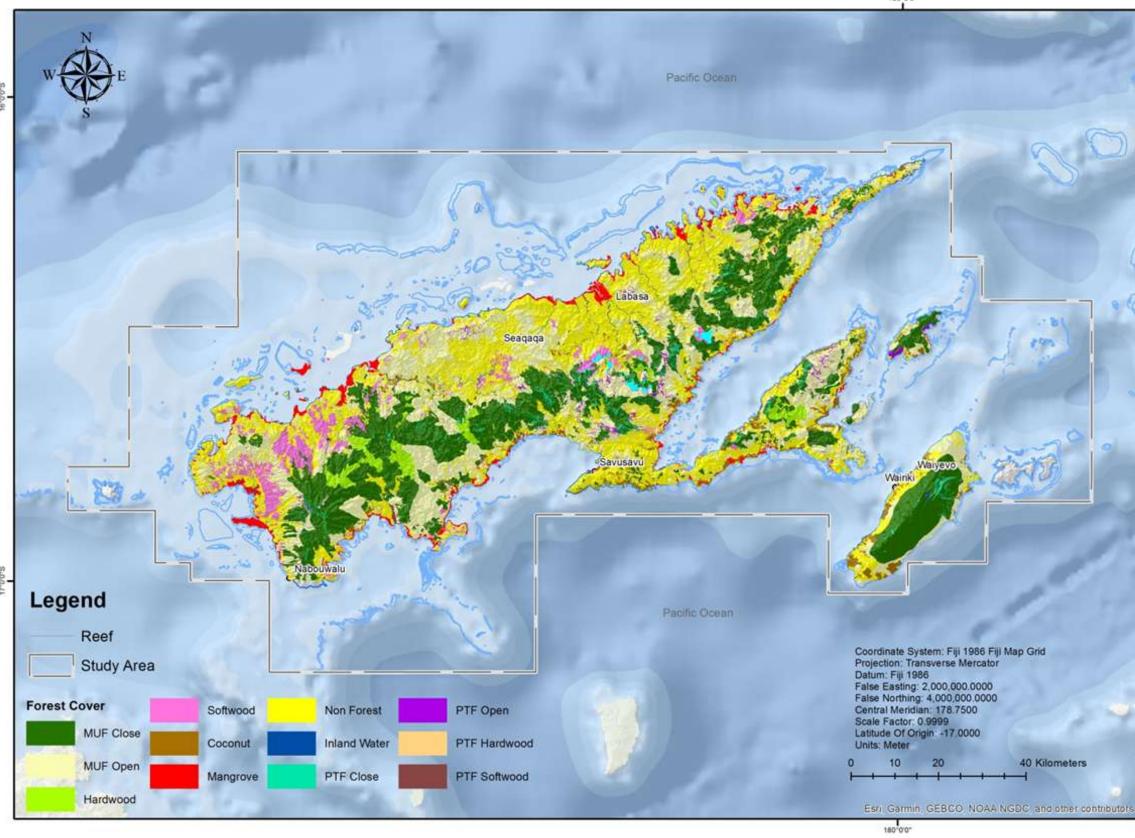




#### **TENURE MAP**

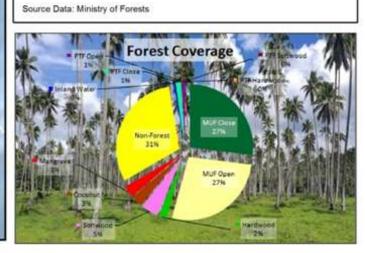
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040







	Forest Class	Area (Ha)
1	MUF Close	169,448
2	MUF Open	171,527
3	Hardw ood	13,022
4	Softwood	28,314
5	Coconut	17,829
6	Mangrove	18,732
7	Non-Forest	192,087
8	Inland Water	2,783
9	PTF Close	8,713
10	PTF Open	5,387
11	PTF Hardwood	74
12	PTF Softwood	149
	TOTAL	628,063







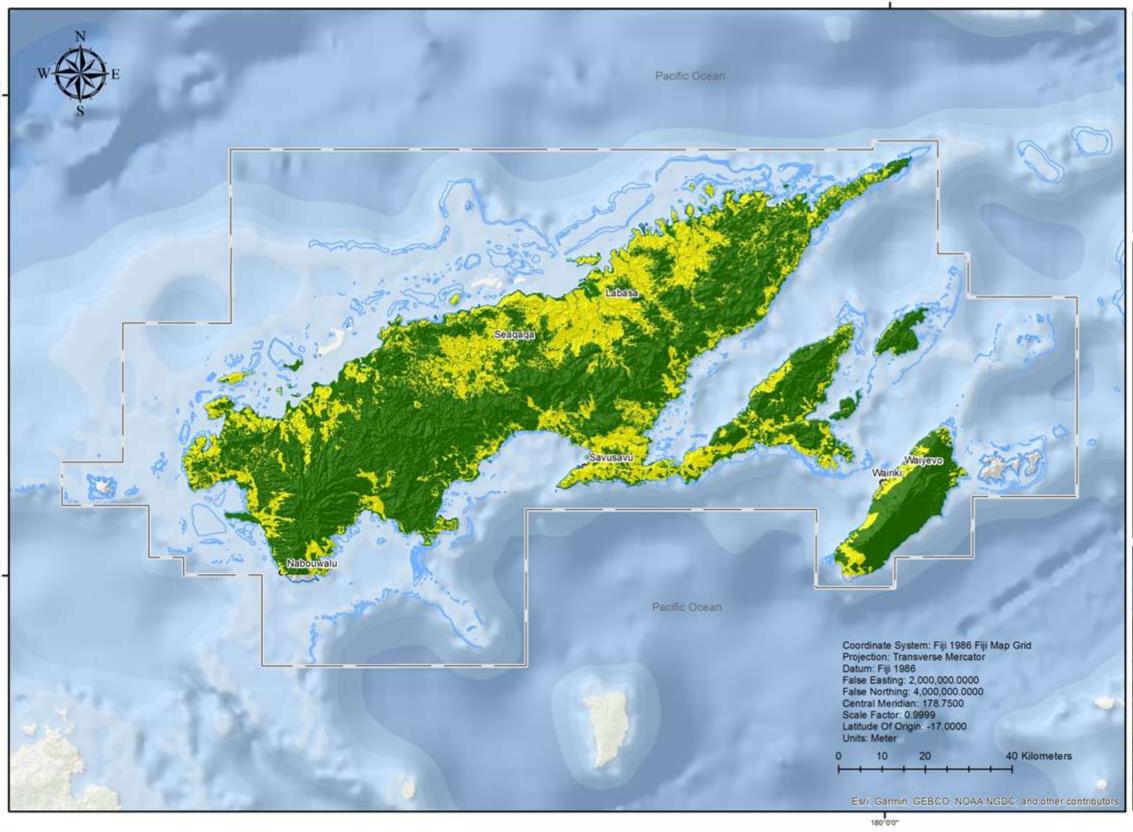


#### **FORESTRY COVER MAP**

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040



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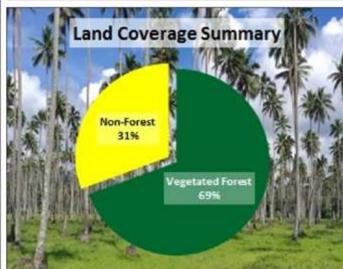


