



LAND SERVICES DEPARTMENT

PRESENTATION TO THE FIJI GIS/RS USER FORUM - MAY 2023

TLTB MASTER LAND USE PLANNING & LOOKING AHEAD 2023 & BEYOND



✉ landservices@tltb.com.fj



CONTENTS



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 within the Board, through the use of geospatial technologies.

4

LOOKING FORWARD - 2023 & BEYOND

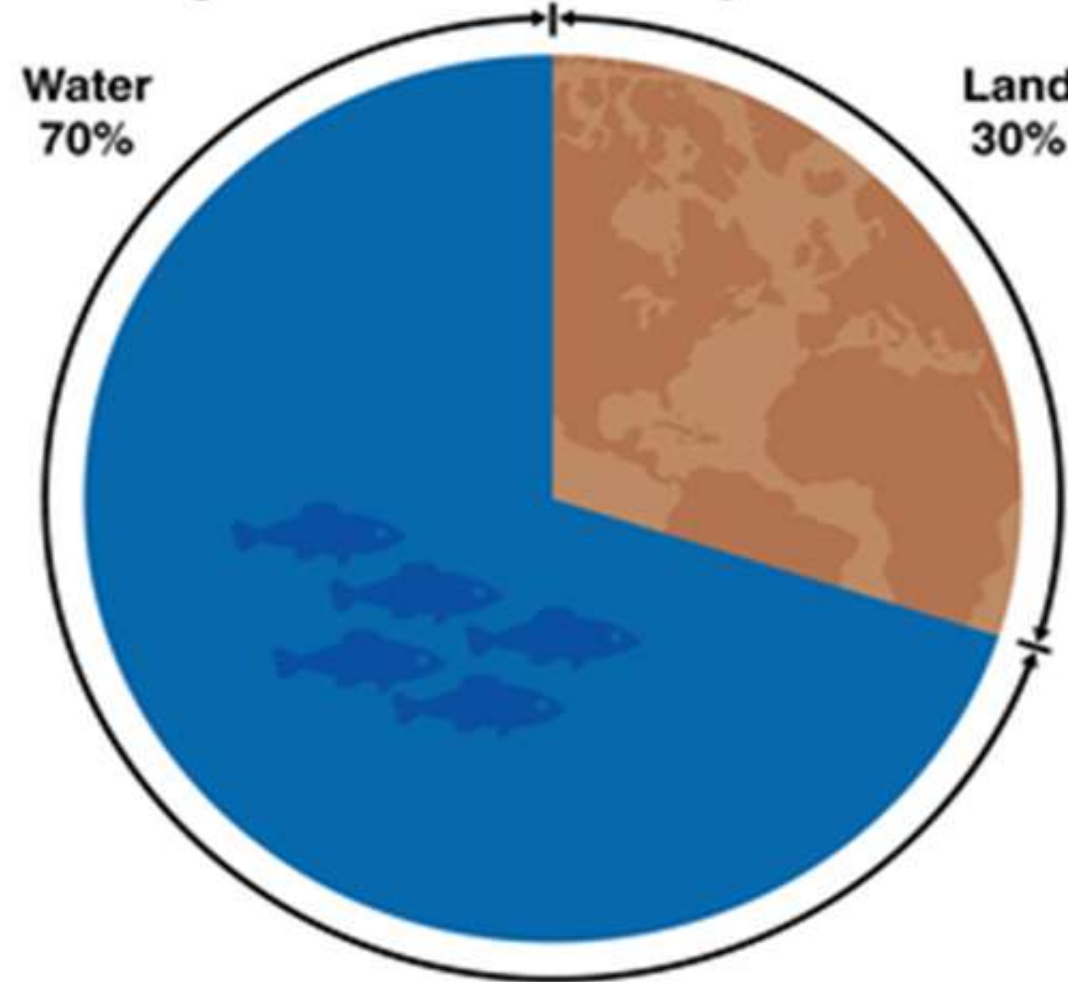
The Board's operational strategies moving forward to an era of technological advancement and AI.

Why is Planning Important?



- World = $\frac{1}{3}$ Land + $\frac{2}{3}$ 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
Percentage of Earth covered by land and water.



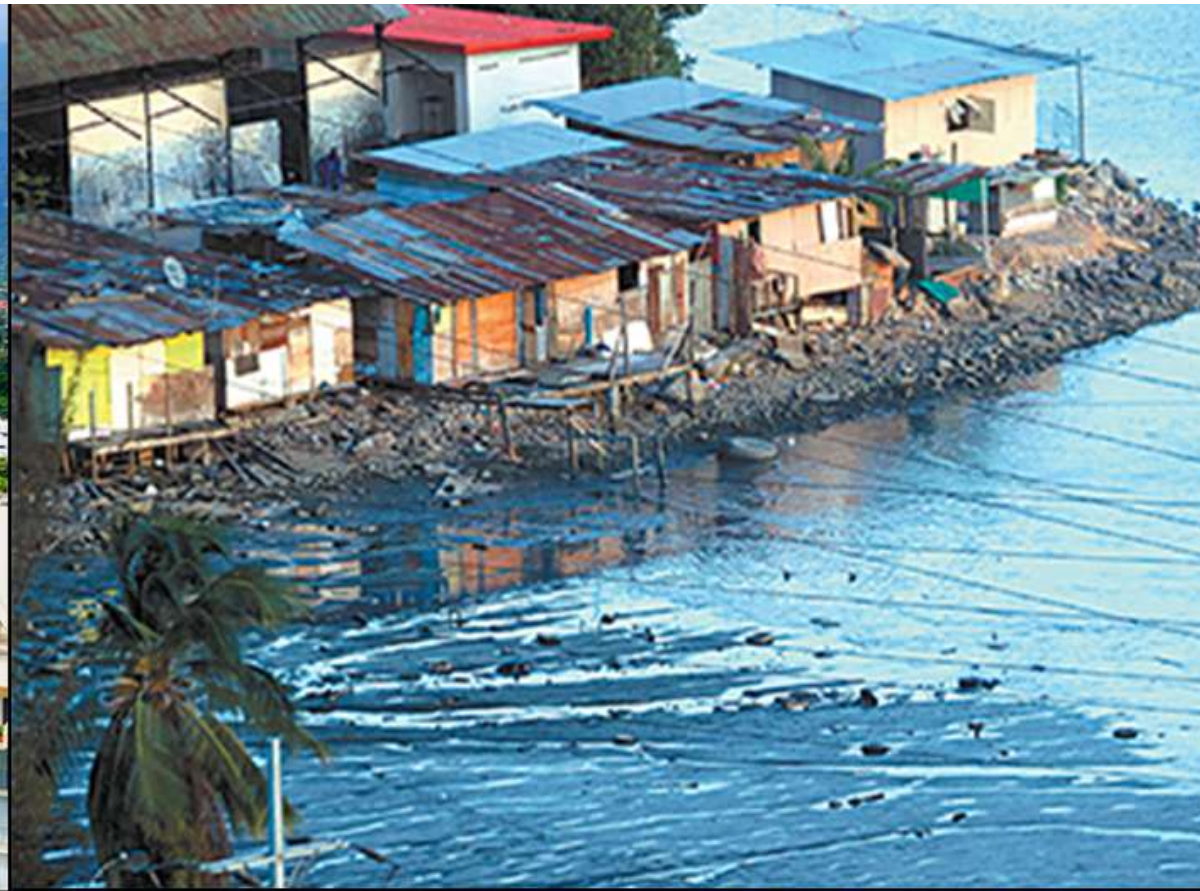
Why is Planning Important?



“WITHOUT PLANNING THERE IS CHAOS”



Why is Planning Important?



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

Why is Planning Important?



Castries, St Lucia



Bridgetown, Barbados



Tuvalu



Suva, Fiji



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

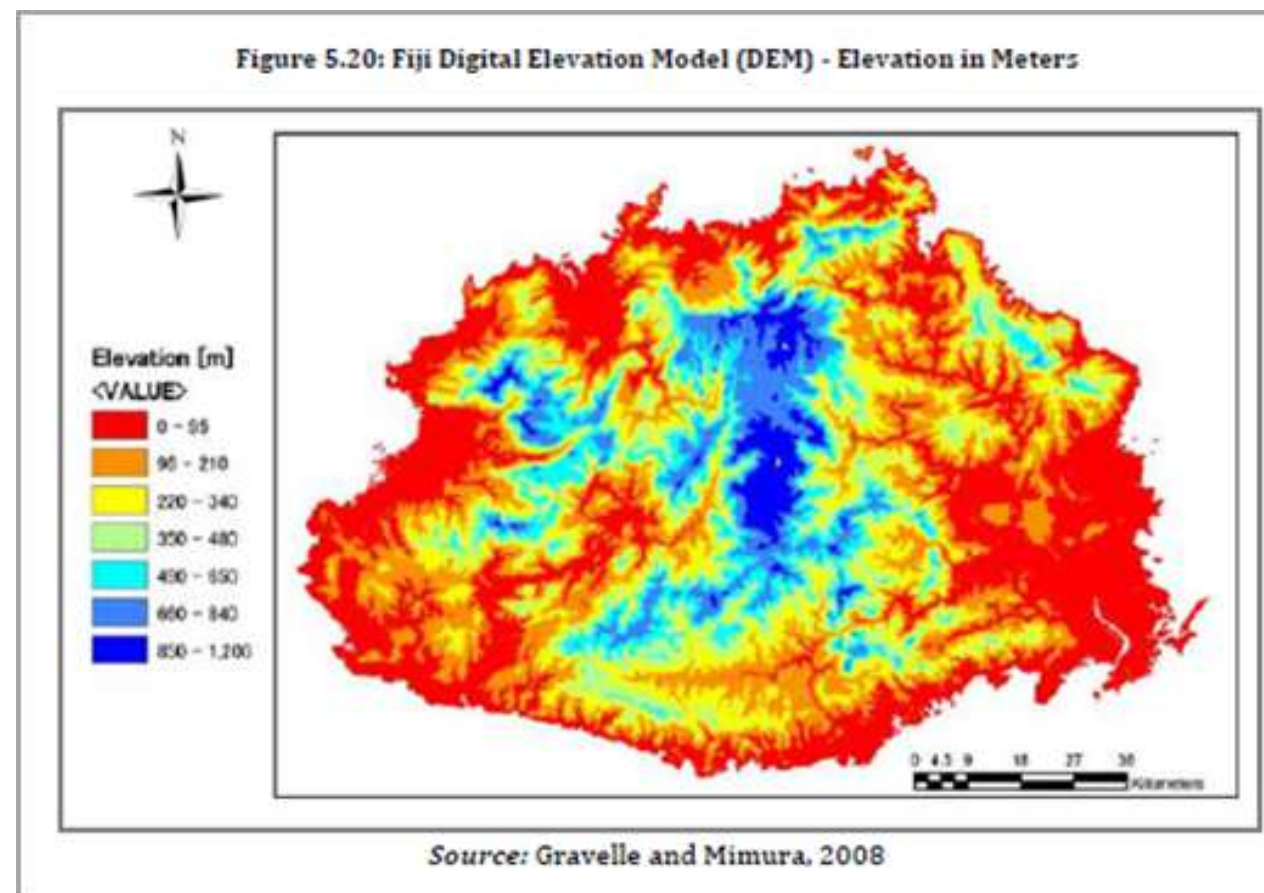
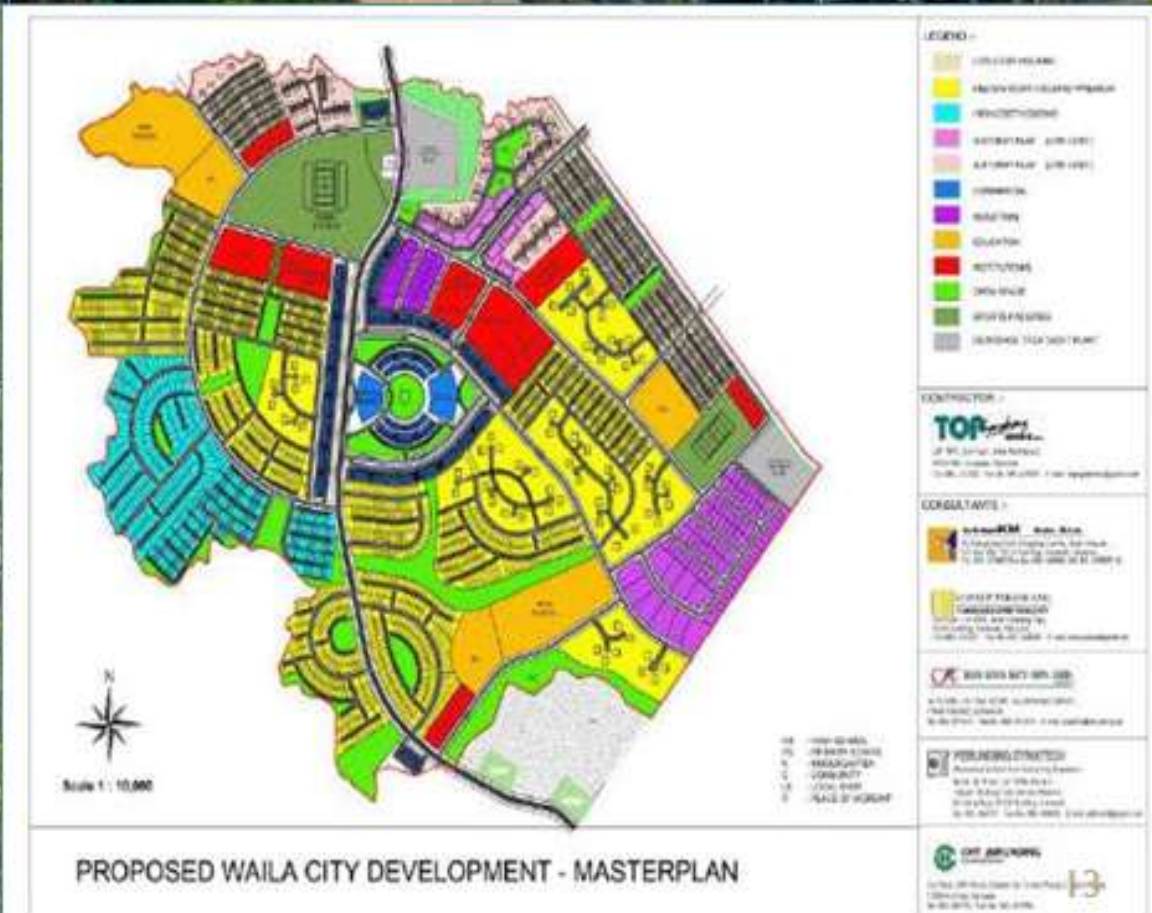
Why is Planning Important?



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- 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

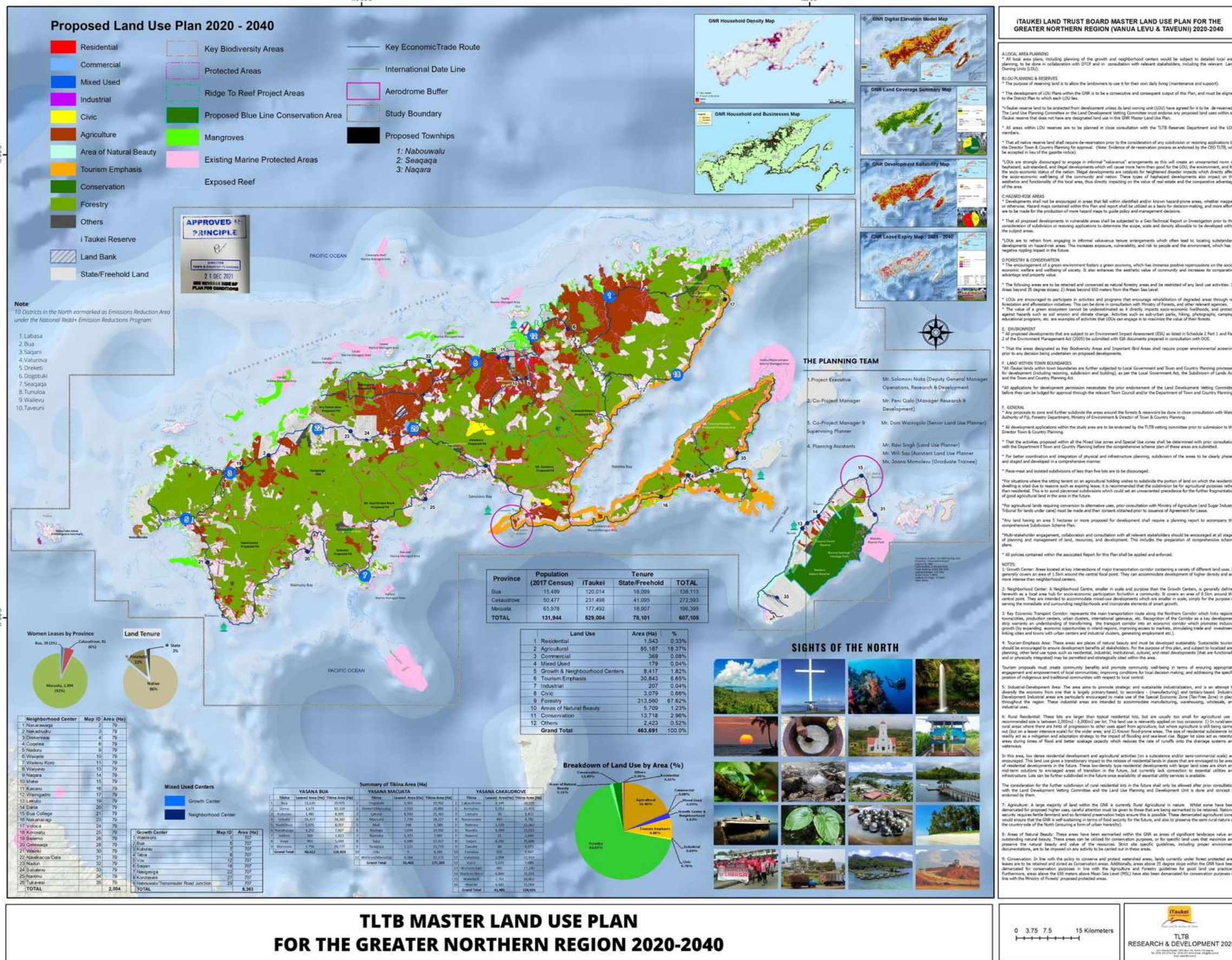


Purpose of Land Use Planning

FIXING THINGS LATER...