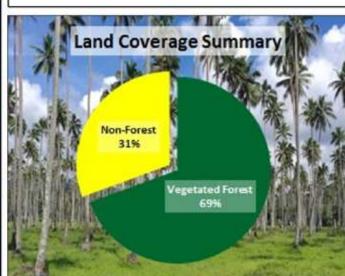


Statu	_	
	Forest Classes	Study Area
	Non Forest	Reef

Status	Area (Ha)
Vegetated Forest	435,977
Non-Forest	192,087
TOTAL	628,063

Source Data: Ministry of Forests





#### LAND COVERAGE SUMMARY

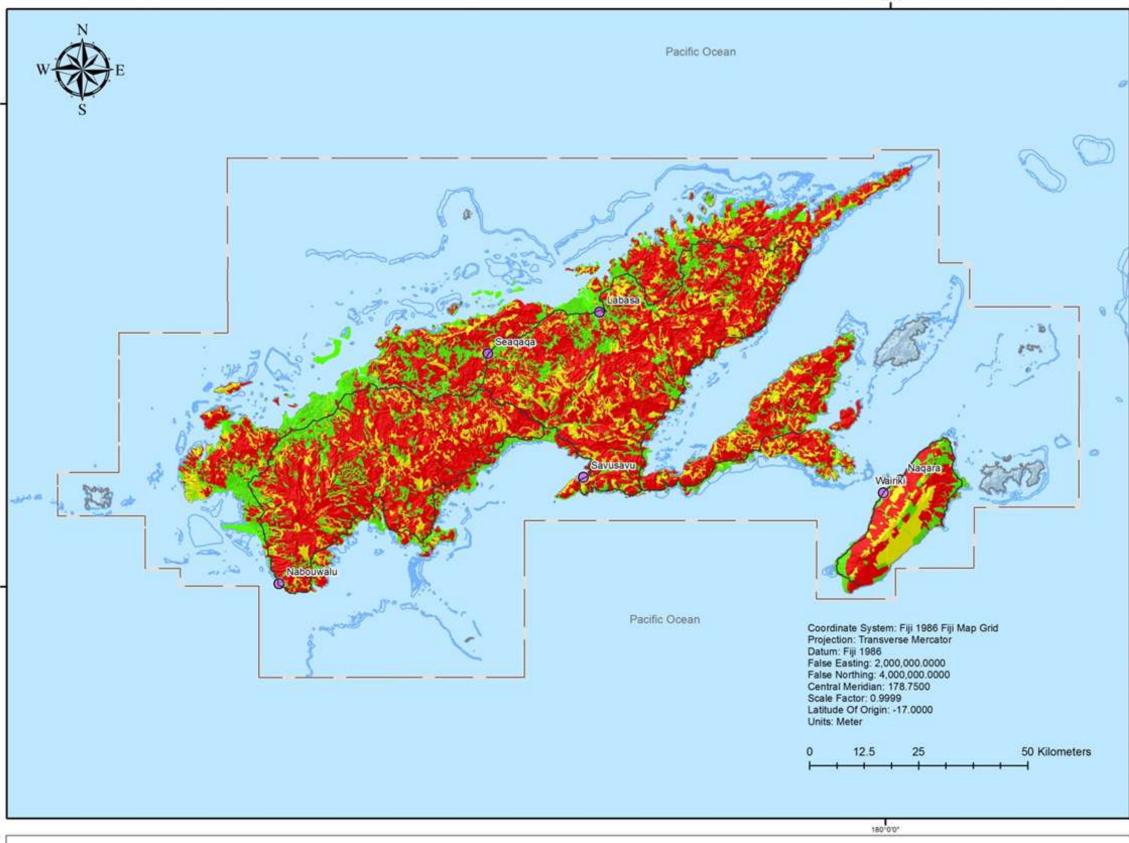
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040

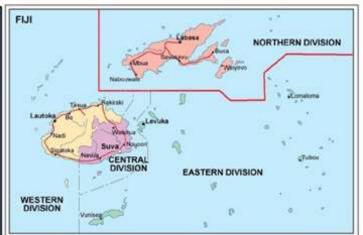












#### Soil Suitability

Arable

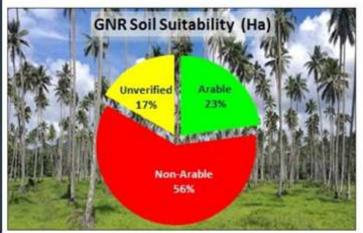
Nonarable
Unverified

Arable: Represents lands within Classes I-IV in Land Use Capability classification. Lands are suitable for ploughing and cropping at specific levels. Lands are mostly on 0-15 degree slopes.

Non-arable: Represents lands within Classes V-VIII in Land Use Capability classification. Lands are unsuitable for cropping but mostly for pastoral or forestry use. Lands are mostly on 0-15 degree slopes. Lands over 35 degrees are suitable for protection purposes only.

Source Date: Ministry of Agriculture

Soil Suitability	Area (Ha)
Arable	142,353
Non-Arable	375,379
Unverified	103,561
TOTAL	621,294