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Land Governance

Land Conflicts

Food Security

Climate Change

Biodiversity

Natural Disasters

LOU Empowerment

Socio-Economic Growth

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



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 Land Services Department team have been actively engaging with various land-own



LAND USE PLANNING

THE NEW OPERATIONS PROCESS IN A NUTSHELL



1. (Inclusive) Land Use Planning



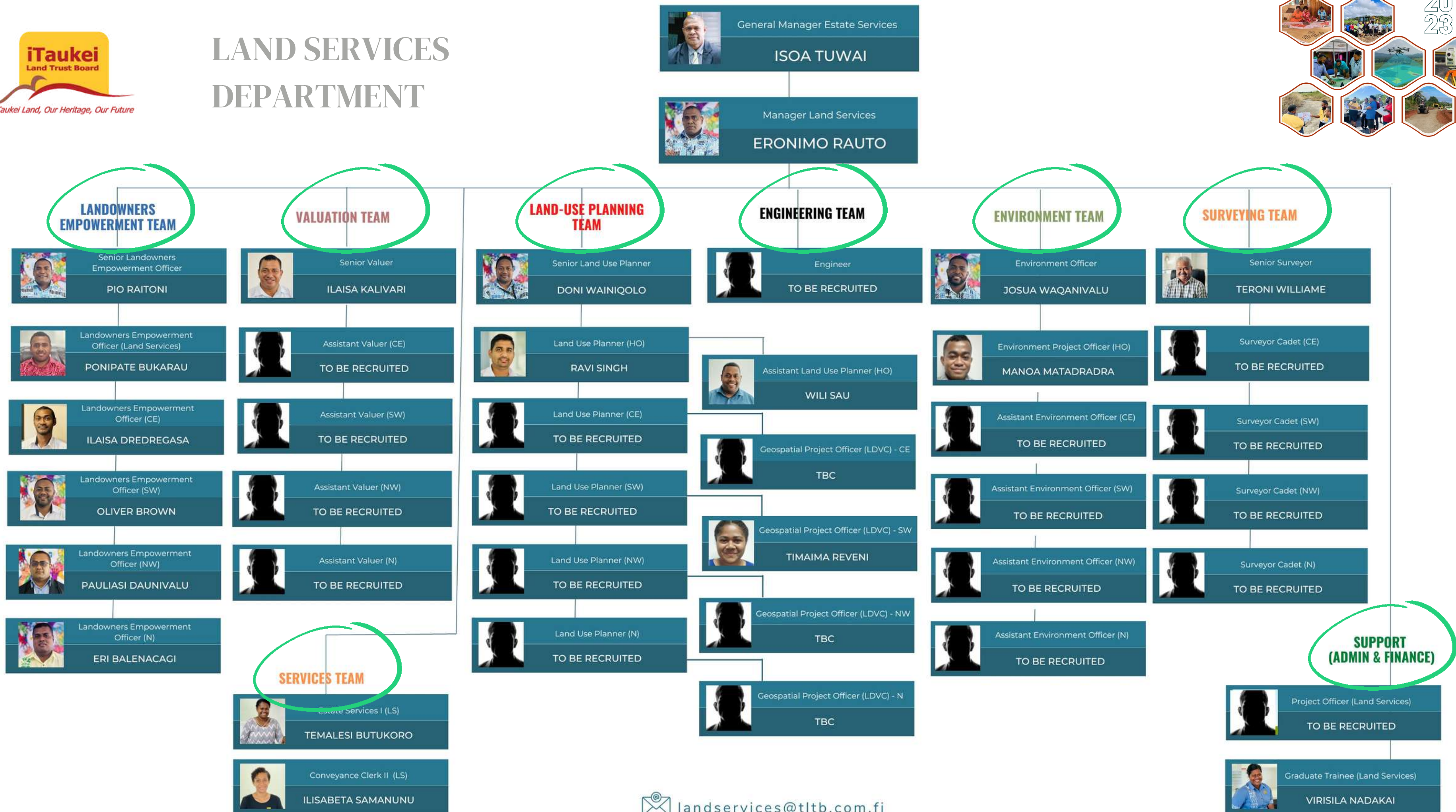
2. Land Development



3. Lease Packaging / Real Estate Investment



LAND SERVICES DEPARTMENT



OUR LANDOWNERS & LAND USE PLANNING

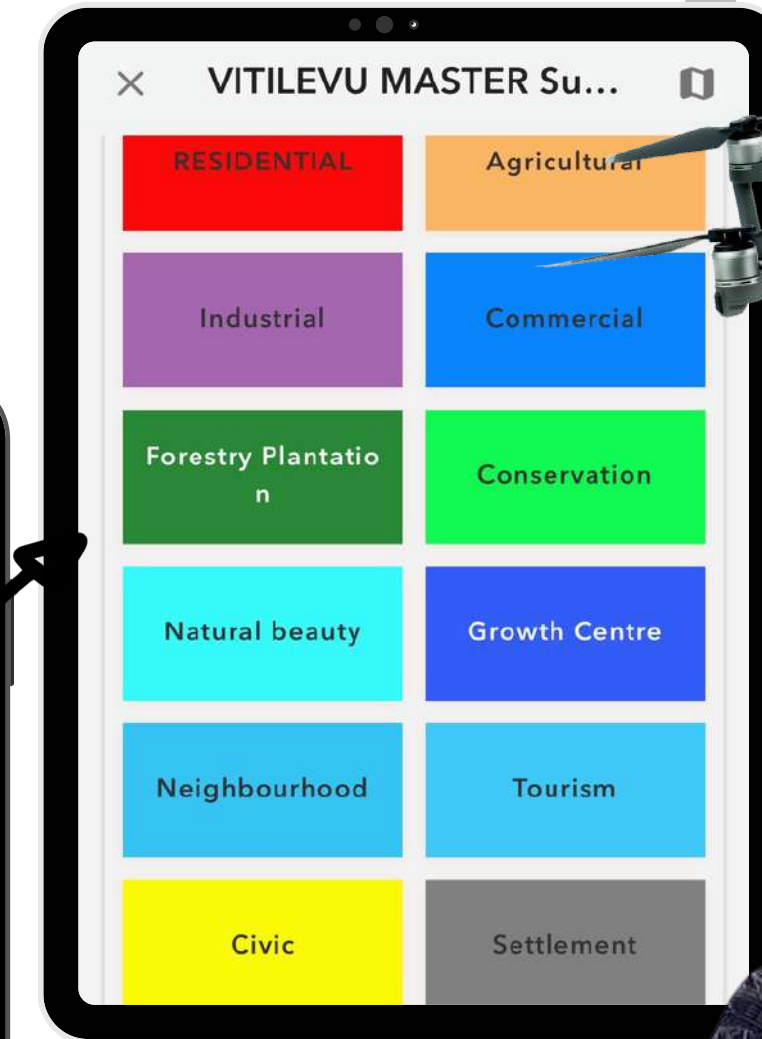
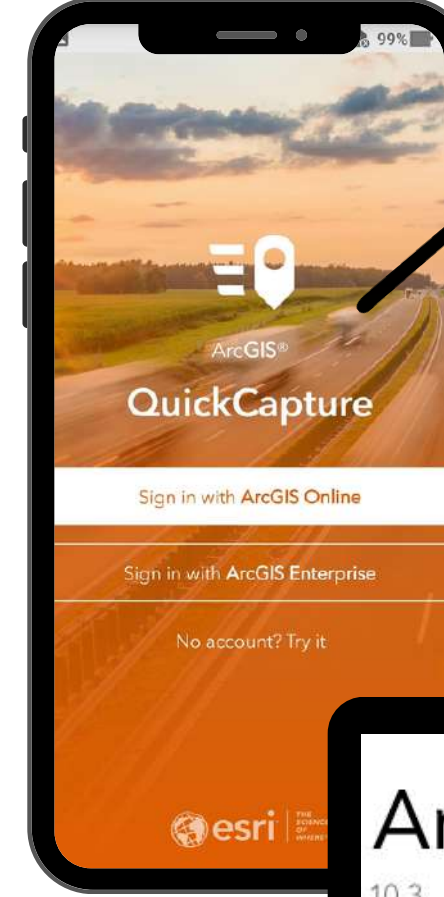


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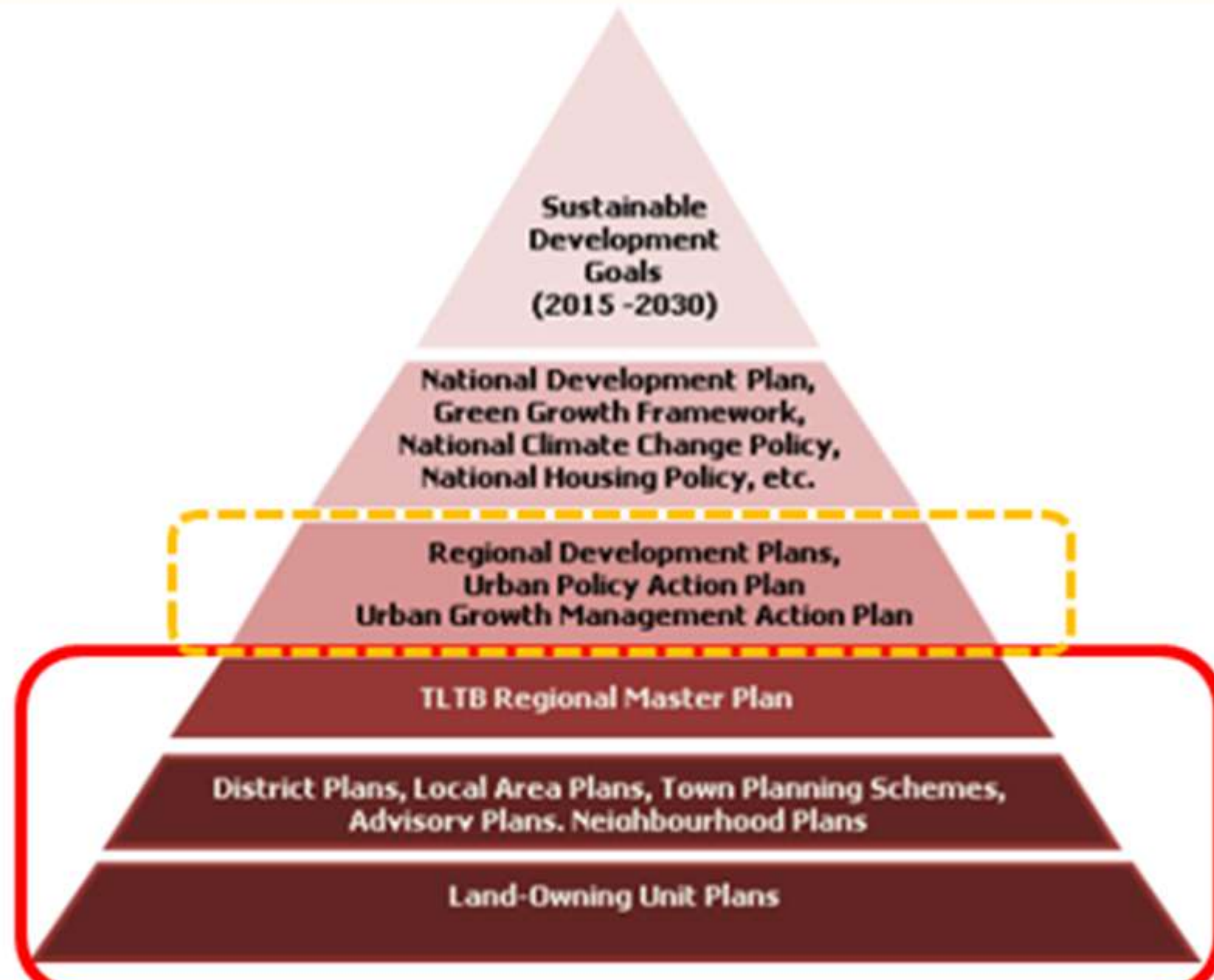
INCLUSIVE PLANNING WITH OUR LANDOWNERS



GEOSPATIAL TECHNOLOGIES FOR LAND USE PLANNING & DEVELOPMENT WITHIN TLTB



HIERACHY OF PLANNING WITHIN TLTB

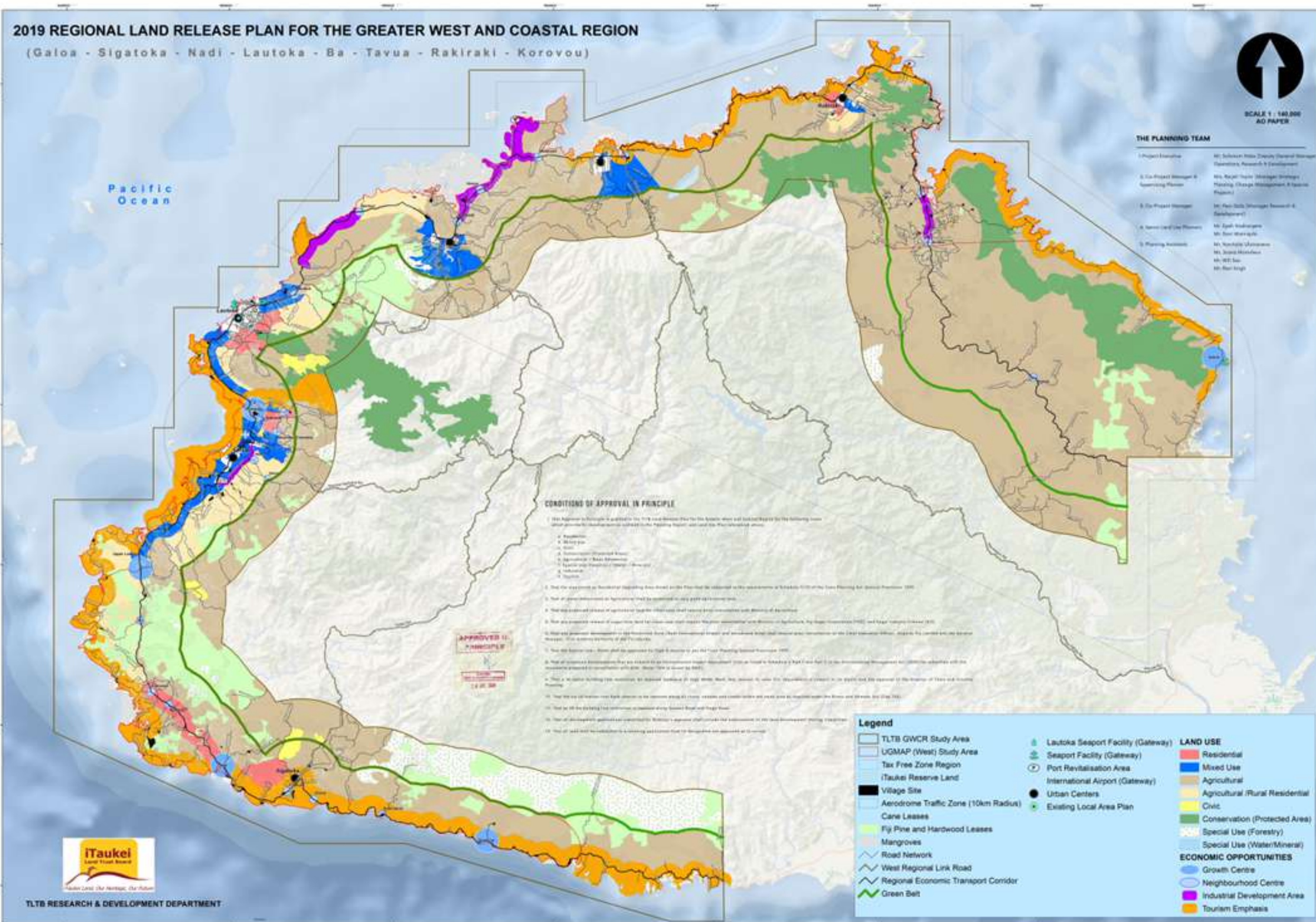


Regional
District (Tikina)
LOU





HIERACHY OF PLANNING WITHIN TLTB

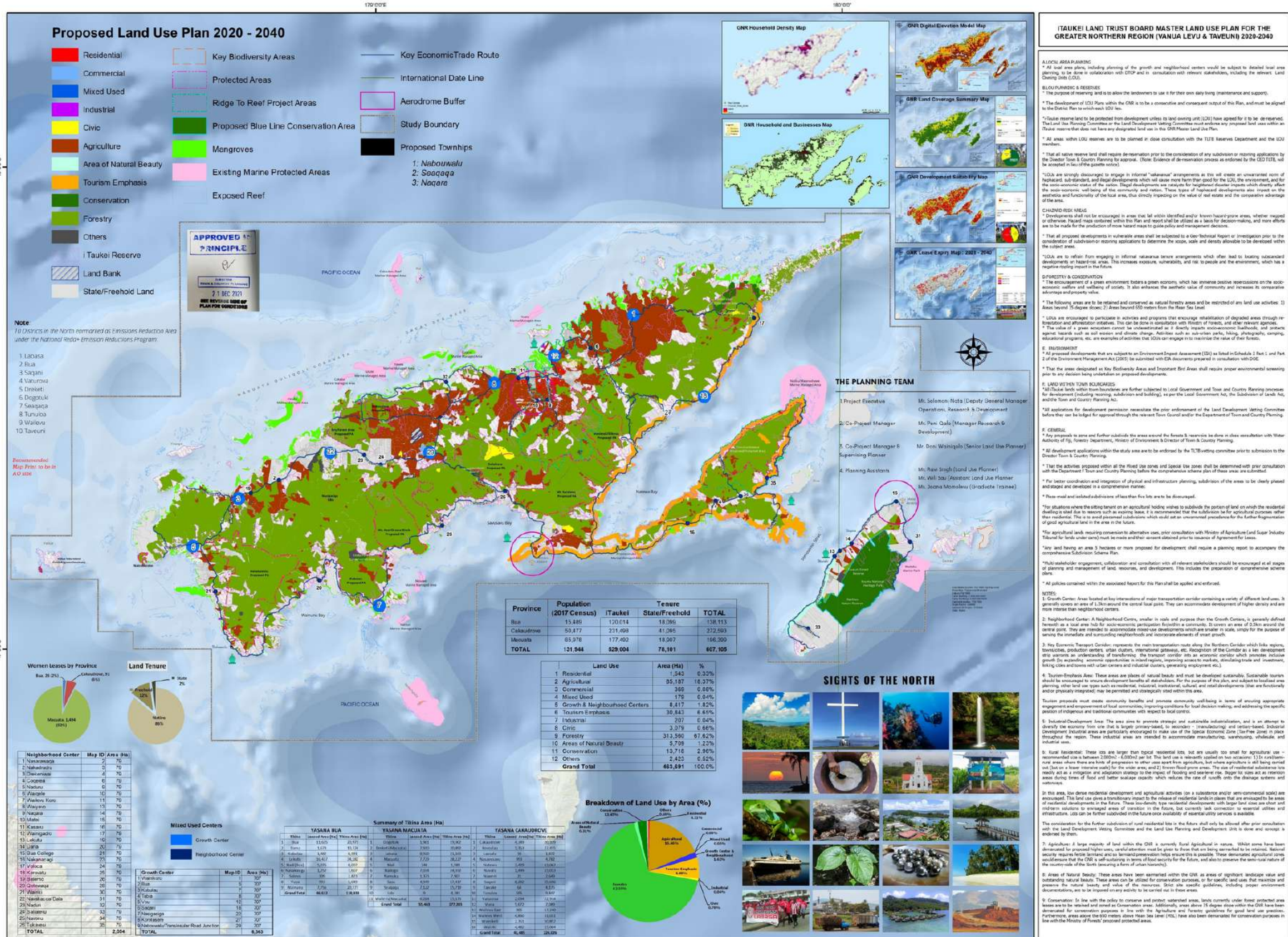


REGIONAL PLANNING:
Greater West Master Plan
Approved July 2020

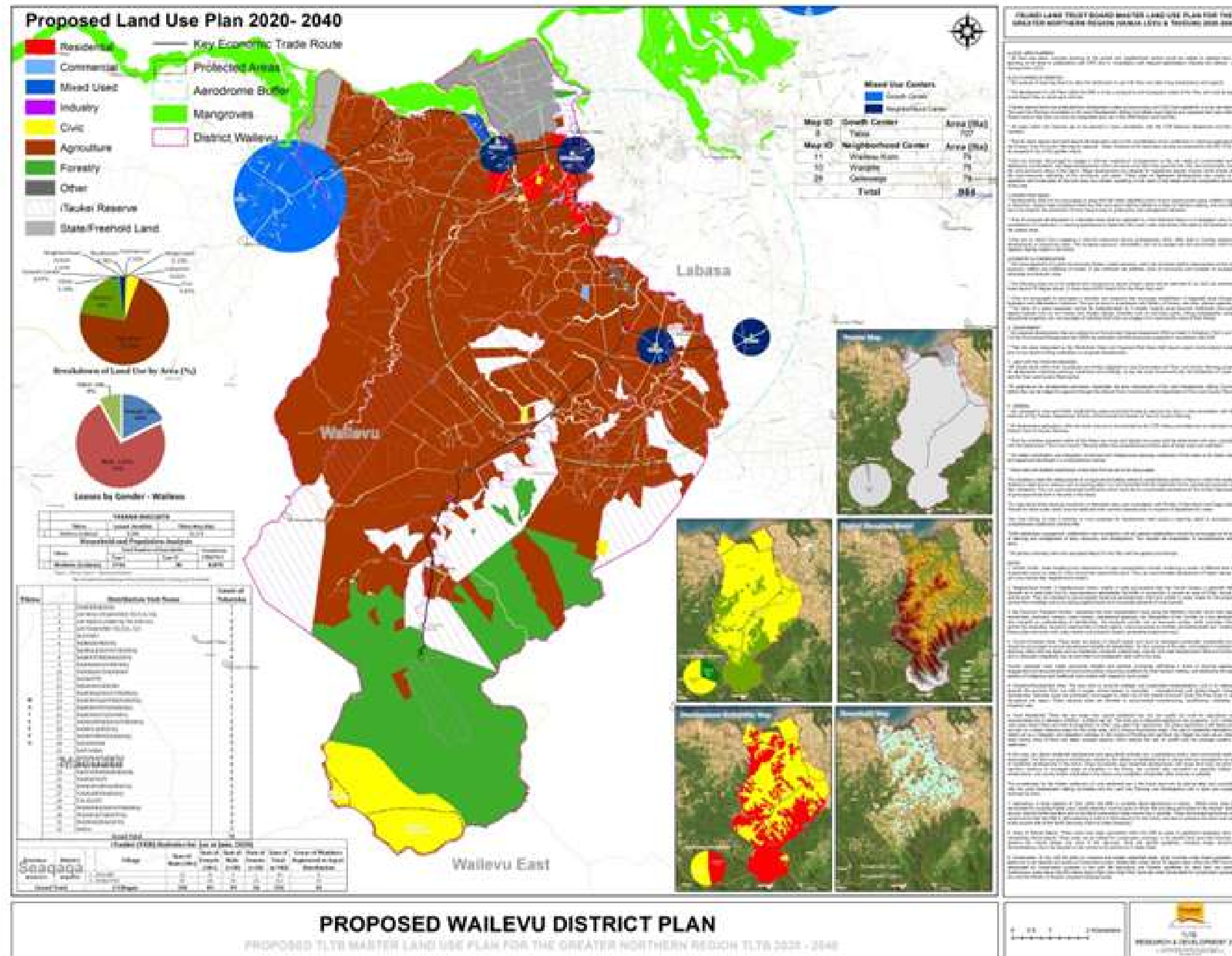
HIERACHY OF PLANNING WITHIN TLTB



2023



HIERACHY OF PLANNING WITHIN TLTB



DISTRICT/TIKINA PLANNING:

Tikina Land Use Advisory Plans

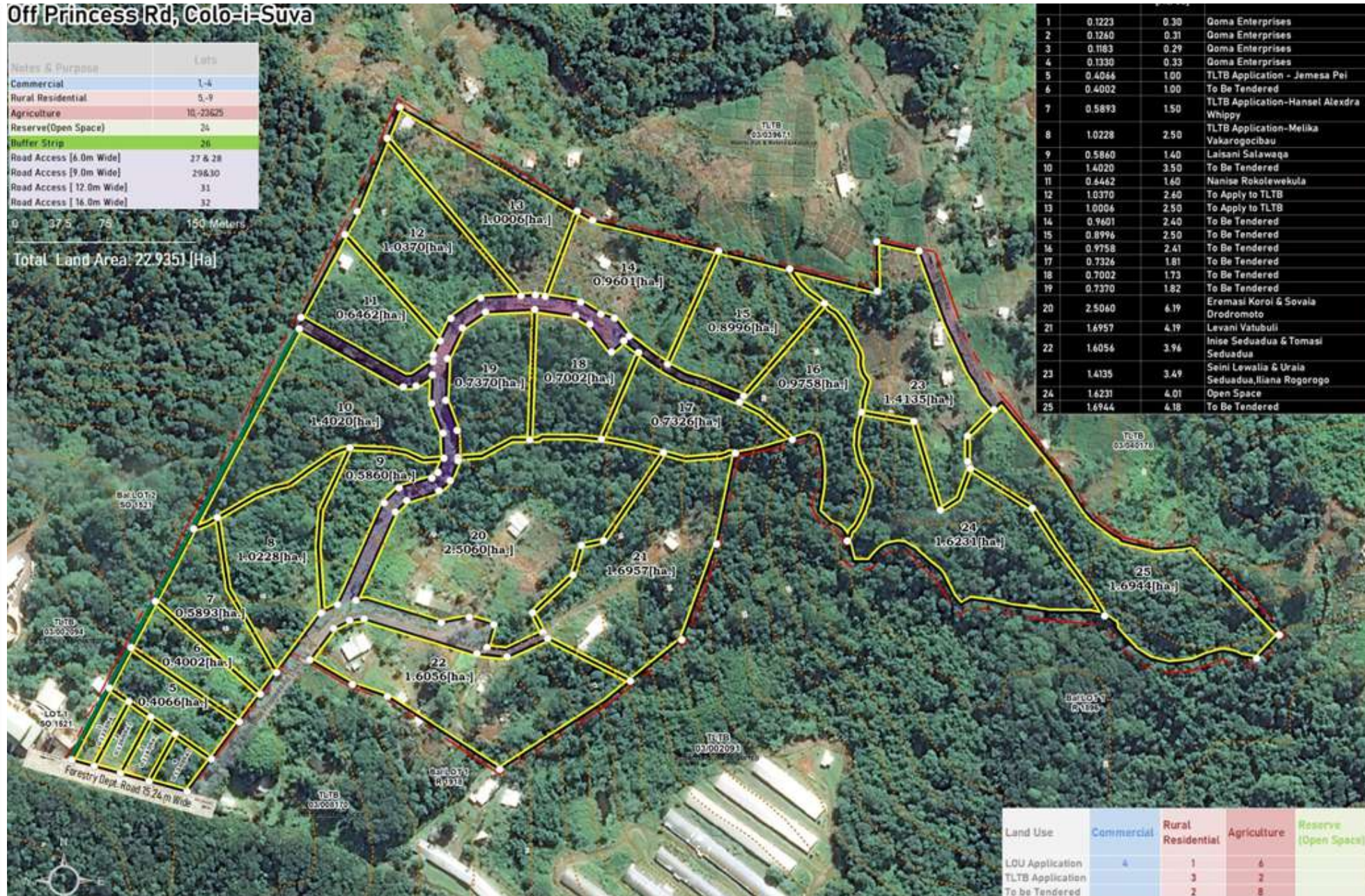
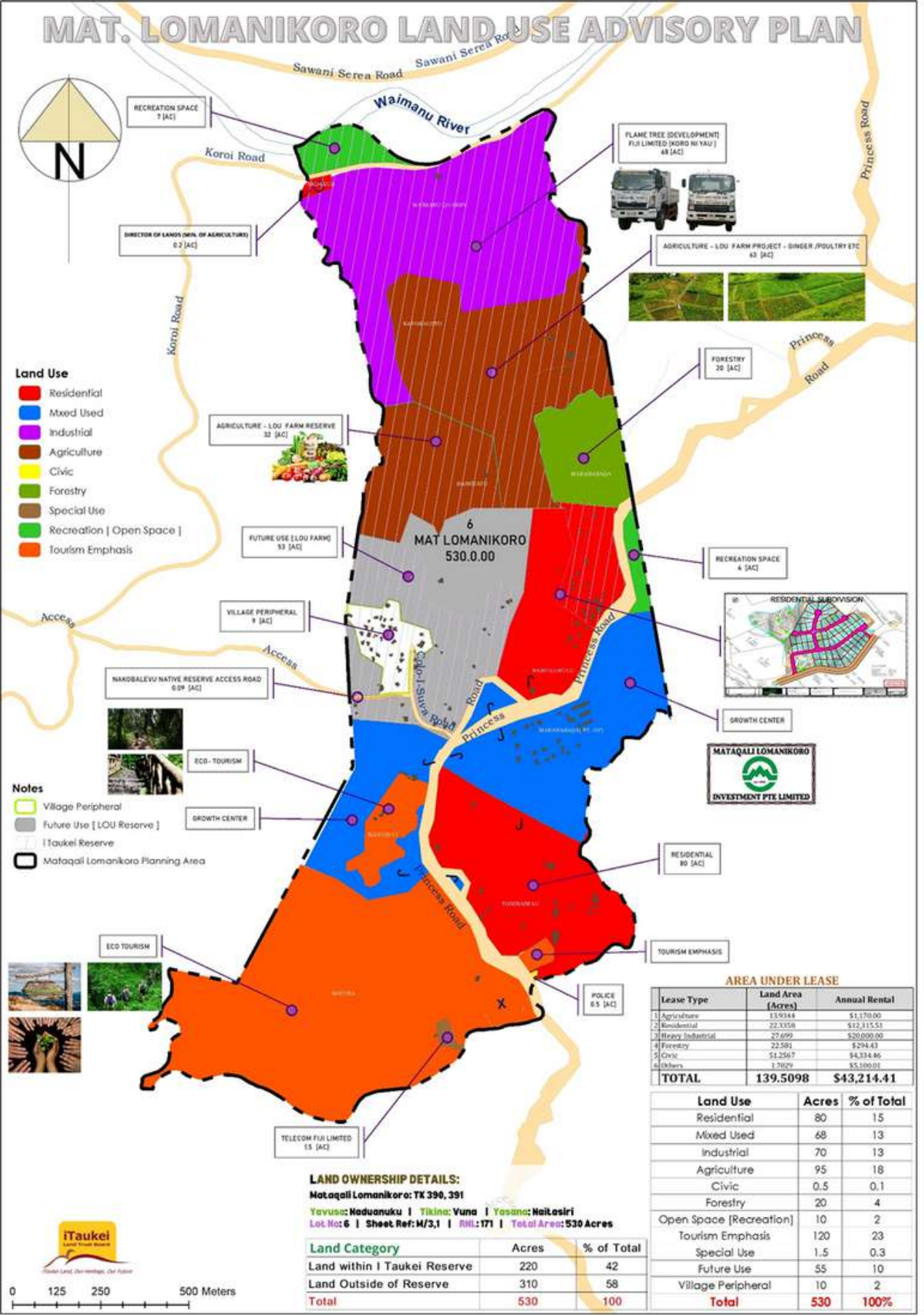
36 Tikinas for the North - completed 2021

106 Tikinas for Viti Levu - Pending (2023)

HIERACHY OF PLANNING WITHIN TLTB



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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 Naiqama Lalabalavu



TL Savusavu George Waqasaqa presenting the proposed TLTB 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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OUR MASTER PLANNING STRATEGY



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. **Densification**: 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

5. The Envisioning Exercise



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

landward resources

- Beaches
- Forests
- Watershed
- Rivers/Estuaries
- Aquifers
- Fragile & Rich
- Biodiversity
- Land

coastal resources

- Corals
- Sea grasses
- Wetland forests/Mangroves
- Coastal lagoons/Harbors

FACTORS AFFECTING RESOURCES PLANNING & MANAGEMENT

ENVIRONMENTAL

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

ANTHROPOGENIC

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

PLANNER'S TOOLKIT

1. Town Planning Schemes, Local Area Plans, and Regional Plans

To enforce zoning ordinances - for proper and orderly siting of land uses to avoid conflicting land uses and encroachment onto sensitive and vulnerable areas. Preservation of open spaces and environmentally sensitive areas are a function of planning schemes and plans.

2. Development Control Regulation - TP Act General Provisions

To enforce building codes and development control regulations within the coastal zone. E.g. Fiji employs a standard 30m Building Line Restriction on the high water mark, and 6m Creek/River Bank Reserve on rivers and creeks throughout the country.

PURPOSE OF TOOL

STAKEHOLDERS' ENGAGEMENT PICTURES



Image 1: With the UNDP Ridge-to-Reef Northern team, Labasa



Image 2: With Provincial Administrator Bua, and Assistant Roko Tui Bua



Image 3: With Department of Town & Country Planning (North) team



Image 4: With Office of the Commissioner Northern team, Labasa



Image 5: With Water Authority of Fiji staff from Savusavu



Image 6: Team presentation at the Savusavu HOD Meeting in February 2020



Image 7: With Tui Macuata, Roko Tui Macuata, and Ministry of iTaukei Affairs, Labasa



Image 8: With Fiji Roads Authority Savusavu team



Image 9: With Department of Lands, Suva team



Image 10: Consultation with the Naqara Community, Taveuni



Image 11: With TLTB Labasa Office



Image 12: Zoom meeting with Department of Forestry

A Synopsis



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Reporting Format and Layout

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




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

BY THE RESEARCH & DEVELOPMENT DEPARTMENT







Figure 5.6 Population by Province 2007 and 2017 (FNU, 2018)

Province	2007	2017	Absolute Change	Percentage Change
1. Ba	231,780	247,708	15,948	6.9%
2. Buia	14,376	15,466	1,090	9.1%
3. Cakaudrove	49,344	50,469	1,125	2.3%
4. Kadavu	10,167	10,897	730	7.1%
5. Lau	10,683	9,602	-1,081	-10.1%
6. Lomaviti	16,255	15,657	-598	-3.7%
7. Macuata	72,441	65,983	-6,458	-8.9%
8. Nadroga/Navosa	58,387	58,931	544	0.9%
9. Naitasiri	160,760	177,678	16,918	10.5%
10. Namosi	6,898	7,871	973	14.1%
11. Ra	29,464	30,432	968	3.3%
12. Rikua	100,995	108,036	7,041	7.0%
13. Serua	18,249	20,051	1,782	9.8%
14. Tailevu	55,892	64,553	8,660	15.9%
15. Totuma	2,002	1,594	-408	-20.4%
Total	837,271	894,887	57,616	5.7%

Figure 5.8 Population Summary for the DNB

	Northern Division	Gas Province	Macuata Province	Cakaudrove Province
Total	121,514	15,438	65,978	50,467
Total Northern Division	(14.9% of Fijian total population)			
Urban Population	38,384 (38%)	(Nabouwalu 426)	(Sakauwa 26,501)	(Sakauwa 8,833)
			(Skasapa 642)	(Takaia 4,508)
Rural Population	82,610 (79%)	14,858	38,765	30,965
Total "Urban" households	8,917			
Informal Population	8,986			
Informal households	1,527			

NORTHERN DIVISION



Figure 5.6 presents the 2007 and 2017 population numbers by province.

The Northern Division provinces of Ba and Cakaudrove recorded population increases of 6.1% and 2.3% respectively while the population of Macuata continued to decrease.

Macuata's census count of 65,983 was 8,458 (12.8%) lower than a decade ago continuing the trend that was first observed during the earlier census period of 1990 and 2007.

Map 1.0 in Chapter 1 also illustrates the administrative boundaries and the breakdown of population by Province.

Macuata Province (which has the CNR's largest town, Labasa) has the highest population in the region with 65,978 people.

Interestingly, as earlier highlighted, the Province has been facing negative population growth for the past two decades.

The Cakaudrove Province (which has the region's second town, Sakaile) follows closely with 50,467. Buia is the least populated of the three Provinces with 15,469. As will be discussed later, the Buia Province has a large number of conservation and forestry leases, covering large portions of their landmass as compared to Macuata and Cakaudrove.