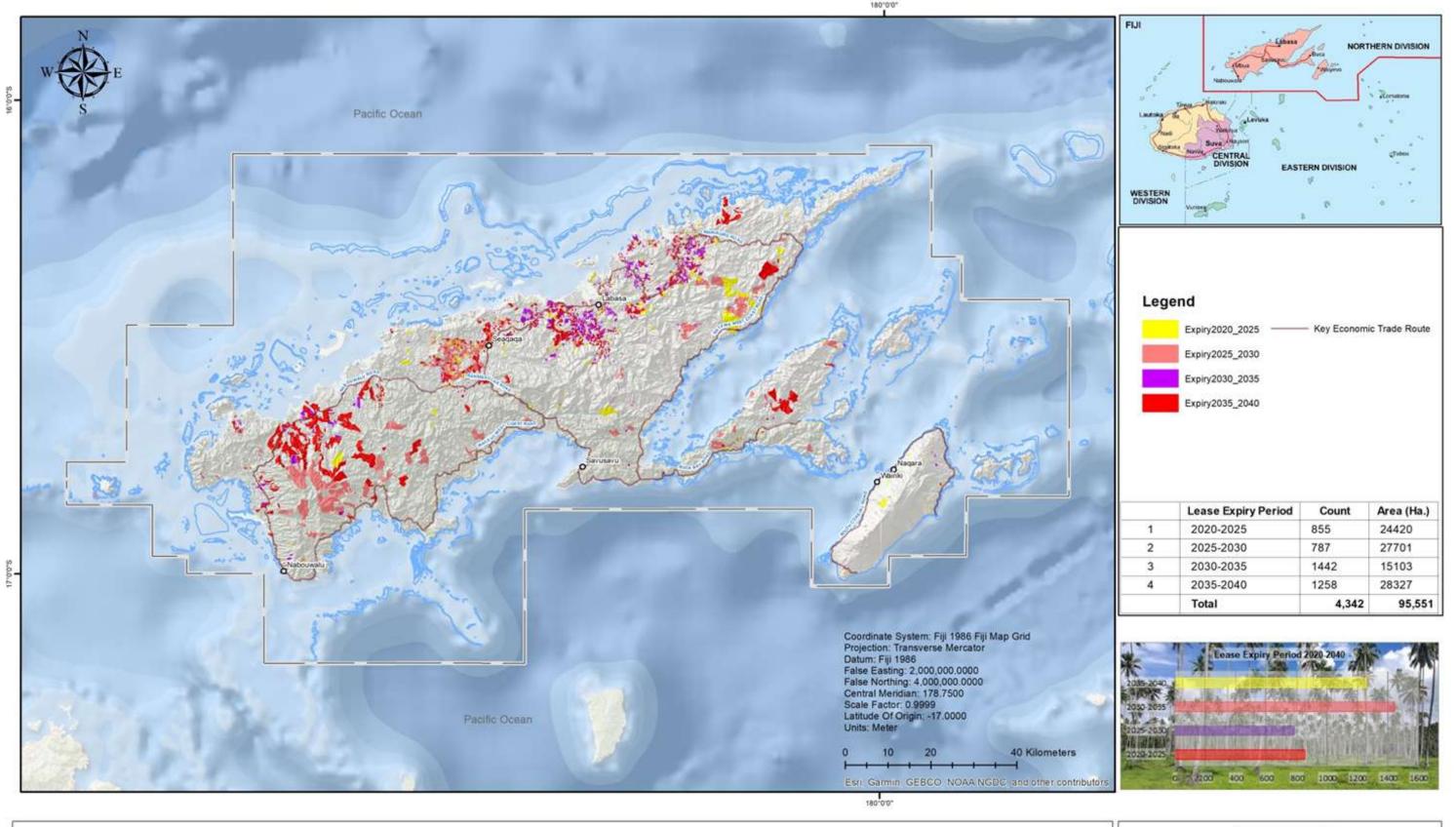
#### SOILS SUITABILITY MAP

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040



TLTB
RESEARCH & DEVELOPMENT 2020

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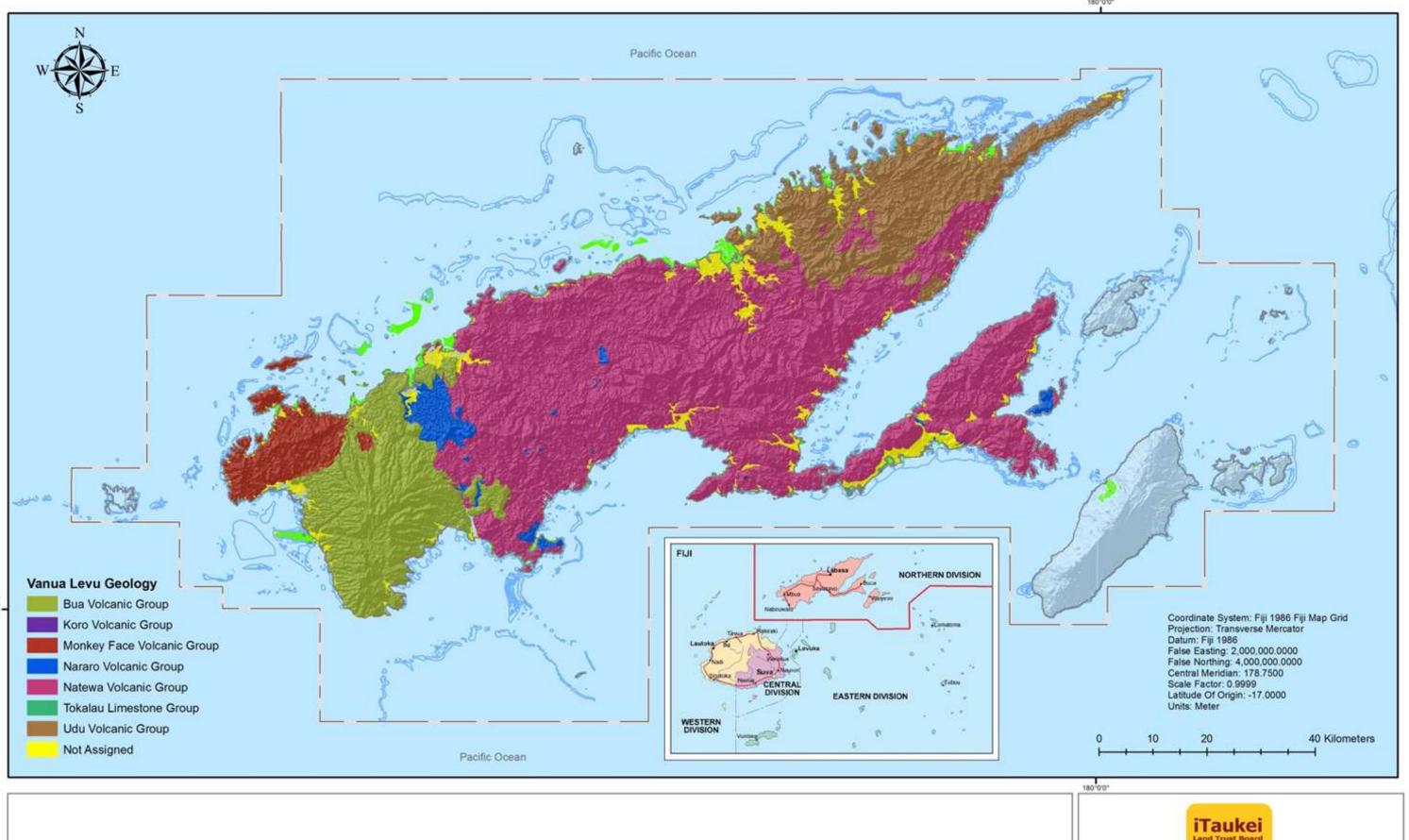












#### **GEOLOGY MAP**

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040

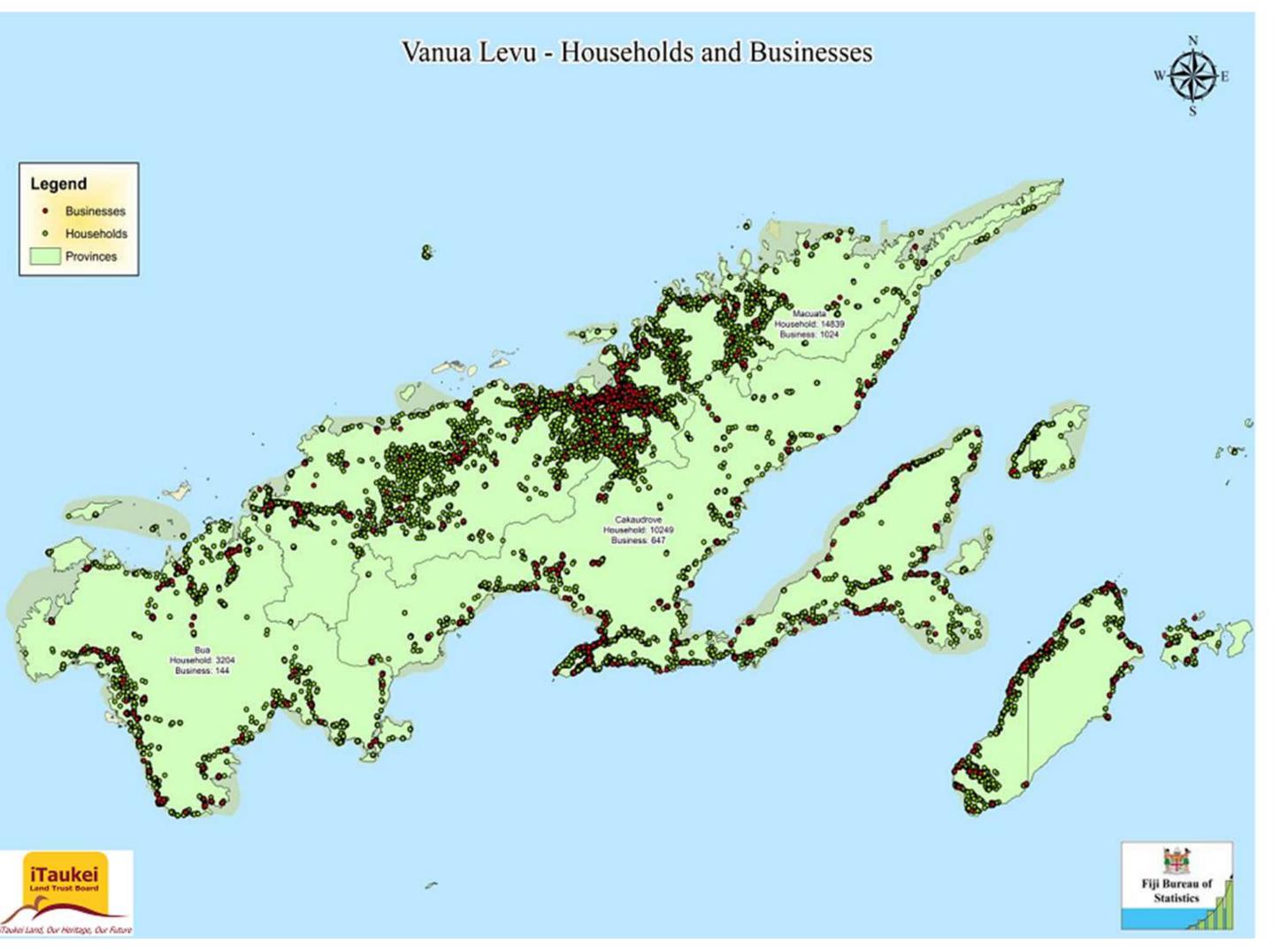


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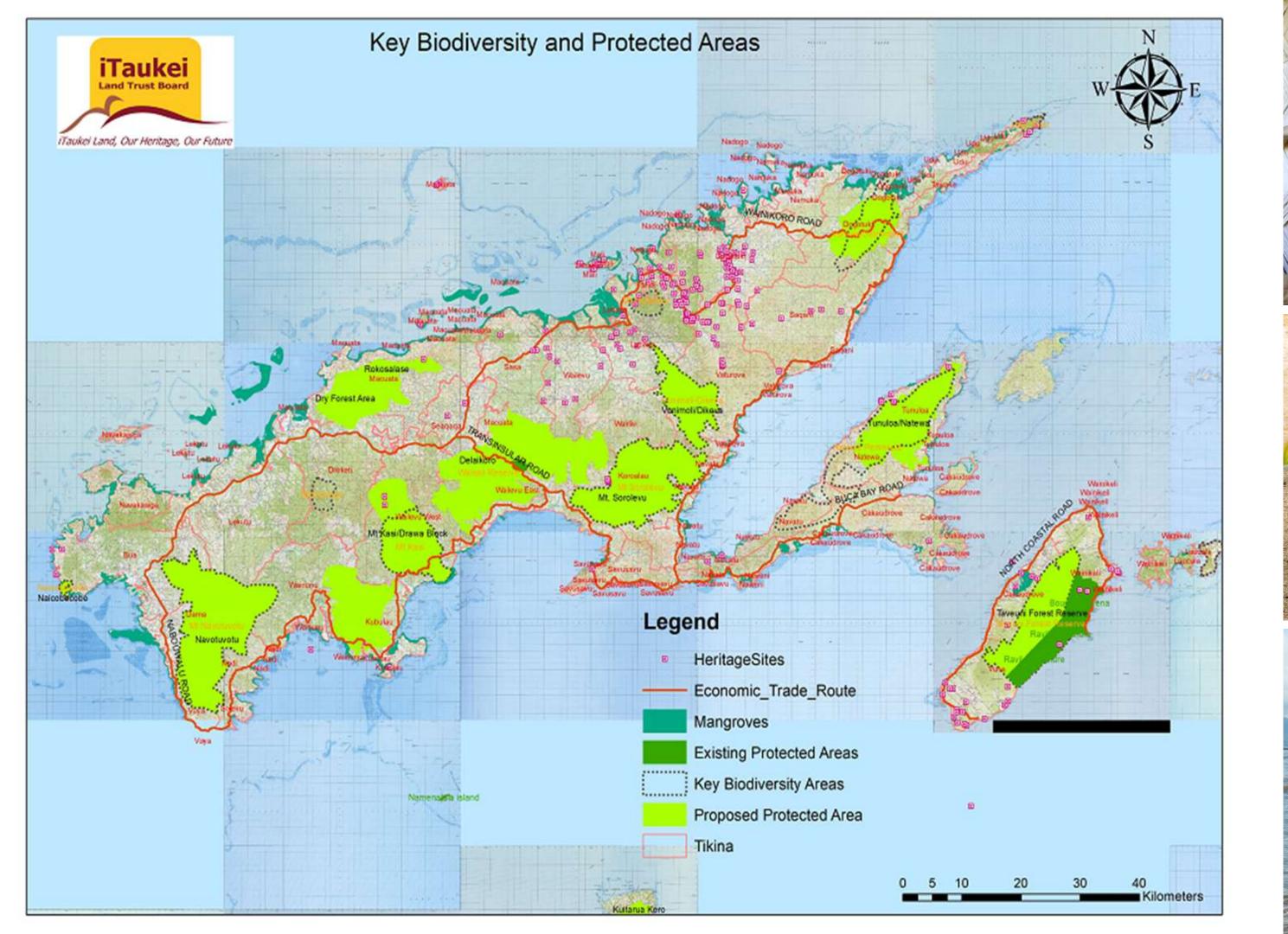








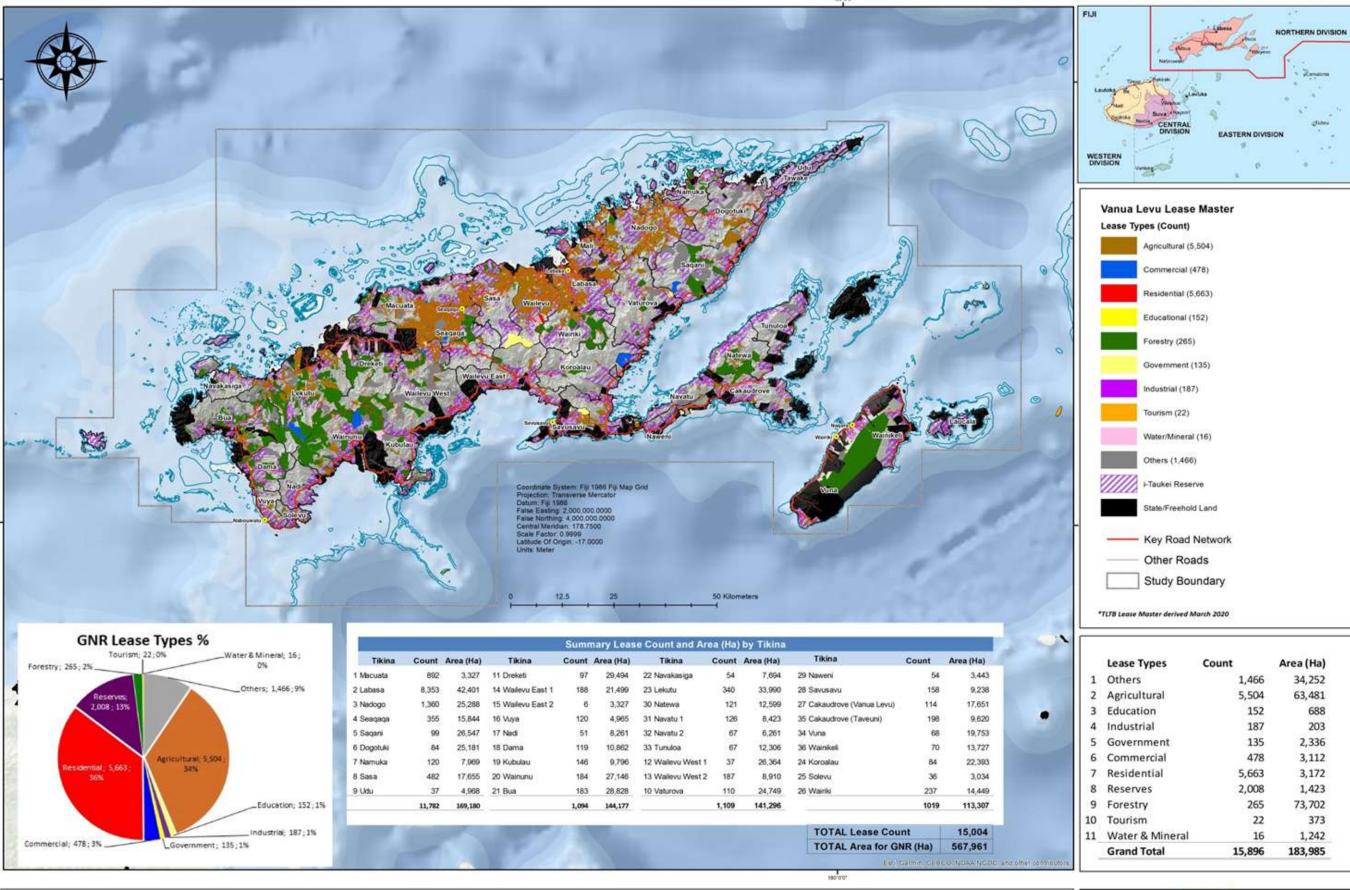




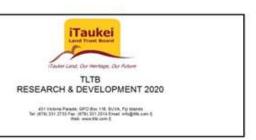








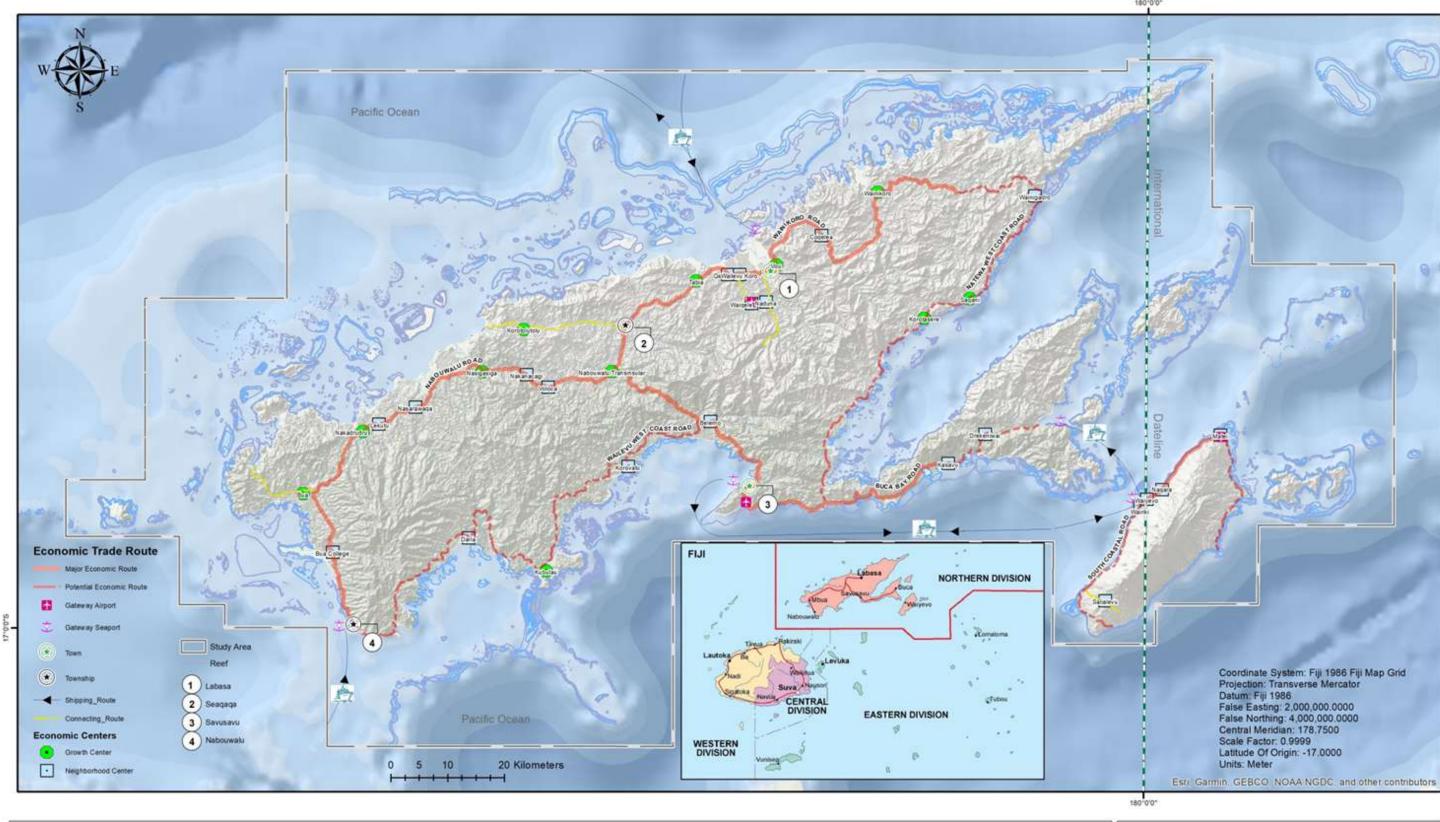
#### **TLTB CURRENT LEASETYPES MAP (AS AT MARCH 2020)**