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

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MAPPING METHODOLOGY

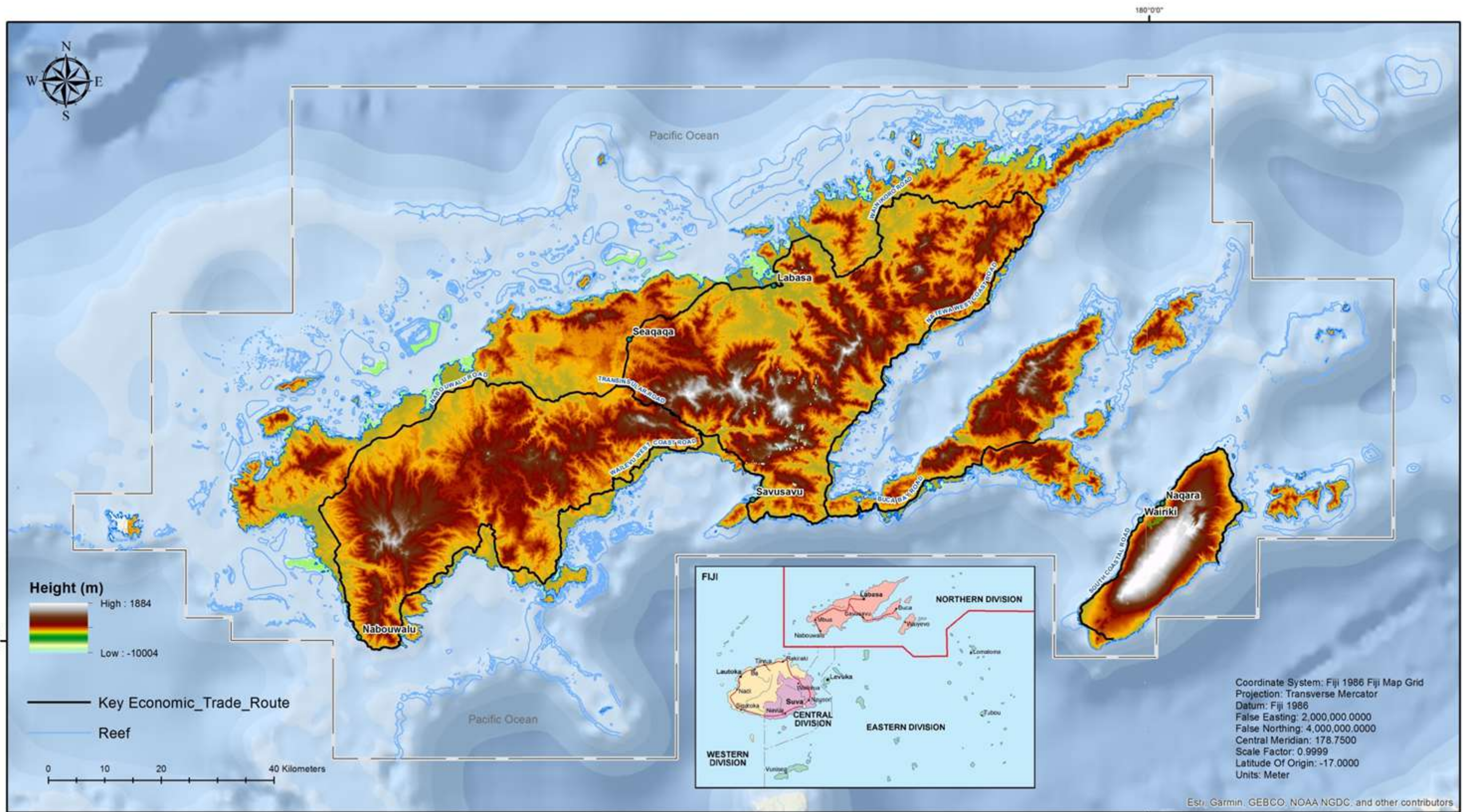
GNR is largely Rural-Based Economy

- Adopt hybridization of Trend Development and Growth Centre Strategies (**Keep Uniqueness 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)
- INCLUSIVE PLANNING WITH ALL STAKEHOLDERS***
- ↓
- FINAL MASTER PLAN***



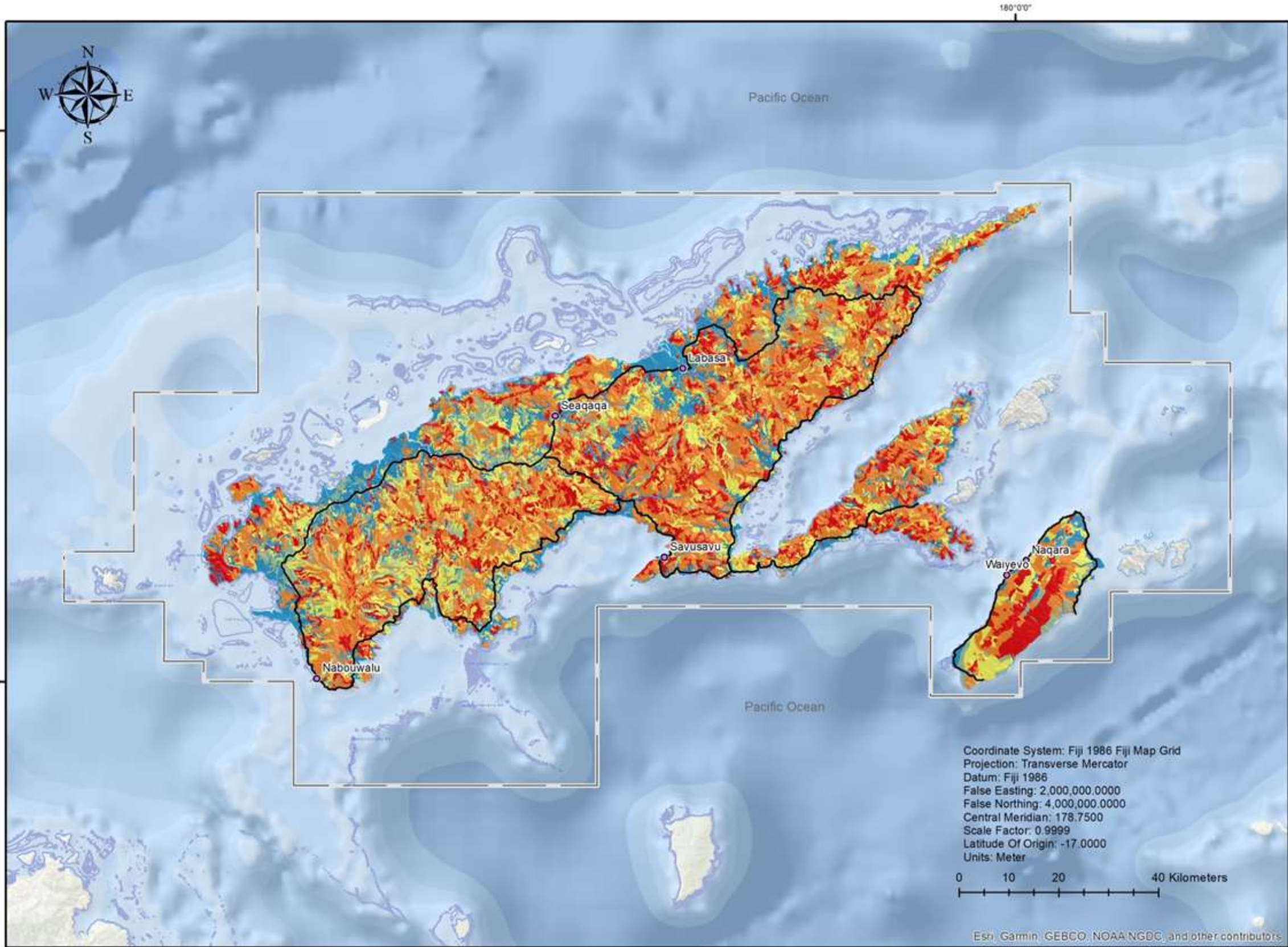
TOPOGRAPHICAL MAP - DIGITAL ELEVATION MODEL

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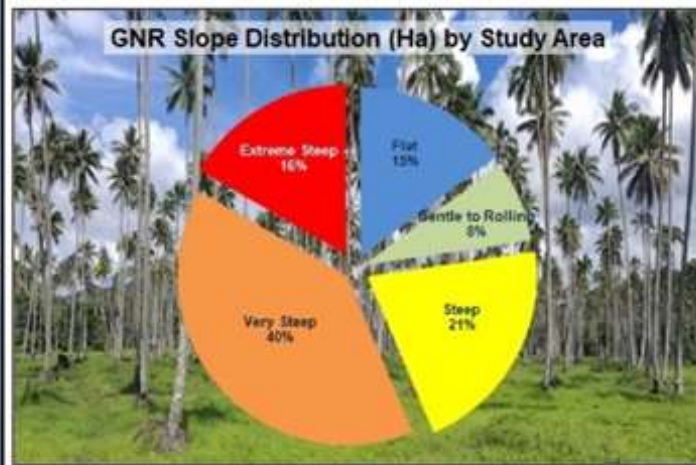
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Slope



SLOPE	GNR Slope Distribution (Ha) by Study Area
Flat - 0 - 7 Deg.	91,230
Gentle to Rolling - 8 - 15 Deg.	47,850
Steep - 16 - 25 Deg.	128,687
Very Steep - 26 - 34 Deg.	243,713
Extreme Steep - > 34 Deg.	102,478



TOPOGRAPHICAL MAP - SLOPE

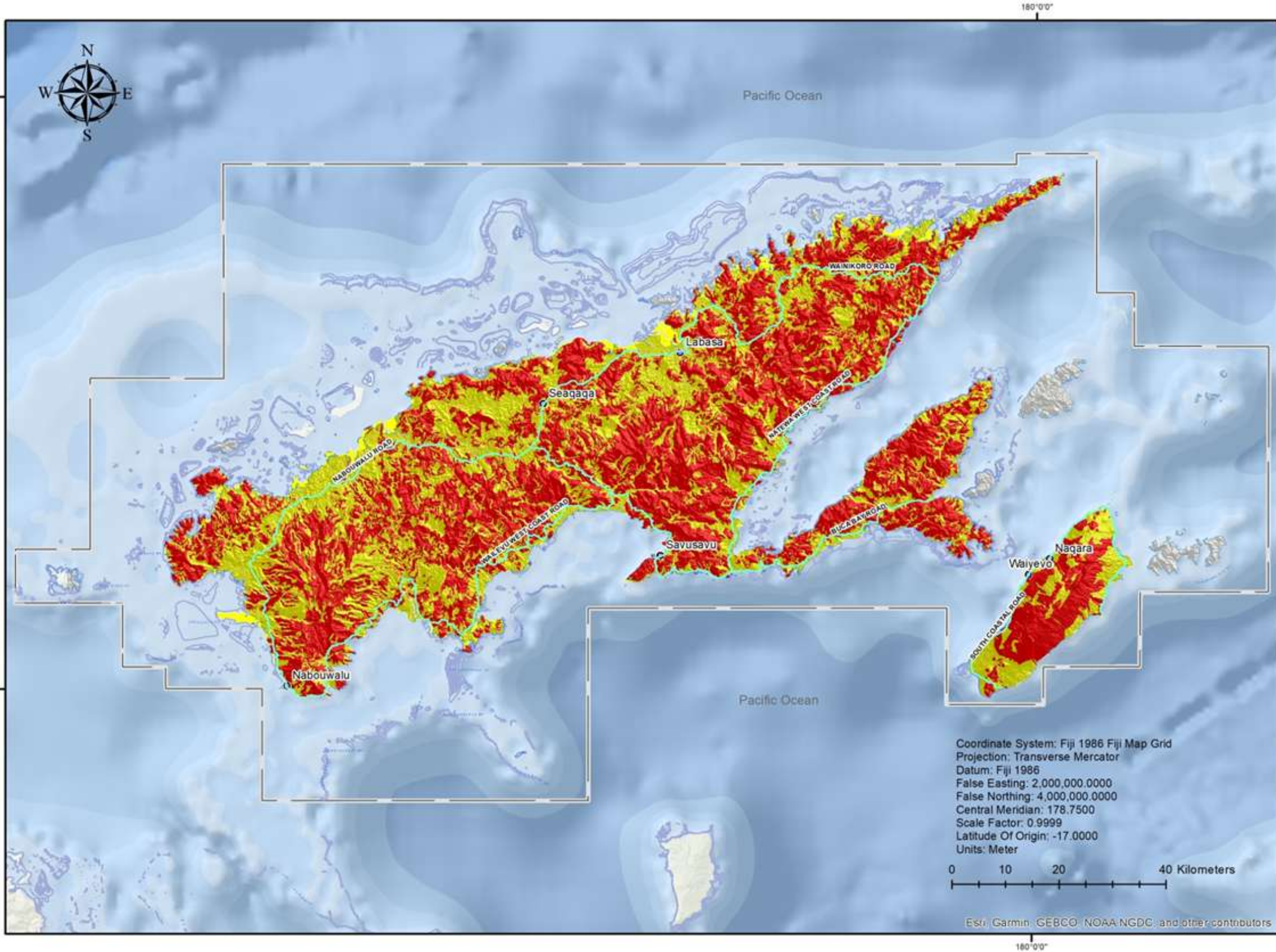
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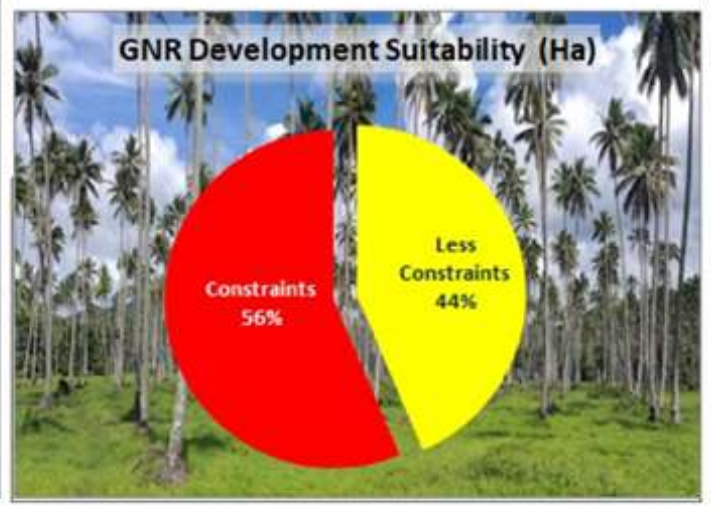


Status

■ Constraints
■ Less Constraints

REEF
 Study Area

Development Suitability	Area (Ha)
Less Constraints	267,768
Constraints	346,191
TOTAL	613,959



DEVELOPMENT SUITABILITY MAP

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

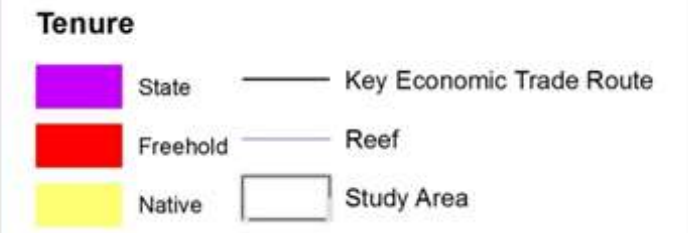
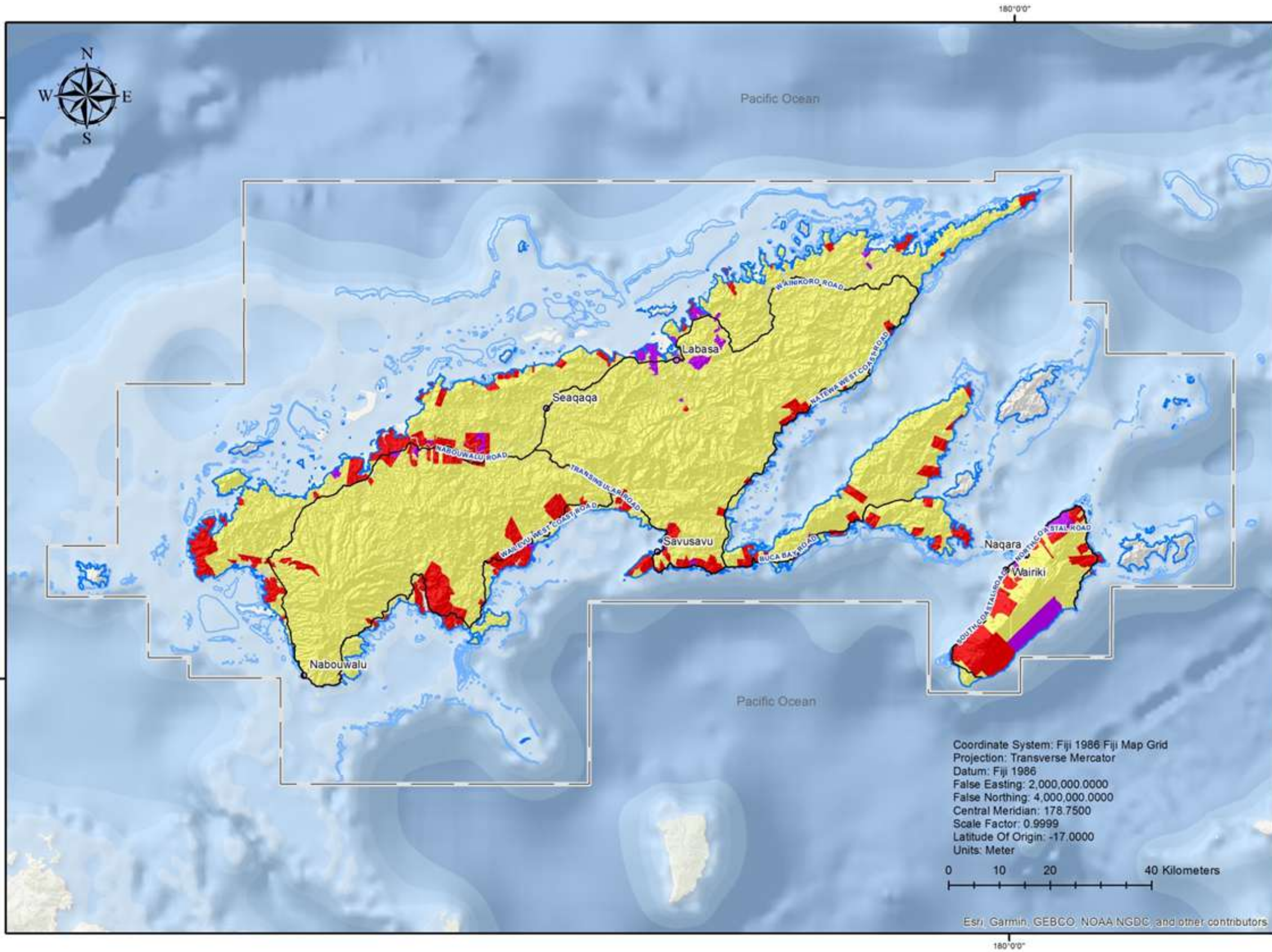
iTaukei
Land Trust Board

iTaukei Land, Our Heritage, Our Future

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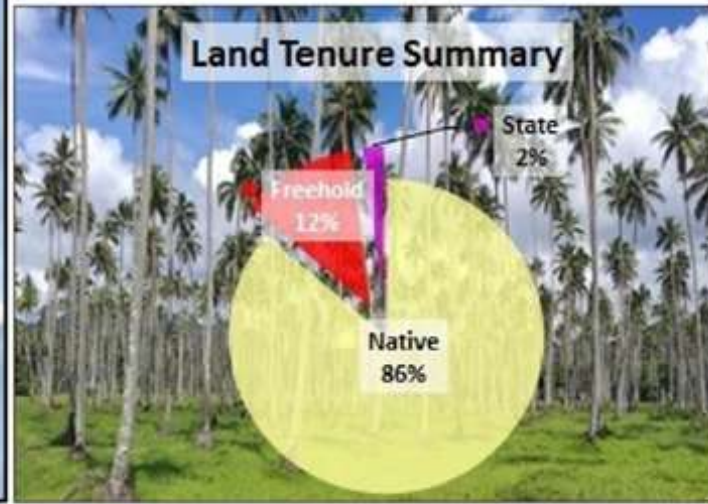
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Tenure	Area (Ha)
Native	508,311
Freehold	69,454
State	12,331
TOTAL	590,096