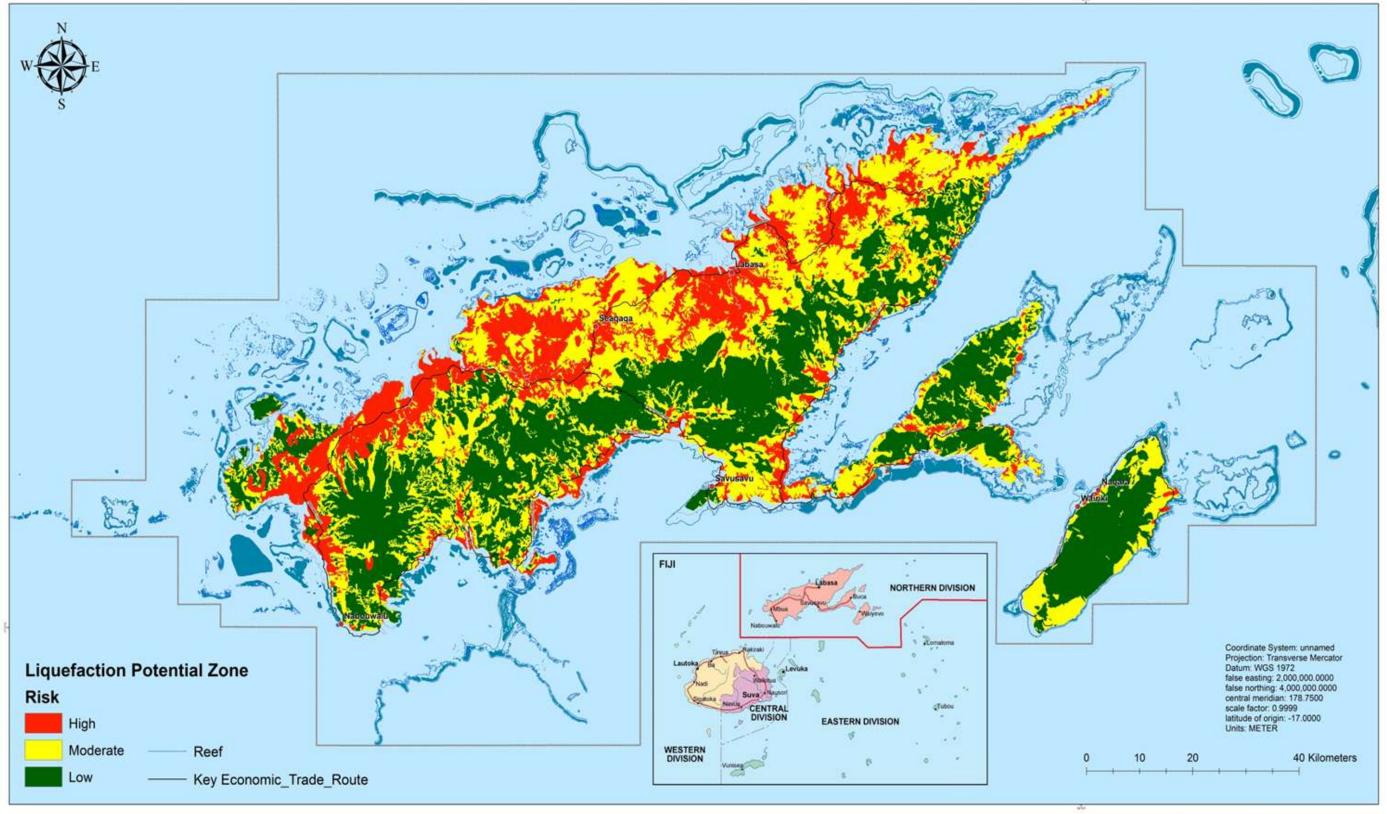
#### **ECONOMIC ENABLING ENVIRONMENT MAP**











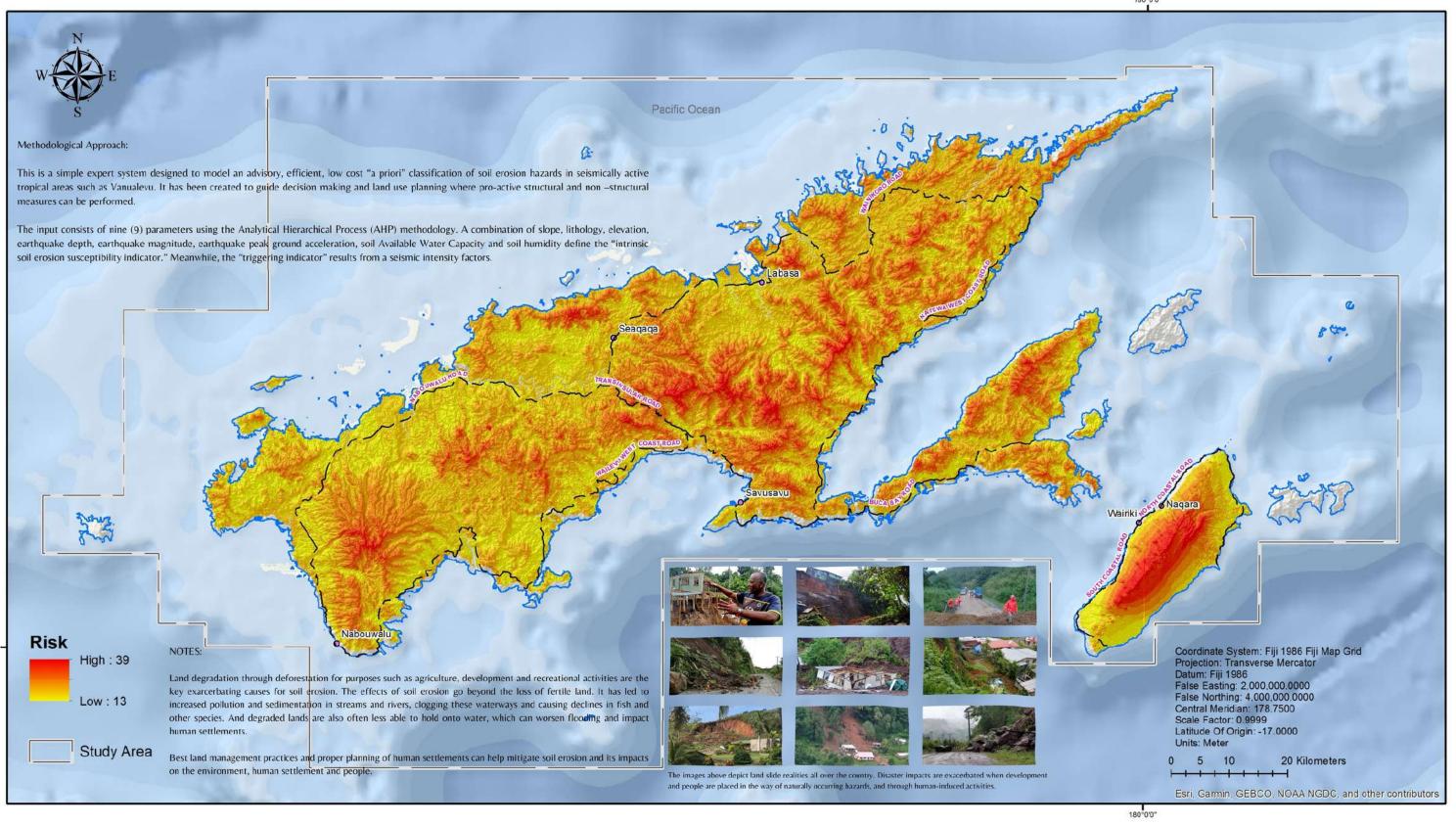
### **HAZARD MAP - LIQUEFACTION POTENTIAL ZONES**





















### **Mixed-Use Centres**

	Neighborhood Center	Map ID	Area (Ha)
1	Nasarawaqa	2	79
2	Nakadrudru	3	79
3	Drekeniwai	4	79
4	Cogelea	6	79
5	Naduru	9	79
6	Waiqele	10	79
7	Wailevu Koro	11	79
8	Waiyevo	13	79
	Nagara	14	79
10	Matei	15	79
11	Kasavu	16	79
_	Wainigadro	17	79
	Lekutu	19	79
14	Daria	20	79
15	Bua College	21	79
16	Nakanacagi	23	79
	Voloca	24	79
	Korovatu	25	79
19	Belemo	26	79
20	Qelewaqa	28	79
	Wairiki	30	79
22	Navakacoa/Dala	31	79
_	Naduri	32	79
24	Salialevu	33	79
25	Navonu	34	79
_	Tukavesi	35	79
	TOTAL		2,054

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



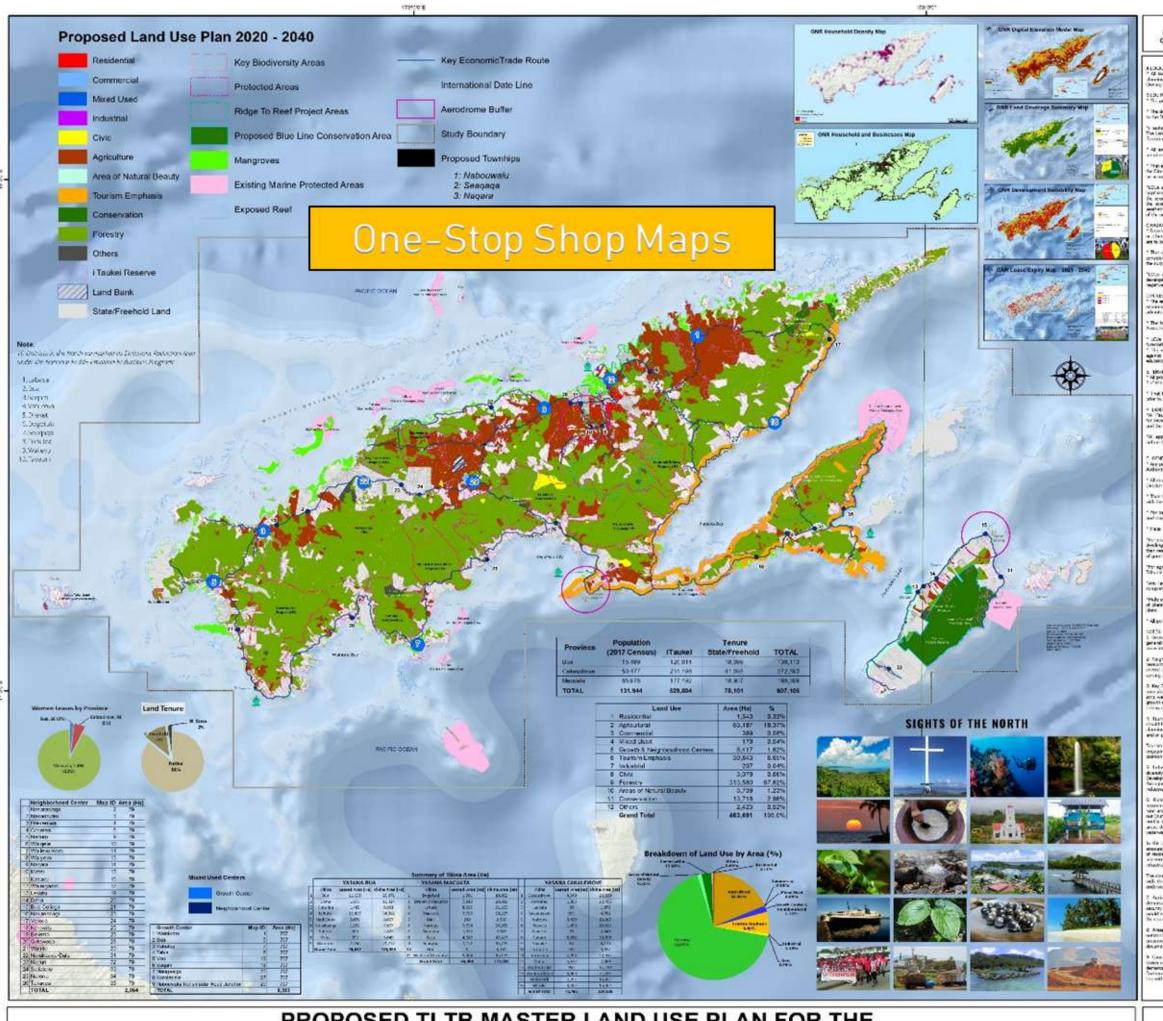


35 Mixed-Use Centers Identified









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



TLTB RESEARCH & DEVELOPMENT 2020



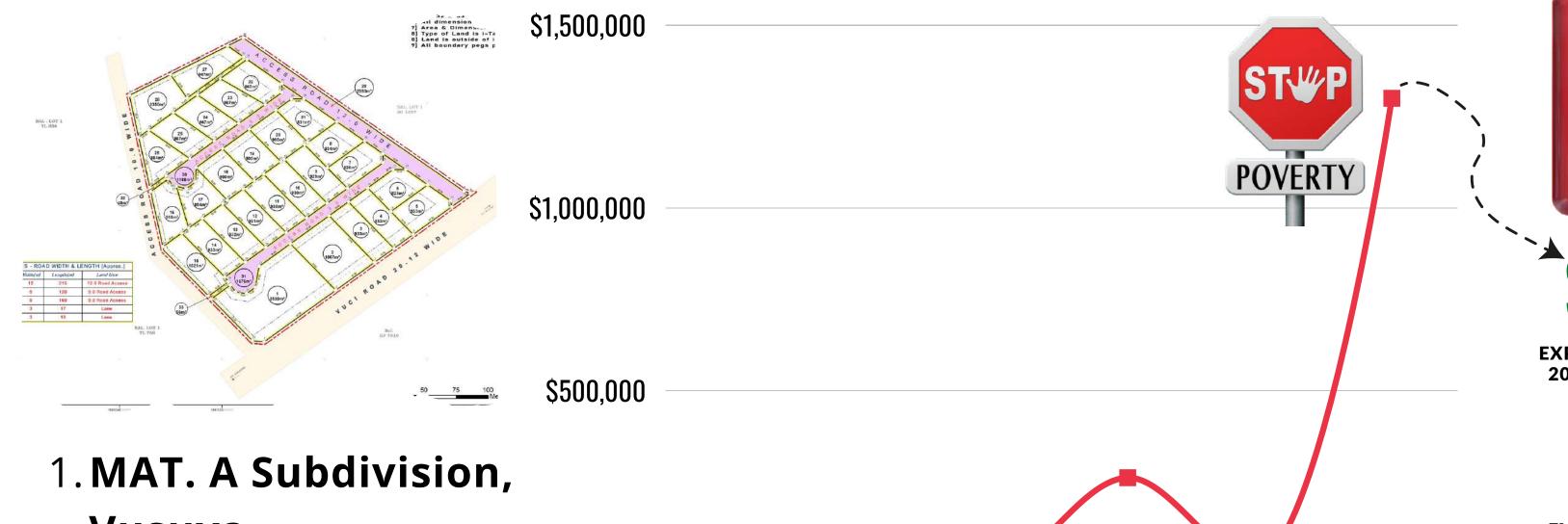






### LOU RESIDENTIAL SUBDIVISION, VUSUYA

# Proper Planned LOU Lands to Elevate Livelihoods [MAT. A Land Development Project, Vusuya]



# Vusuya

- 24 Residential lots + 2 Commericial lots
- Fully-surveyed



\$0





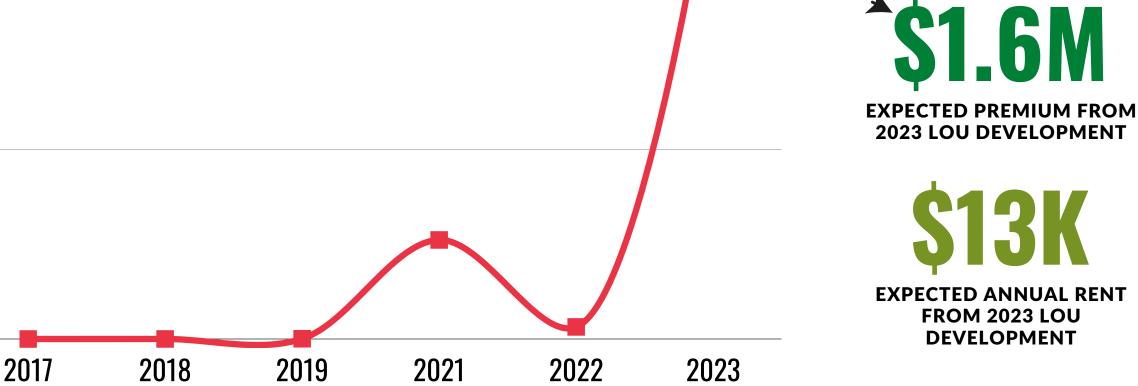