Source Data: Ministry of Lands and TLTB



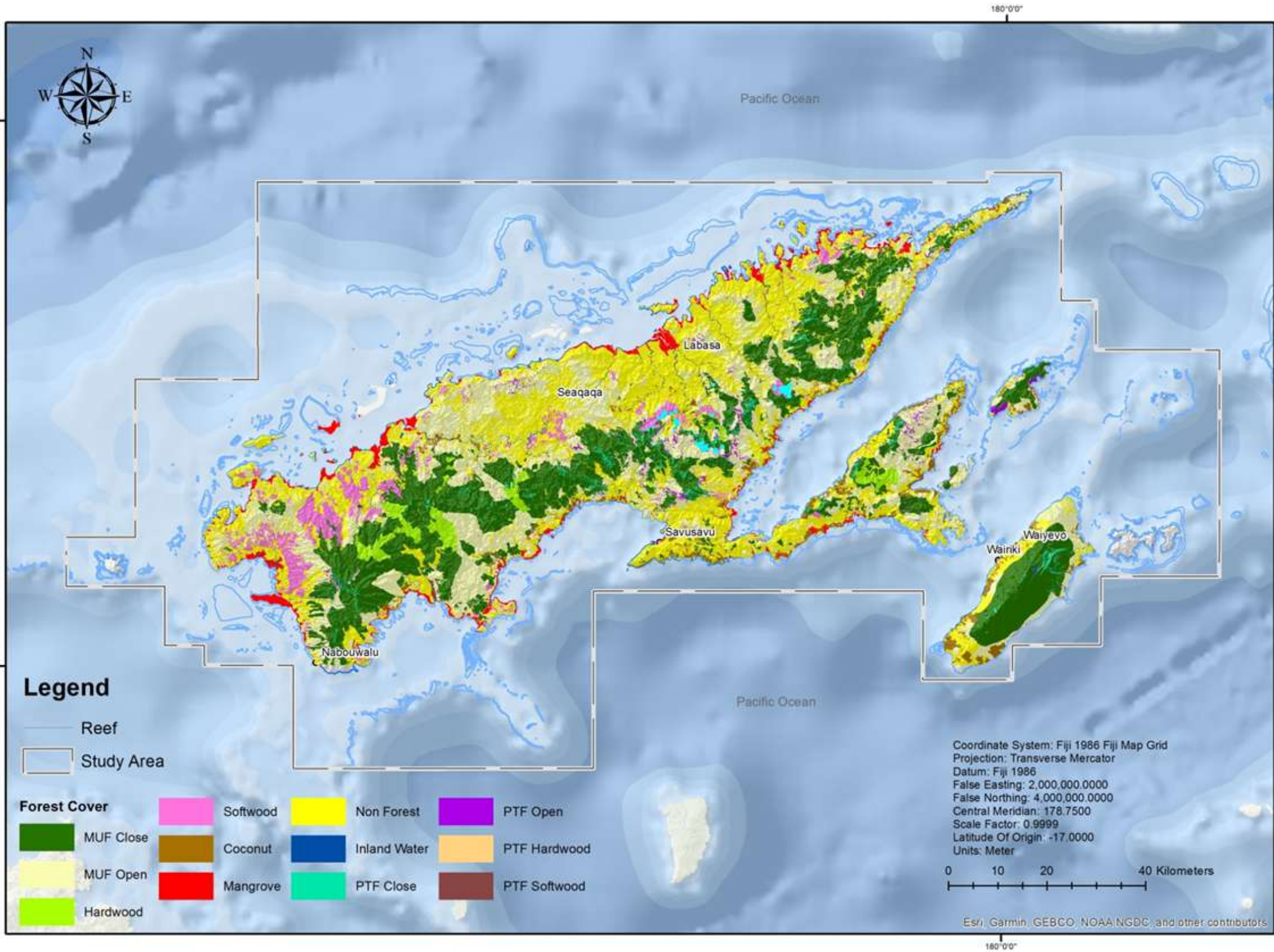
TENURE MAP

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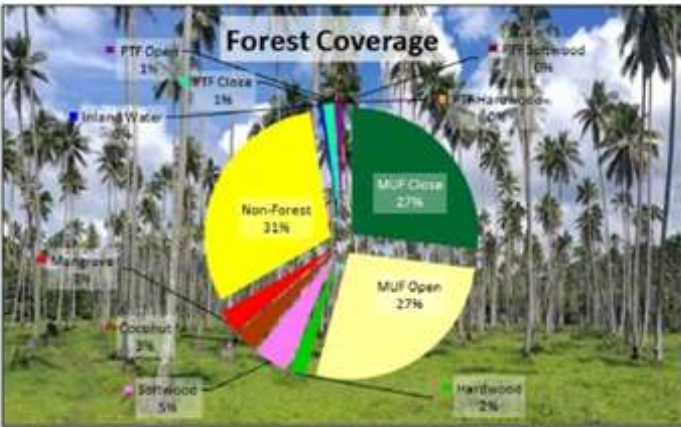
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	Forest Class	Area (Ha)
1	MUF Close	169,448
2	MUF Open	171,527
3	Hardwood	13,022
4	Softwood	28,314
5	Coconut	17,829
6	Mangrove	18,732
7	Non-Forest	192,087
8	Inland Water	2,783
9	PTF Close	8,713
10	PTF Open	5,387
11	PTF Hardwood	74
12	PTF Softwood	149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

Source Data: Ministry of Forests



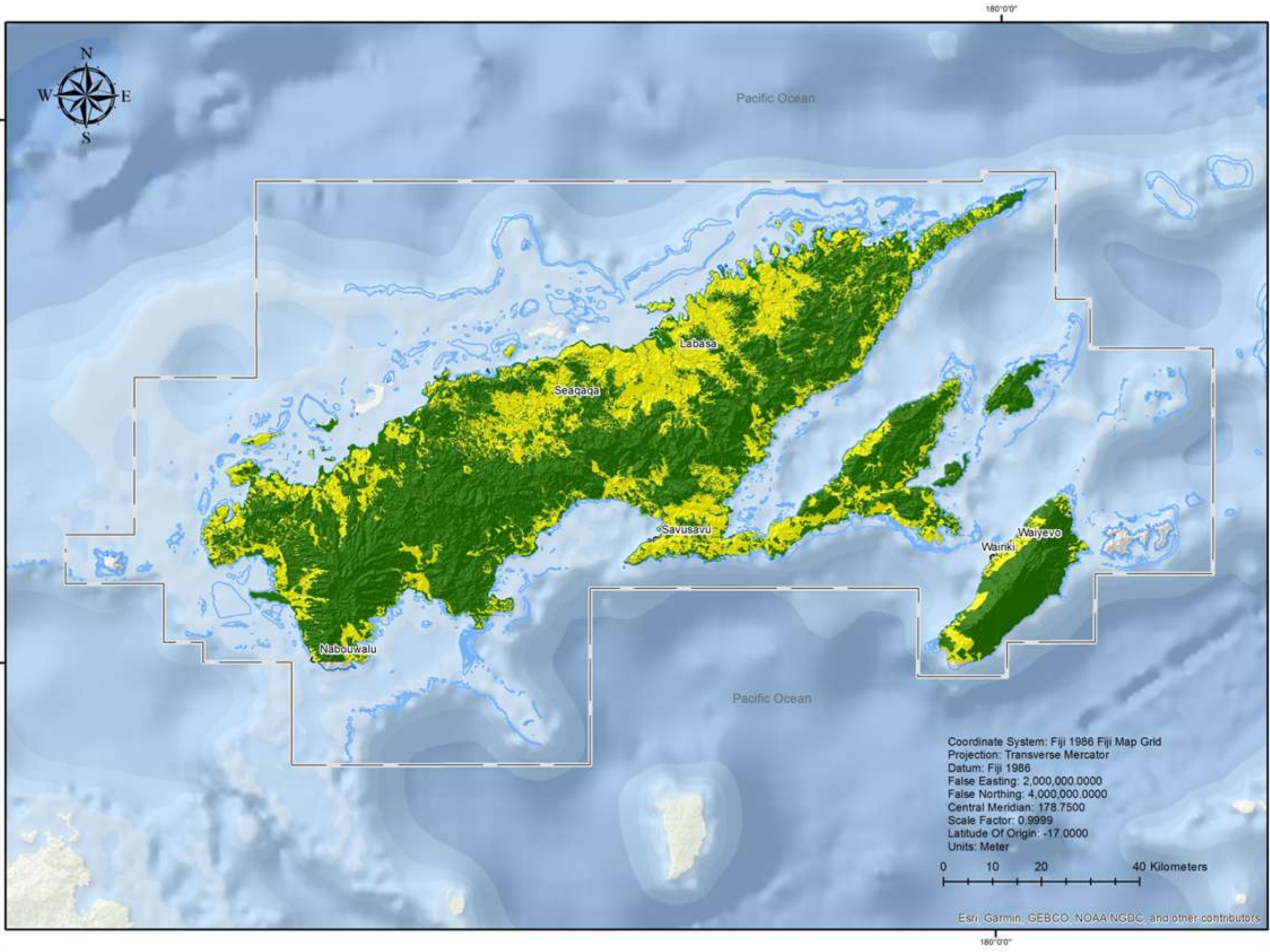
FORESTRY COVER MAP

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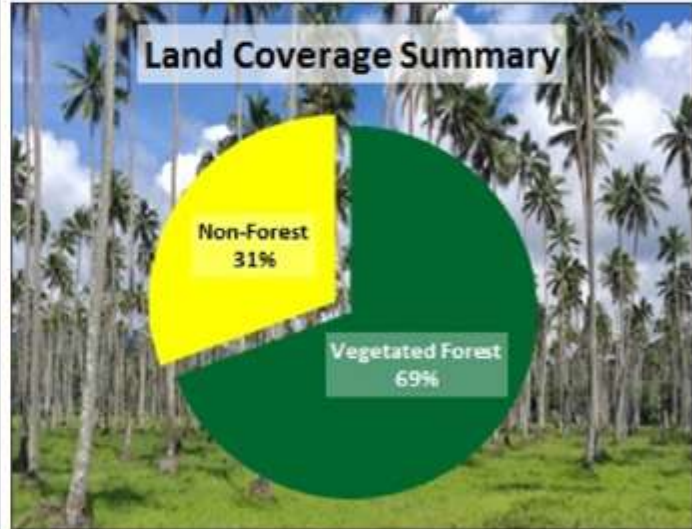


Status

Forest Classes (Green box) Study Area (Black outline box)
Non Forest (Yellow box) Reef (Purple line)

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



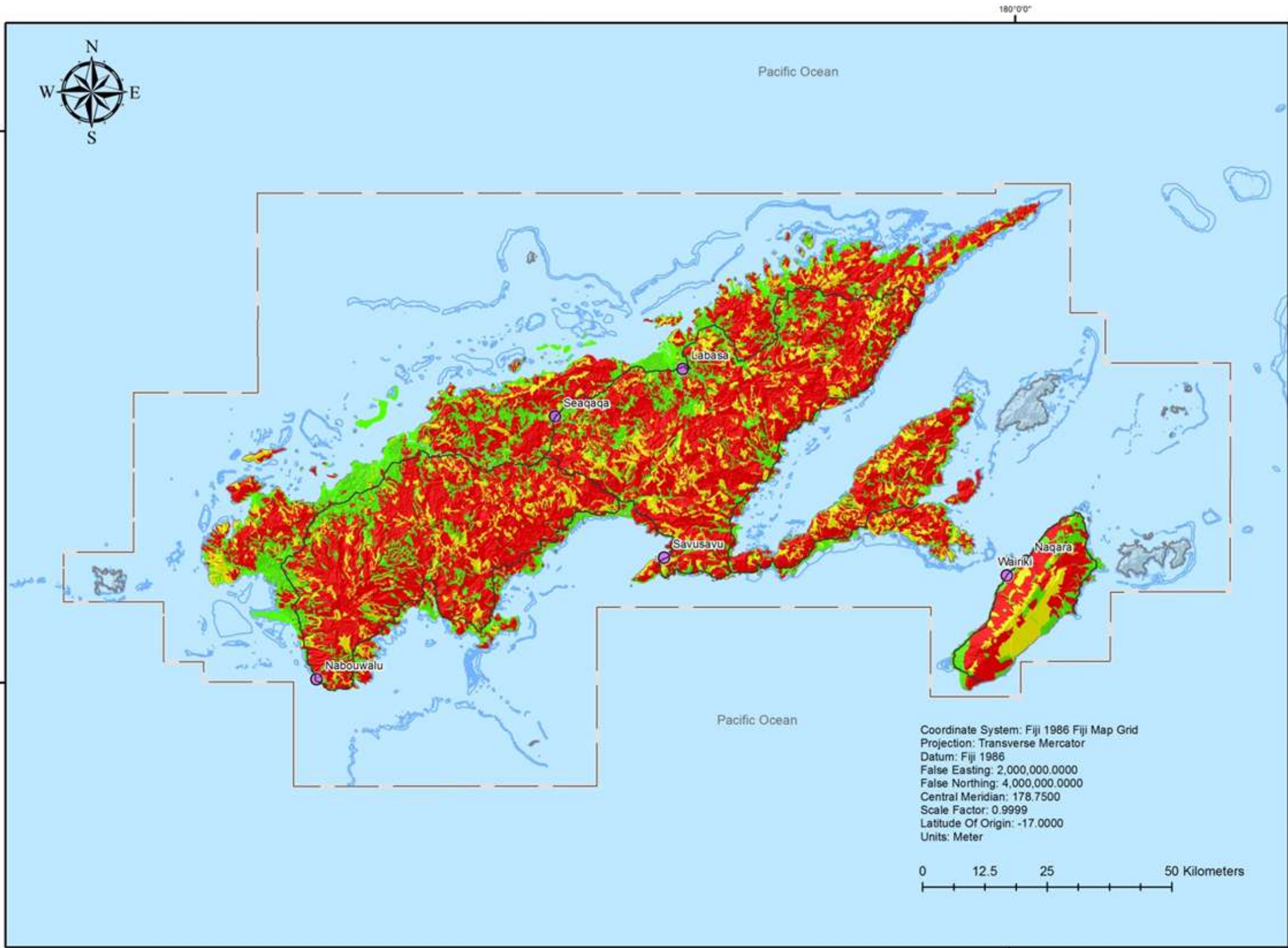
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Soil Suitability

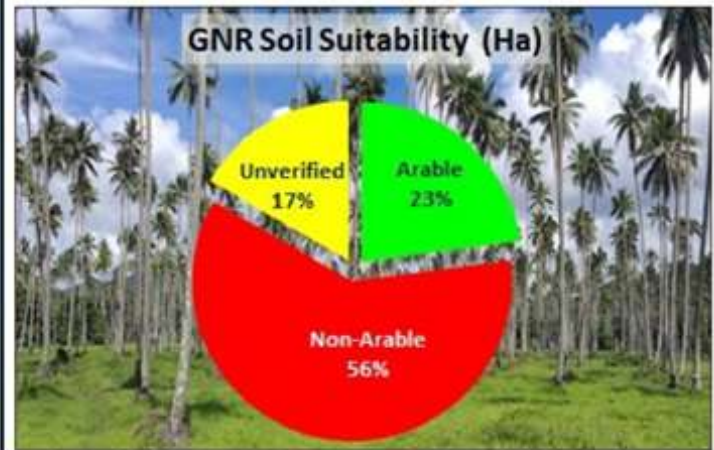
- Arable
- Nonarable
- Unverified

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

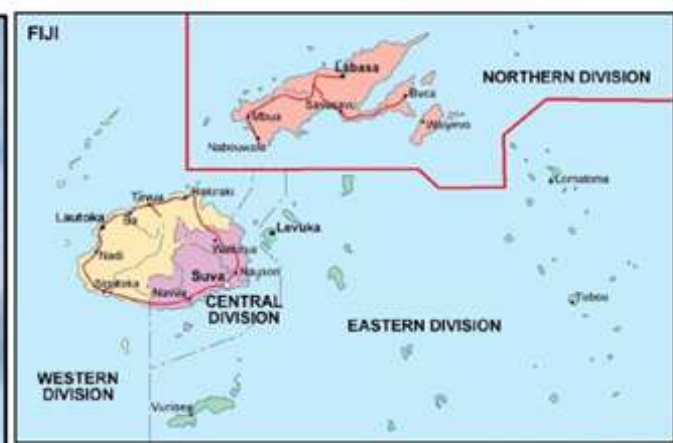
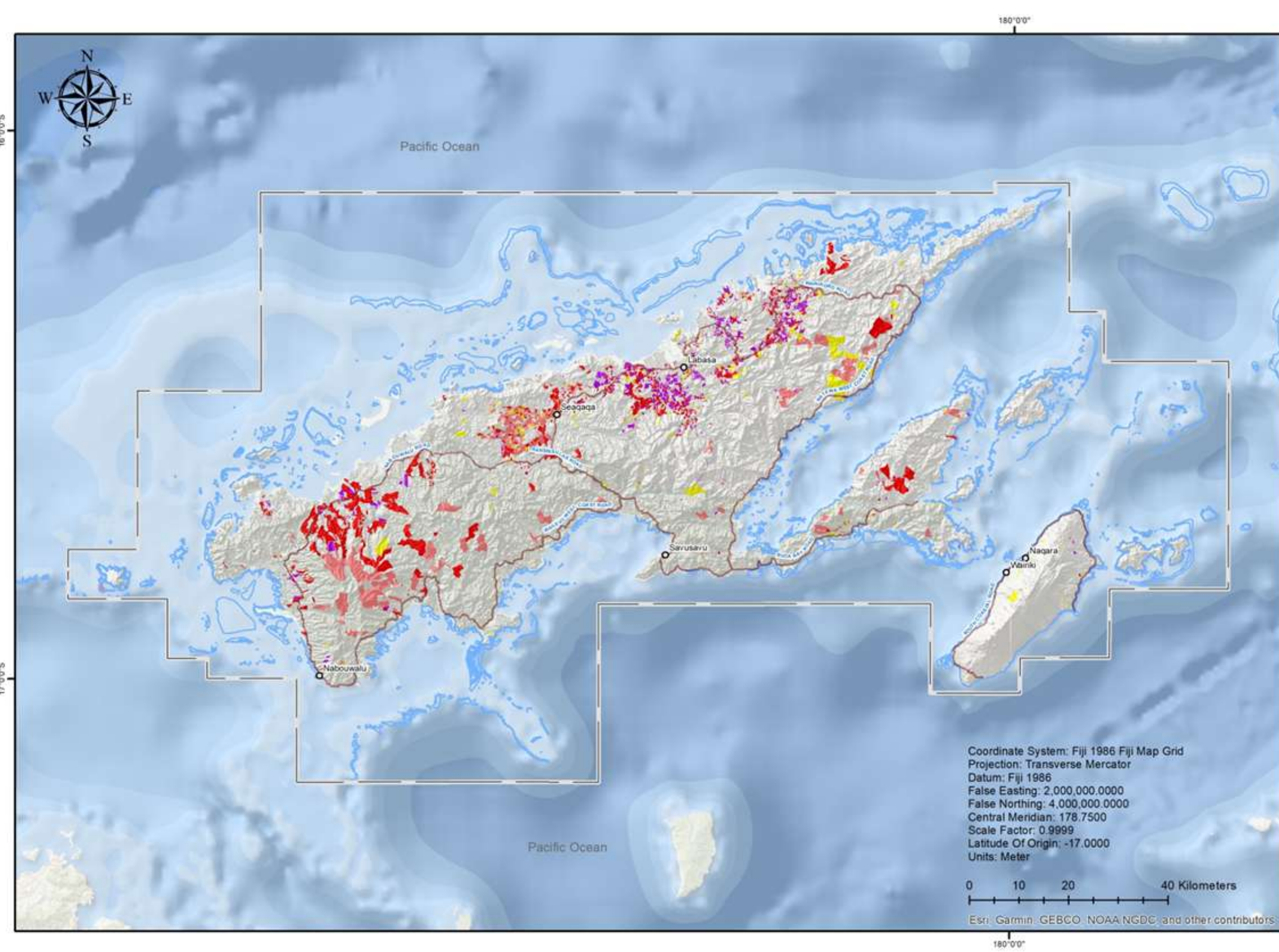
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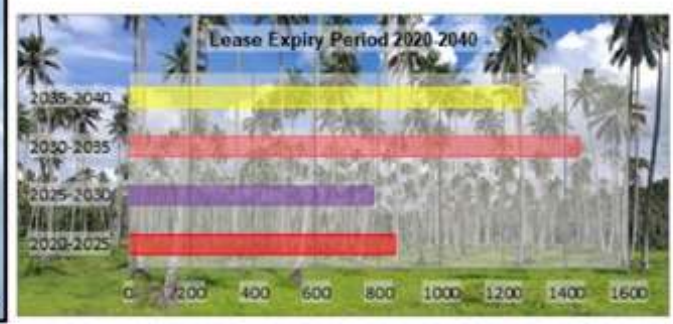
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	Lease Expiry Period	Count	Area (Ha.)
1	2020-2025	855	24420
2	2025-2030	787	27701
3	2030-2035	1442	15103
4	2035-2040	1258	28327
	Total	4,342	95,551