**2023 LOU DEVELOPMENT** \$13K

**EXPECTED ANNUAL RENT FROM 2023 LOU DEVELOPMENT** 







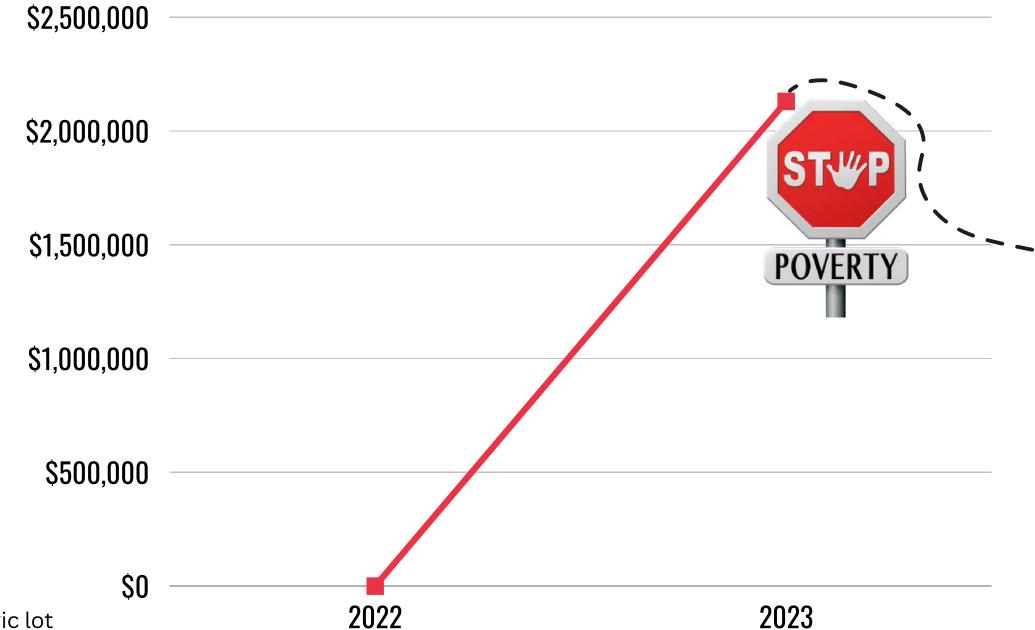


## LOU RESIDENTIAL SUBDIVISION, DRAVO



# Proper Planned LOU Lands to Elevate Livelihoods [MAT. B Land Development Project, Dravo]





\$2.4M **EXPECTED PREMIUM FROM** 

**2023 LOU DEVELOPMENT** 

NO POVERTY

\$26.8K

EXPECTED ANNUAL RENT **FROM 2023 LOU DEVELOPMENT** 

# 3. MAT. B Subdivision, Dravo

• 65 Residential lots + 1 Commercial lot + 1 Civic lot







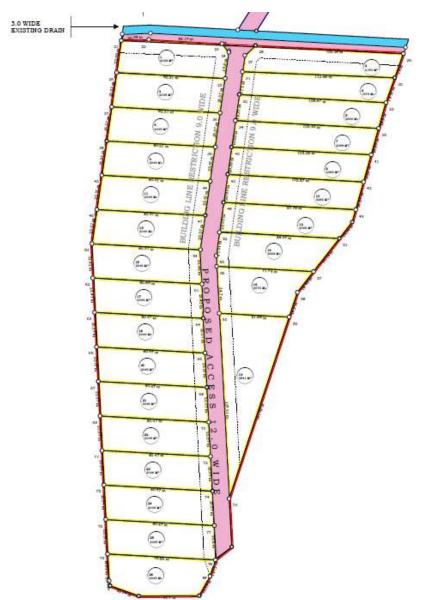




## LOU RESIDENTIAL SUBDIVISION, DRAVO

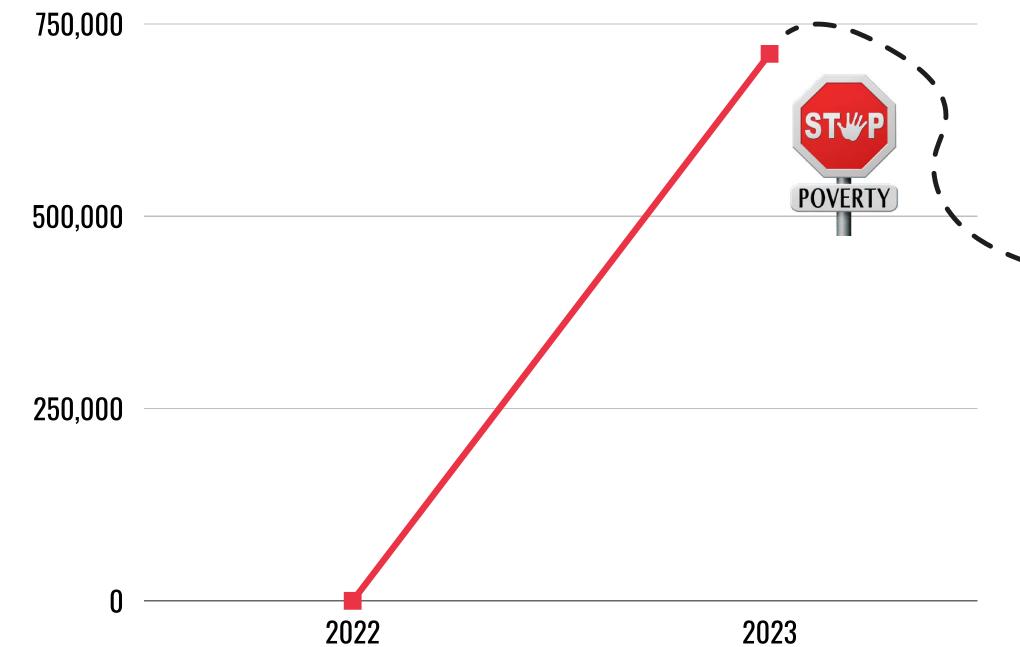
NO Poverty

# Proper Planned LOU Lands to Elevate Livelihoods [MAT. C Land Development Project, Dravo]





• 25 Residential lots + 1 Civic lot





**EXPECTED PREMIUM FROM** 



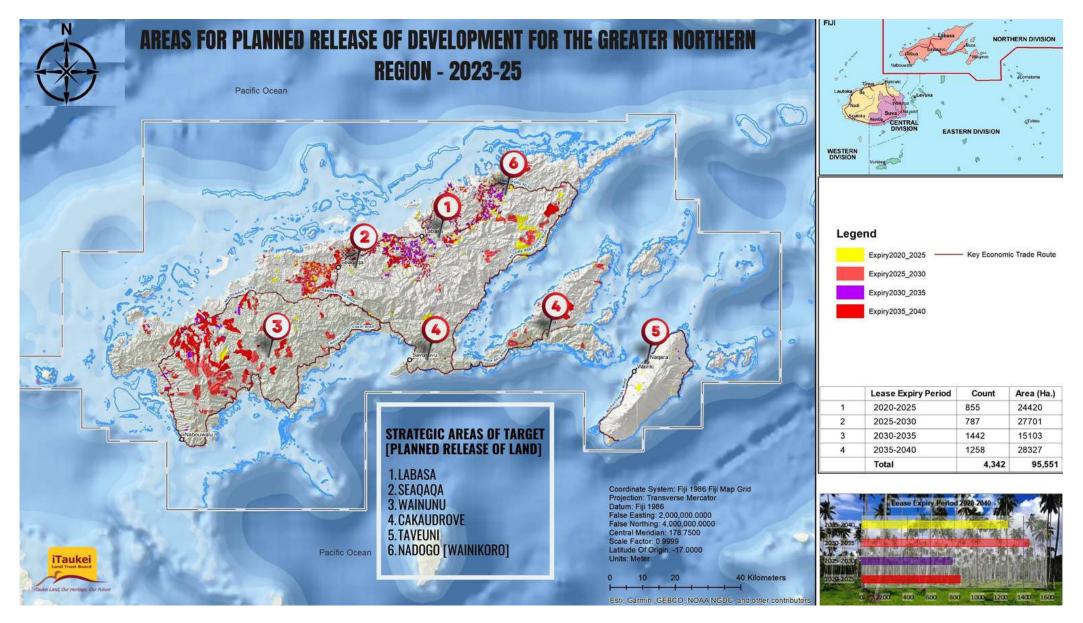




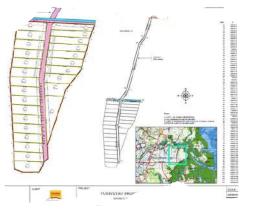
#### **LOOKING AHEAD - 2023 & BEYOND**

# Planned & Targeted Release of Land











1.MAT. A
Subdivision,
Vusuya

2. MAT. B Subdivision, Dravo