TLTB LEASE EXPIRY : 2021-2040

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040

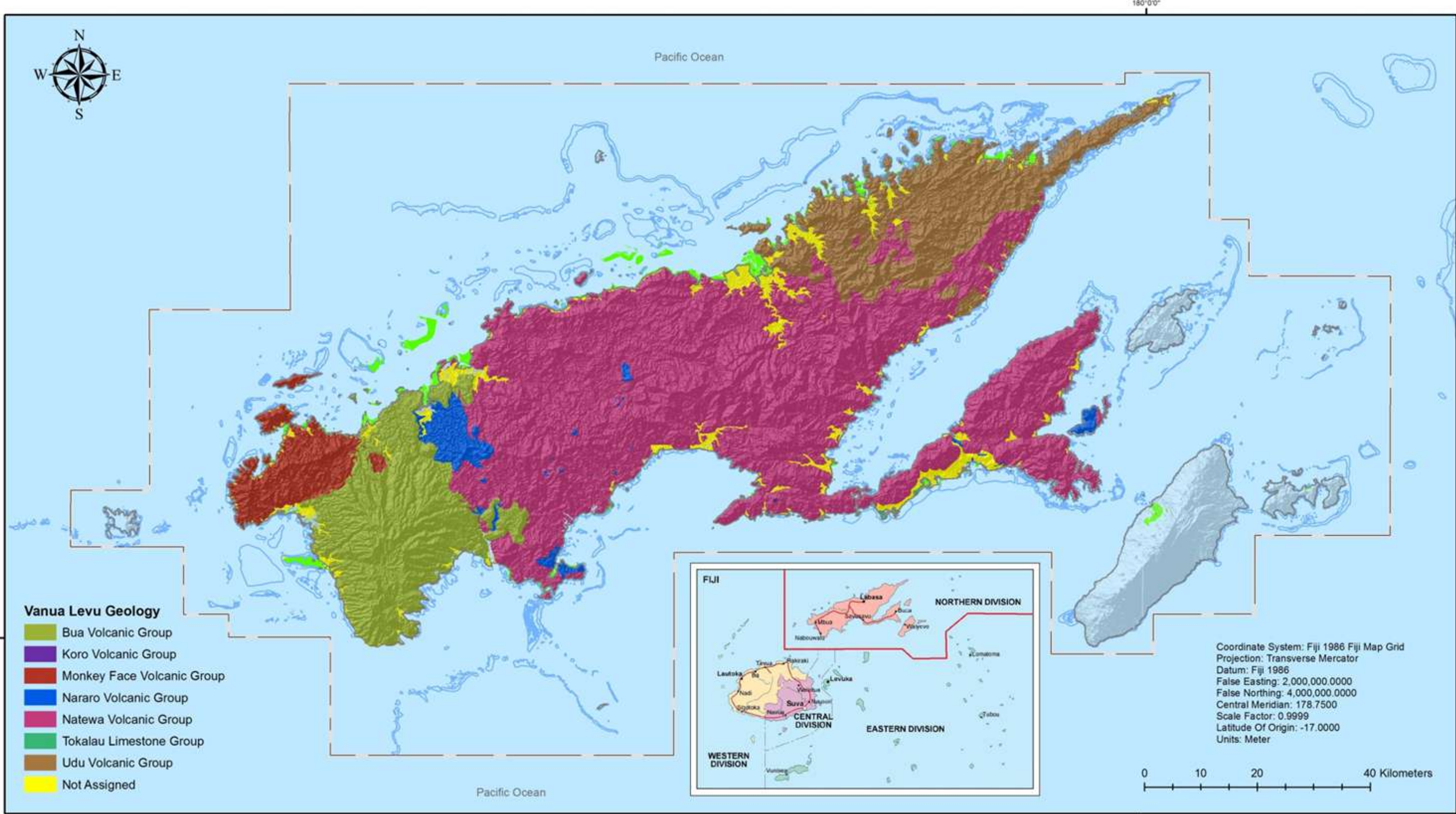
iTaukei
Land Trust Board

iTaukei Land, Our Heritage, Our Future

TLTB
RESEARCH & DEVELOPMENT 2020

431 Victoria Parade, GPO Box 116, SUVA, Fiji Islands
 Tel: (879) 331 2733 Fax: (879) 331 2014 Email: info@tltb.com.fj
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GEOLOGY MAP

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040



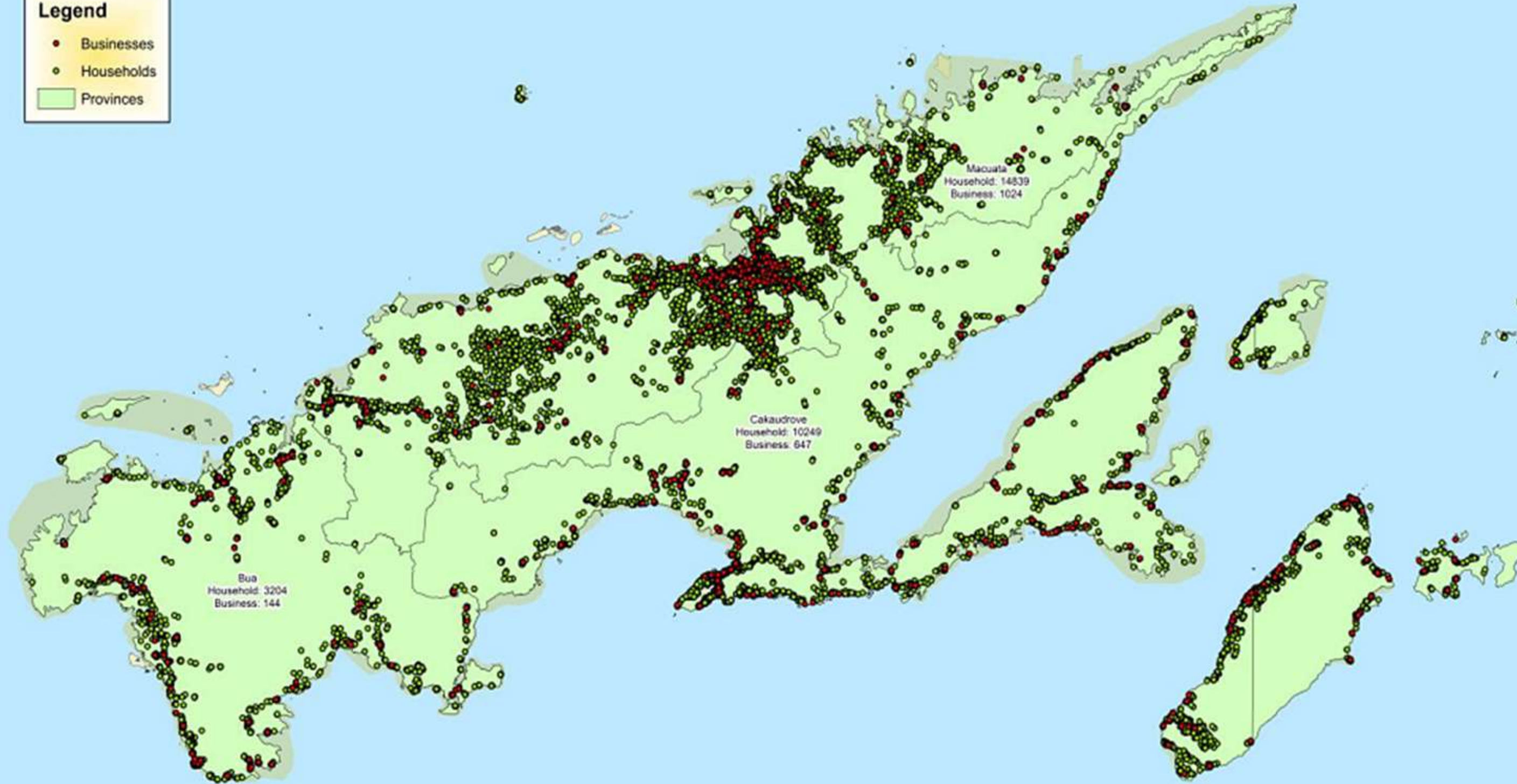
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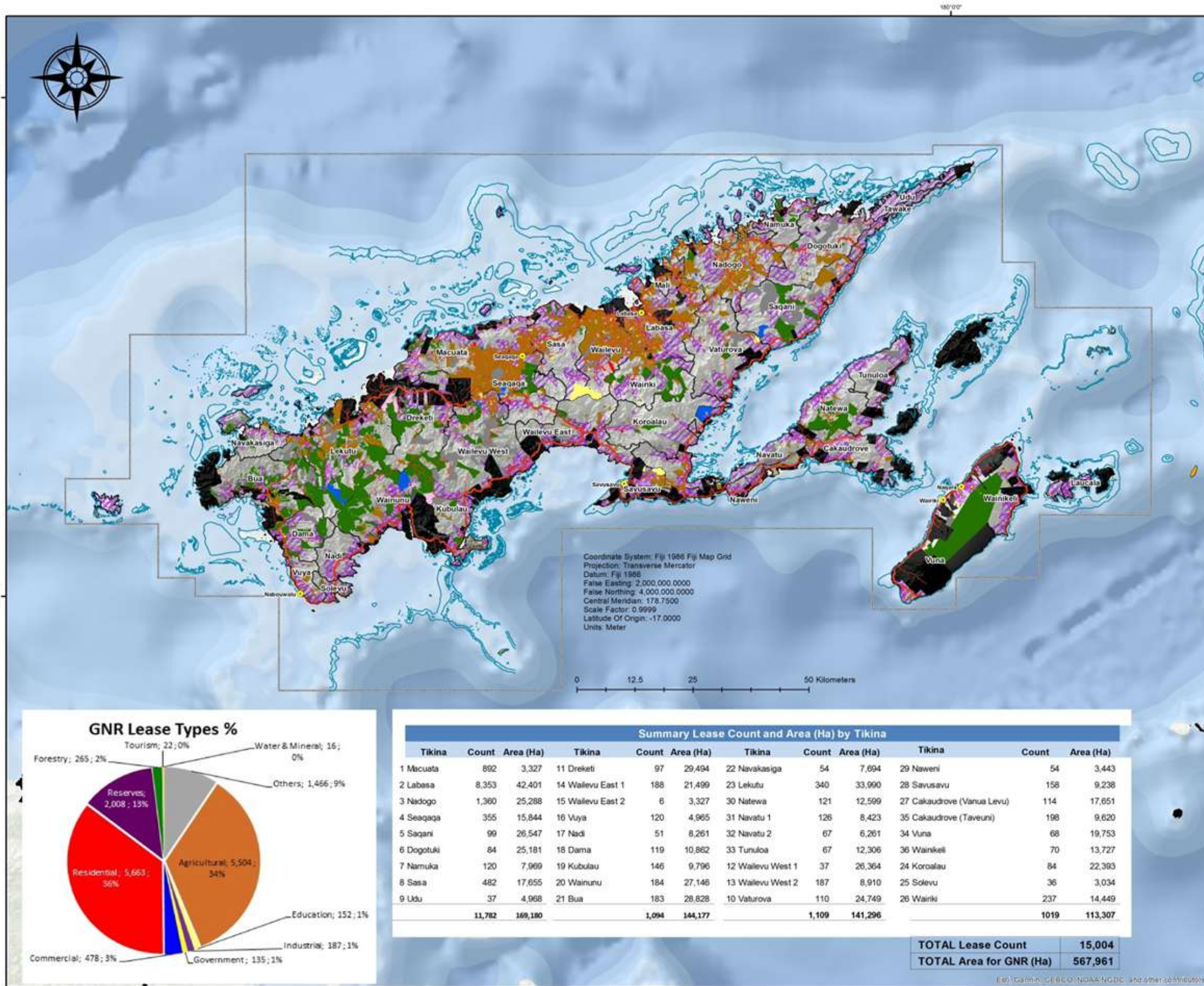
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Vanua Levu - Households and Businesses



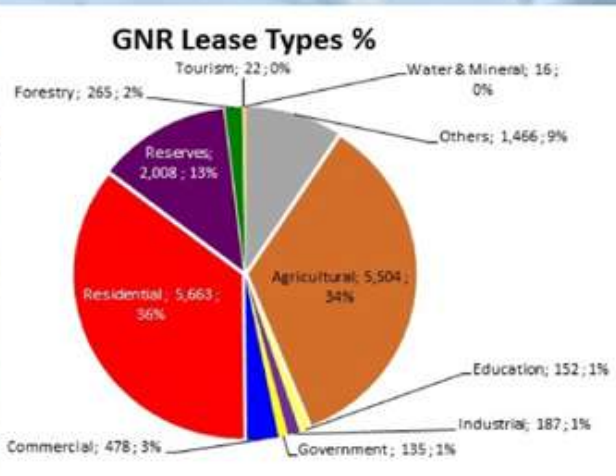




Vanua Levu Lease Master
Lease Types (Count)

- Agricultural (5,504)
 - Commercial (478)
 - Residential (5,663)
 - Educational (152)
 - Forestry (265)
 - Government (135)
 - Industrial (187)
 - Tourism (22)
 - Water/Mineral (16)
 - Others (1,466)
 - i-Taukei Reserve
 - State/Freehold Land
- Key Road Network
Other Roads
Study Boundary

*TLTB Lease Master derived March 2020



Summary Lease Count and Area (Ha) by Tikina											
Tikina	Count	Area (Ha)	Tikina	Count	Area (Ha)	Tikina	Count	Area (Ha)	Tikina	Count	Area (Ha)
1 Macuata	892	3,327	11 Dreketi	97	29,494	22 Navakasiga	54	7,694	29 Naveni	54	3,443
2 Labasa	8,353	42,401	14 Wailevu East 1	188	21,499	23 Lekutu	340	33,990	28 Savusavu	156	9,238
3 Nadogo	1,360	25,288	15 Wailevu East 2	6	3,327	30 Natewa	121	12,599	27 Cakaudrove (Vanua Levu)	114	17,651
4 Seagaga	355	15,844	16 Vuya	120	4,965	31 Navatu 1	126	8,423	35 Cakaudrove (Taveuni)	198	9,620
5 Saqani	99	26,547	17 Nadi	51	8,261	32 Navatu 2	67	6,261	34 Vuna	68	19,753
6 Dogotaki	84	25,181	18 Dama	119	10,862	33 Tunuloa	67	12,306	36 Wainikeli	70	13,727
7 Namuka	120	7,969	19 Kubulau	146	9,796	12 Wailevu West 1	37	26,364	24 Koroalau	84	22,393
8 Sasa	482	17,655	20 Wainunu	184	27,148	13 Wailevu West 2	187	8,910	25 Solevu	36	3,034
9 Udu	37	4,968	21 Bua	183	28,828	10 Vaturova	110	24,749	26 Wairiki	237	14,449
	11,782	169,180		1,094	144,177		1,109	141,296		1019	113,307
									TOTAL Lease Count		15,004
									TOTAL Area for GNR (Ha)		567,961

Lease Types	Count	Area (Ha)
1 Others	1,466	34,252
2 Agricultural	5,504	63,481
3 Education	152	688
4 Industrial	187	203
5 Government	135	2,336
6 Commercial	478	3,112
7 Residential	5,663	3,172
8 Reserves	2,008	1,423
9 Forestry	265	73,702
10 Tourism	22	373
11 Water & Mineral	16	1,242
Grand Total	15,896	183,985

TLTB CURRENT LEASETYPES MAP (AS AT MARCH 2020)

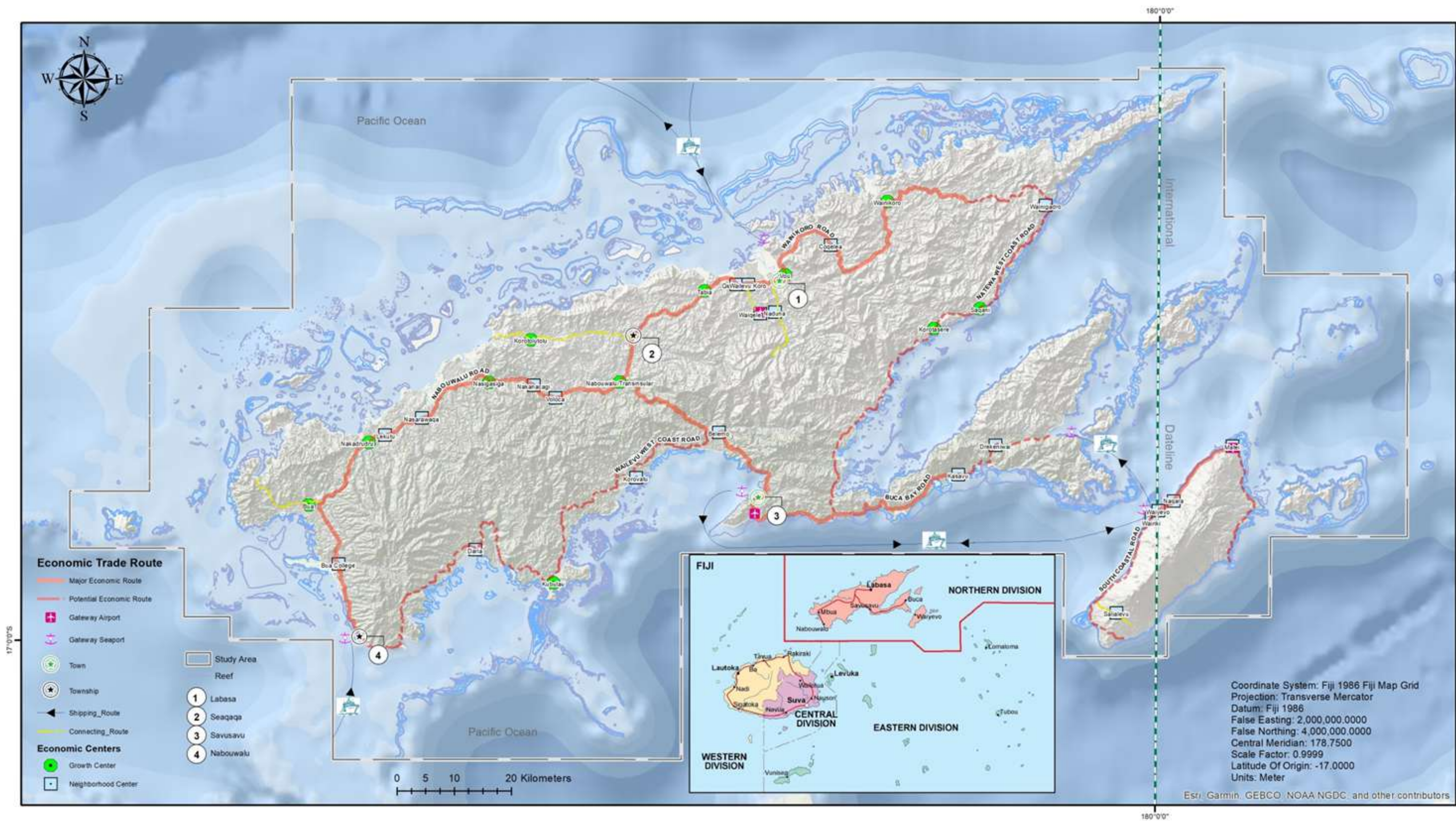
TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN REGION 2020-2040



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ECONOMIC ENABLING ENVIRONMENT MAP

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040

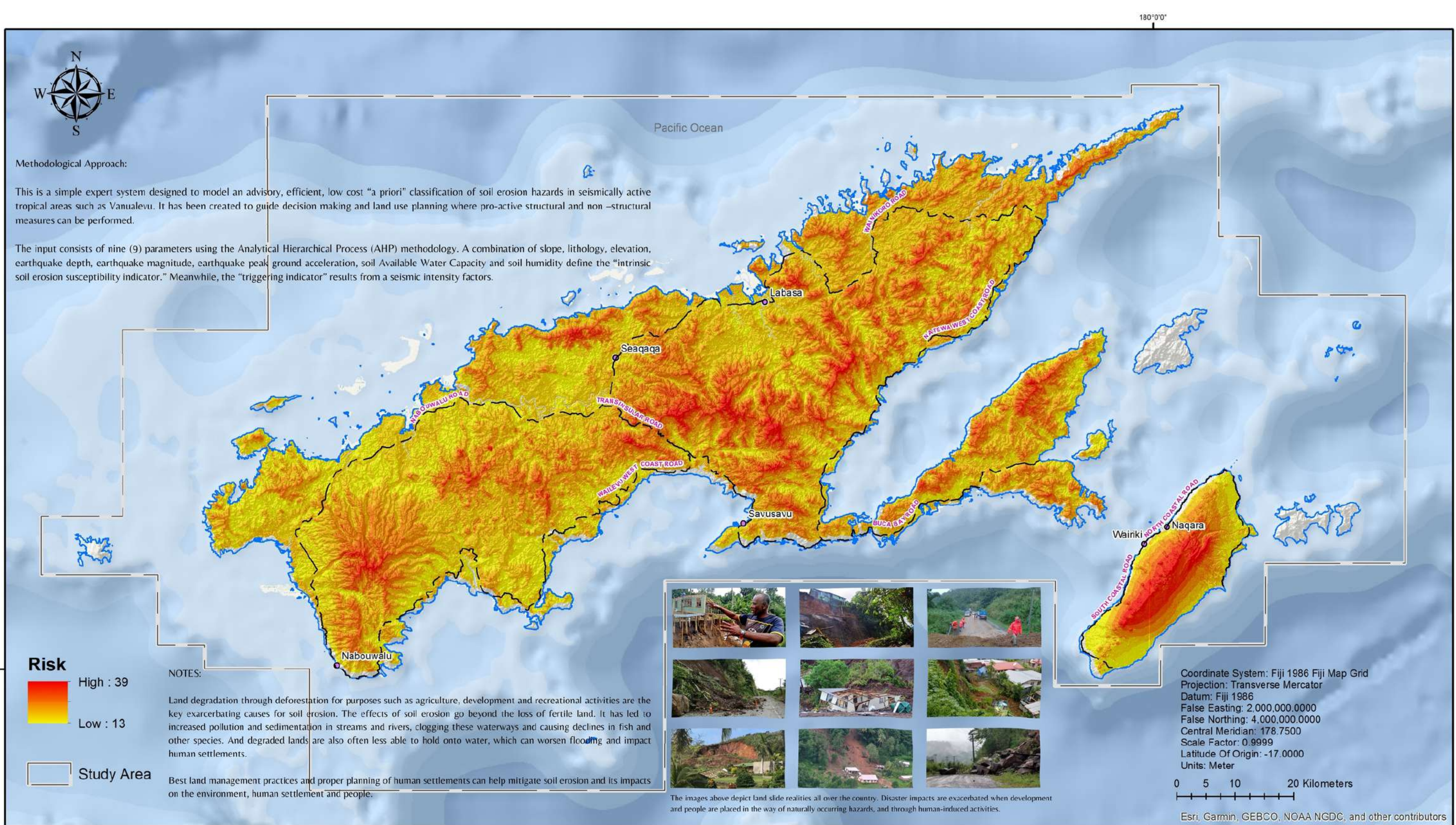


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(SEISMICALLY-INDUCED) EROSION MAP

TLTB MASTER LANDUSE PLAN FOR THE GREATER NORTHERN 2020-2040



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Mixed-Use Centres

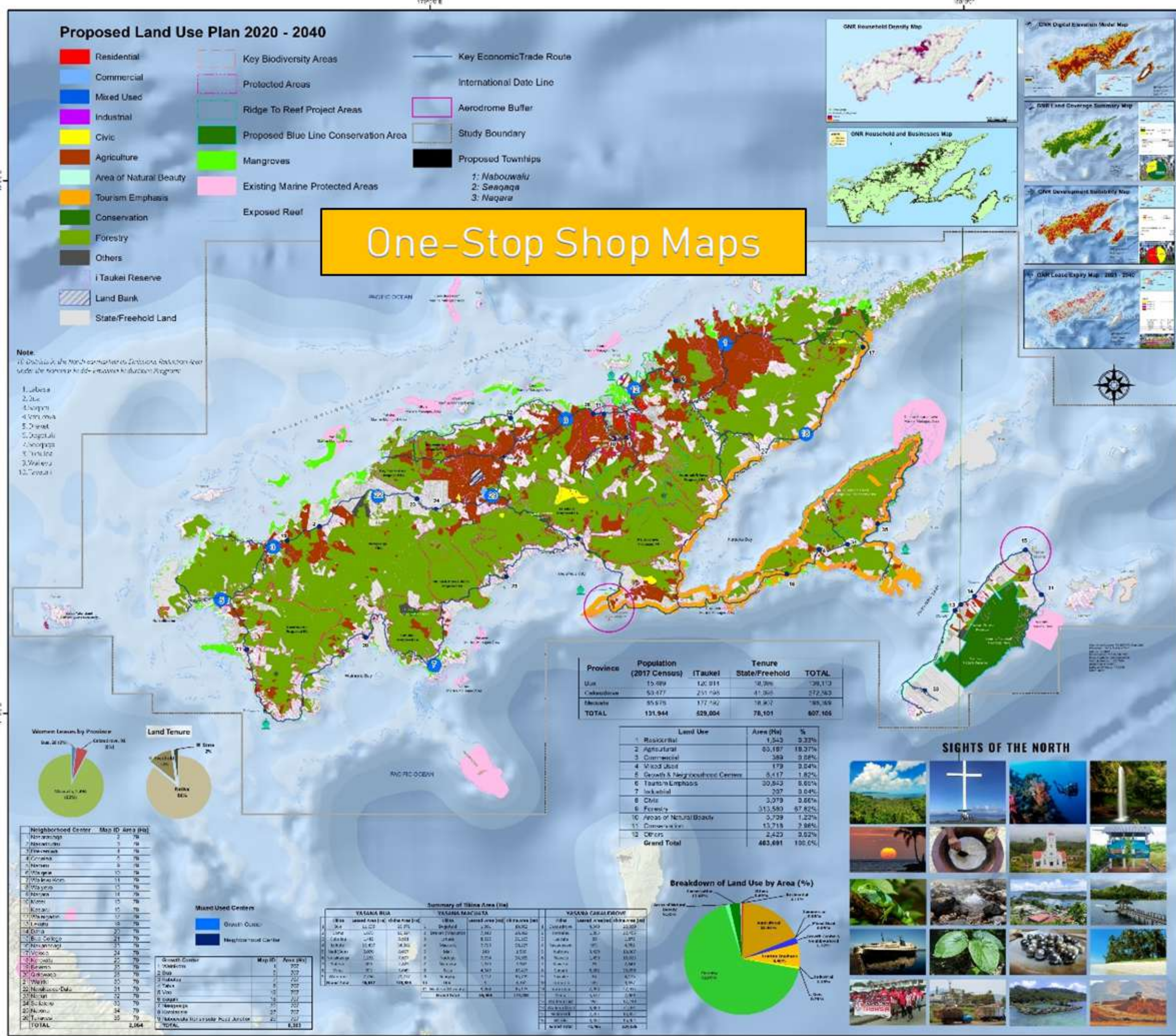
	Neighborhood Center	Map ID	Area (Ha)
1	Nasarawaqa	2	79
2	Nakadrudru	3	79
3	Drekeniwai	4	79
4	Cogelea	6	79
5	Naduru	9	79
6	Waiqeale	10	79
7	Wailevu Koro	11	79
8	Waiyevo	13	79
9	Naqara	14	79
10	Matei	15	79
11	Kasavu	16	79
12	Wainigadro	17	79
13	Lekutu	19	79
14	Daria	20	79
15	Bua College	21	79
16	Nakanacagi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







LOOKING AHEAD - 2023 & BEYOND



LOU RESIDENTIAL SUBDIVISION, VUSUYA

Proper Planned LOU Lands to Elevate Livelihoods

[MAT. A Land Development Project, Vusuya]



2023



\$1,500,000

\$1,000,000

\$500,000

\$0

2017

2018

2019

2021

2022

2023



\$1.6M

EXPECTED PREMIUM FROM
2023 LOU DEVELOPMENT

\$13K

EXPECTED ANNUAL RENT
FROM 2023 LOU
DEVELOPMENT

1. MAT. A Subdivision, Vusuya

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





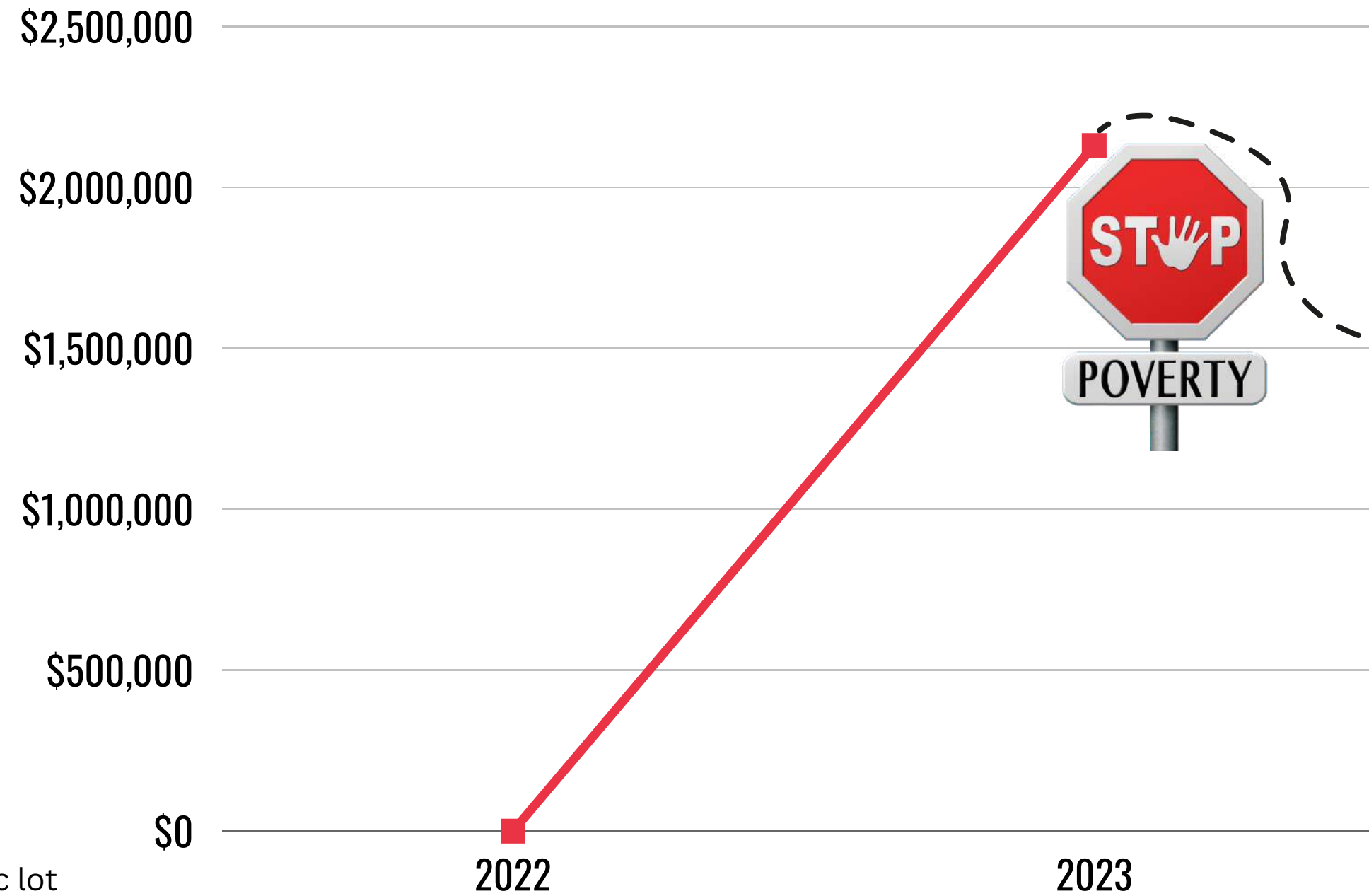
Proper Planned LOU Lands to Elevate Livelihoods

[MAT. B Land Development Project, Dravo]