3. MAT. C Subdivision, Dravo

	SUBDIVISION	LOU Income	
1	Mat. A - Yusuya	\$ 1,622,795.58	
2	Mat. B - Dravo	\$ 1,036,931.40	
3	Mat. C - Dravo	\$ 2,485,505.16	
	TOTAL	\$5,145,232.14	

Targeted and planned approach for our subdivisions and operations will elevate livelihoods for our LOUs, and which addresses, amongst others, SDG 1 (No Poverty).



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# TLTB ONLINE MARKETPLACE NOW LIVE

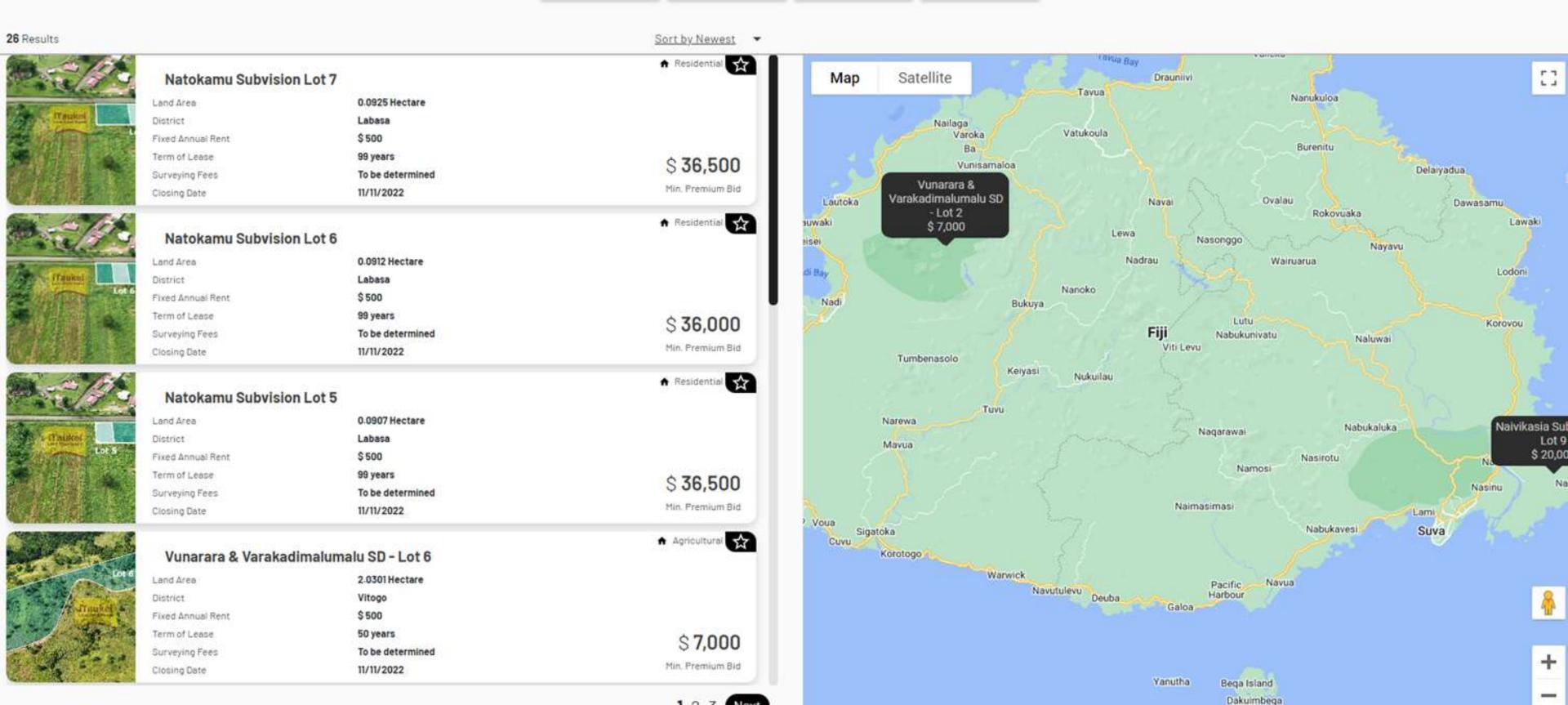
REGISTER AND APPLY FOR A LEASE TODAY

marketplace.tltb.com.fj

### **TLTB Online Market Place**



All Lease Types - Any Land Area - Any Premium Bid - More Options -





#### **LOOKING AHEAD - 2023 & BEYOND**

### Innovative Value-Added Products









FULLY SERVICED LOTS WITH REGISTERED LEASE









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#### **LOOKING AHEAD - 2023 & BEYOND**

# Stakeholder Collaboration/Onboarding



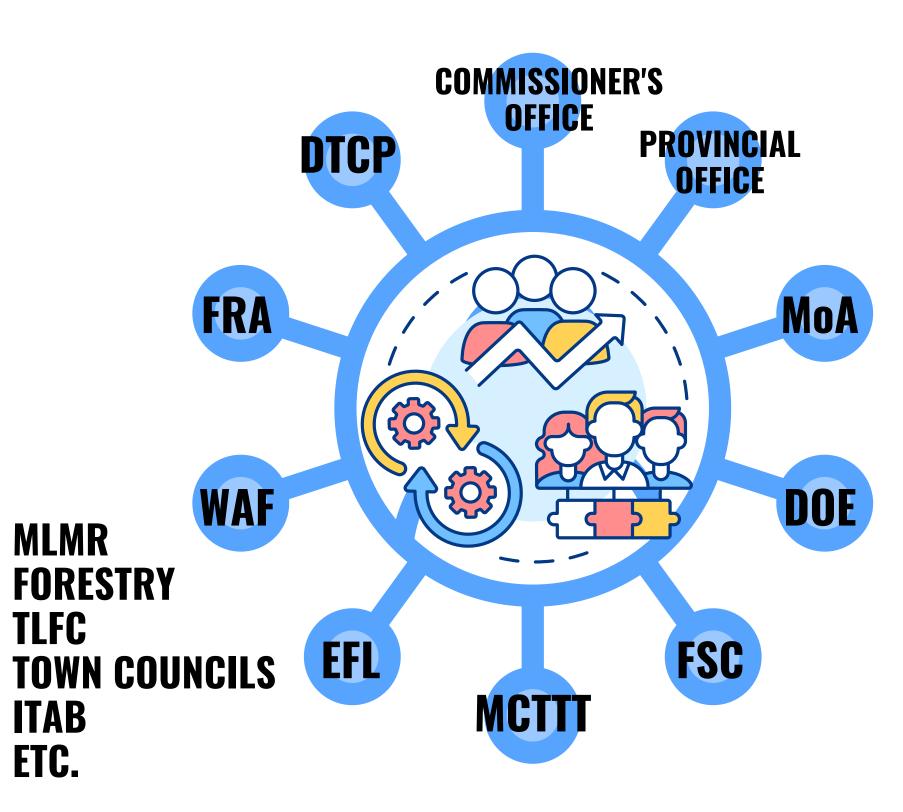












**ITAB** 

ETC.

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