3. MAT. B Subdivision, Dravo

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



\$2.4M

EXPECTED PREMIUM FROM
2023 LOU DEVELOPMENT

\$26.8K

EXPECTED ANNUAL RENT
FROM 2023 LOU
DEVELOPMENT



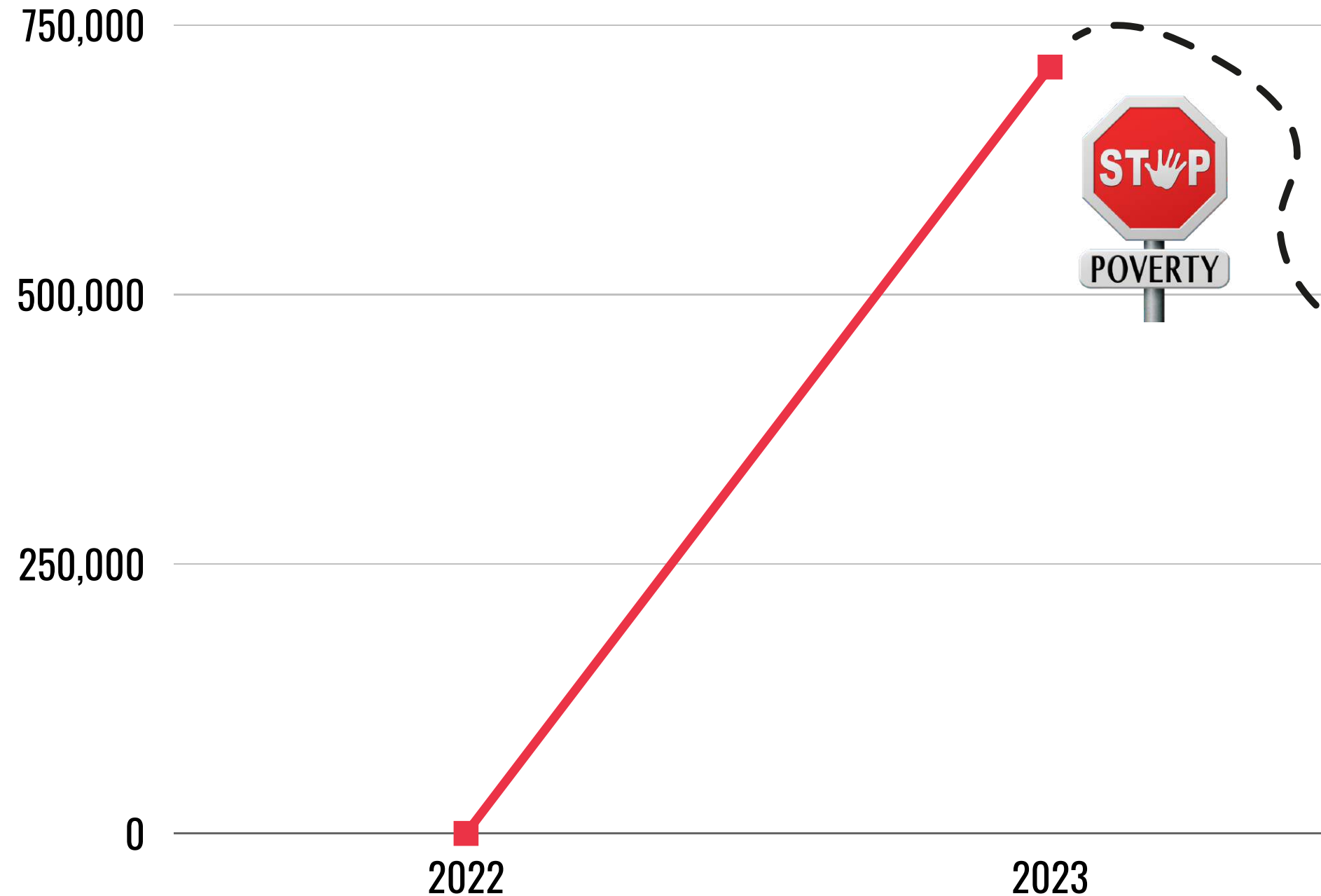
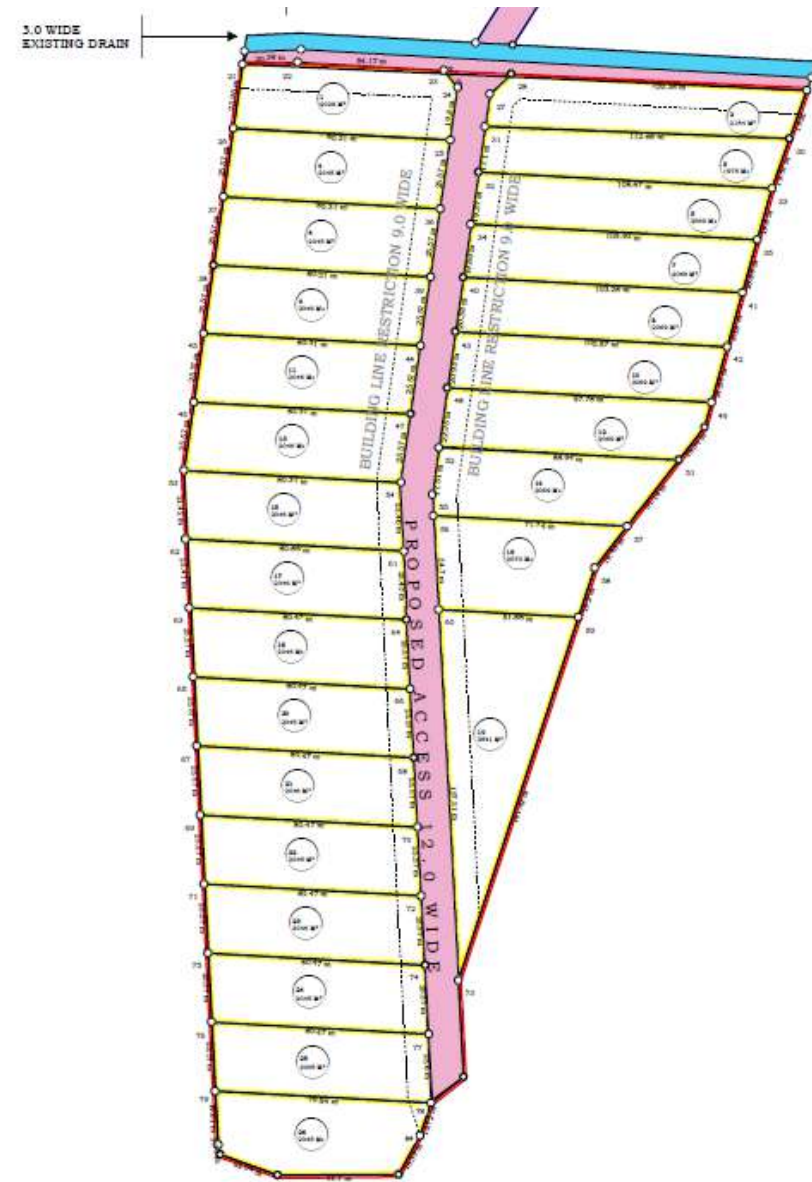
LOU RESIDENTIAL SUBDIVISION, DRAVO

Proper Planned LOU Lands to Elevate Livelihoods

[MAT. C Land Development Project, Dravo]



20
23



\$1.04M

EXPECTED PREMIUM FROM
2023 LOU DEVELOPMENT

\$10.4K

EXPECTED ANNUAL RENT
FROM 2023 LOU
DEVELOPMENT

MAT. C Subdivision, Dravo

- 25 Residential lots + 1 Civic lot

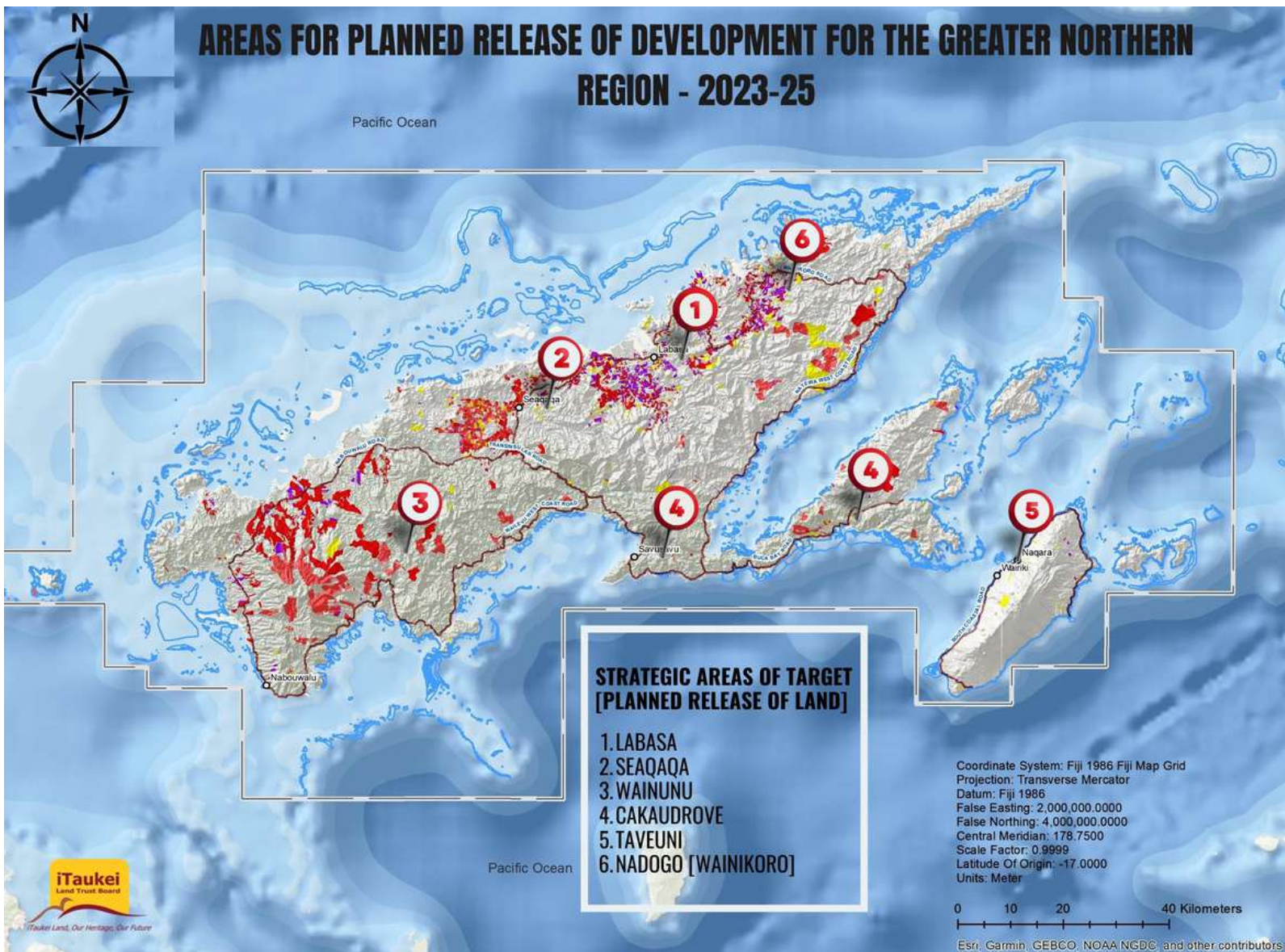


LOOKING AHEAD - 2023 & BEYOND

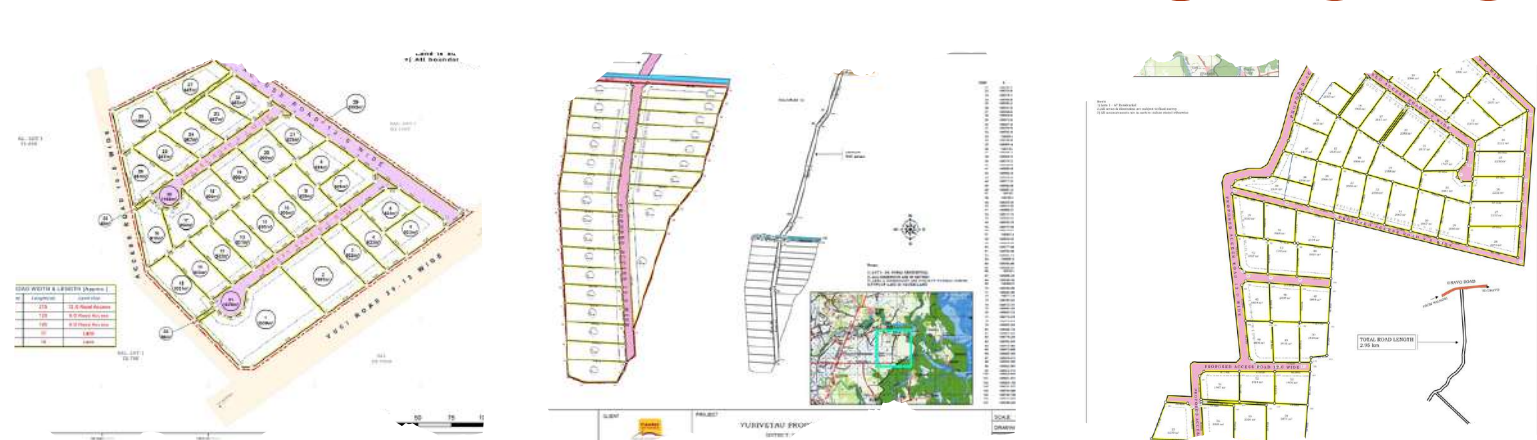
Planned & Targeted Release of Land



2023



	Lease Expiry Period	Count	Area (Ha.)
1	2020-2025	855	24420
2	2025-2030	787	27701
3	2030-2035	1442	15103
4	2035-2040	1258	28327
Total		4,342	95,551



1. MAT. A
Subdivision,
Vusuya

2. MAT. B
Subdivision, Dravo

3. MAT. C
Subdivision, Dravo

	SUBDIVISION	LOU Income
1	Mat. A - Vusuya	\$ 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).





TLTB ONLINE MARKETPLACE

NOW LIVE

REGISTER AND APPLY FOR A LEASE TODAY

marketplace.tltb.com.fj




TLTB Online Market Place







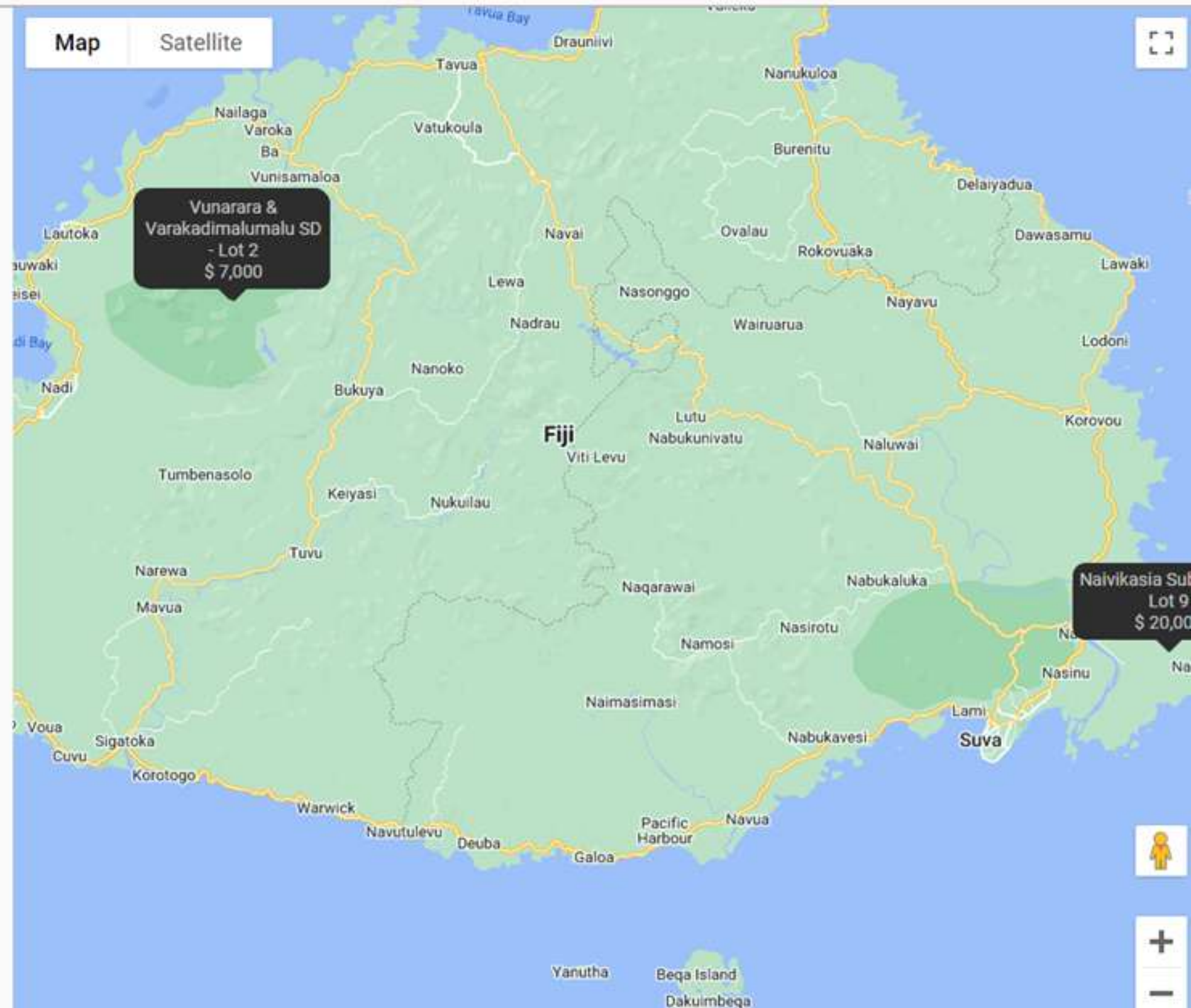
2023

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

26 Results

Sort by Newest ▾

	Natokamu Subvision Lot 7 <div> <div>Residential</div> <div>☆</div> </div>
Land Area	0.0925 Hectare
District	Labasa
Fixed Annual Rent	\$ 500
Term of Lease	99 years
Surveying Fees	To be determined
Closing Date	11/11/2022
	\$ 36,500
	Min. Premium Bid
	Natokamu Subvision Lot 6 <div> <div>Residential</div> <div>☆</div> </div>
Land Area	0.0912 Hectare
District	Labasa
Fixed Annual Rent	\$ 500
Term of Lease	99 years
Surveying Fees	To be determined
Closing Date	11/11/2022
	\$ 36,000
	Min. Premium Bid
	Natokamu Subvision Lot 5 <div> <div>Residential</div> <div>☆</div> </div>
Land Area	0.0907 Hectare
District	Labasa
Fixed Annual Rent	\$ 500
Term of Lease	99 years
Surveying Fees	To be determined
Closing Date	11/11/2022
	\$ 36,500
	Min. Premium Bid
	Vunarara & Varakadimalumu SD - Lot 6 <div> <div>Agricultural</div> <div>☆</div> </div>
Land Area	2.0301 Hectare
District	Vitogo
Fixed Annual Rent	\$ 500
Term of Lease	50 years
Surveying Fees	To be determined
Closing Date	11/11/2022
	\$ 7,000
	Min. Premium Bid



Innovative Value-Added Products



Commercial Agriculture



Sustainable Tourism



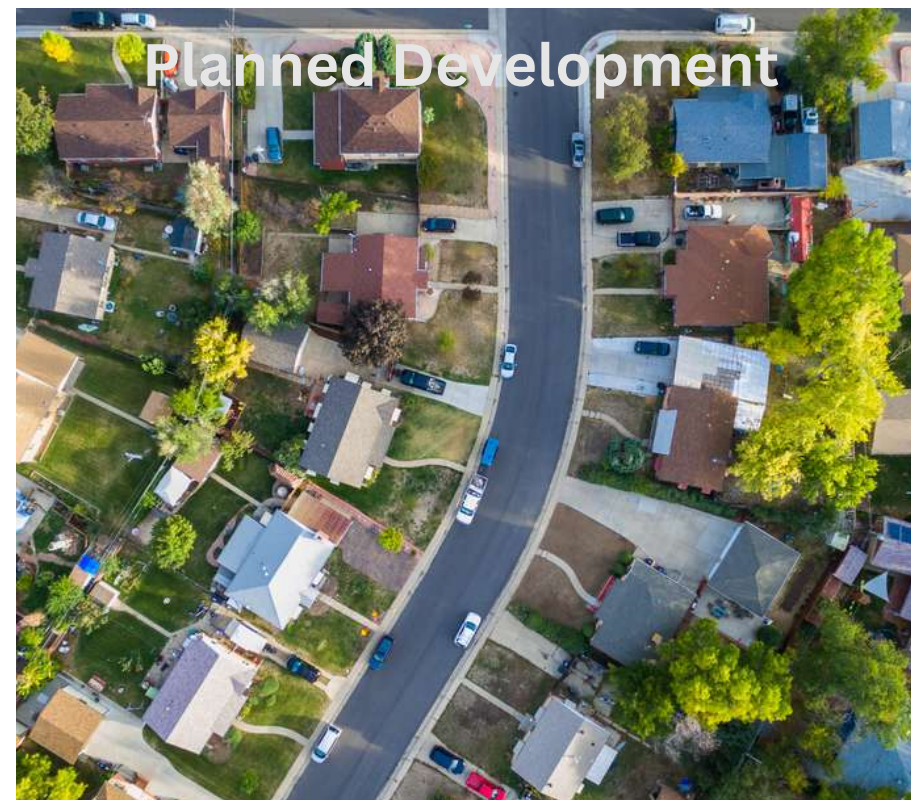
Gated Community /
Retirement Villages



DESIRED PRODUCT
FULLY SERVICED LOTS
WITH REGISTERED LEASE



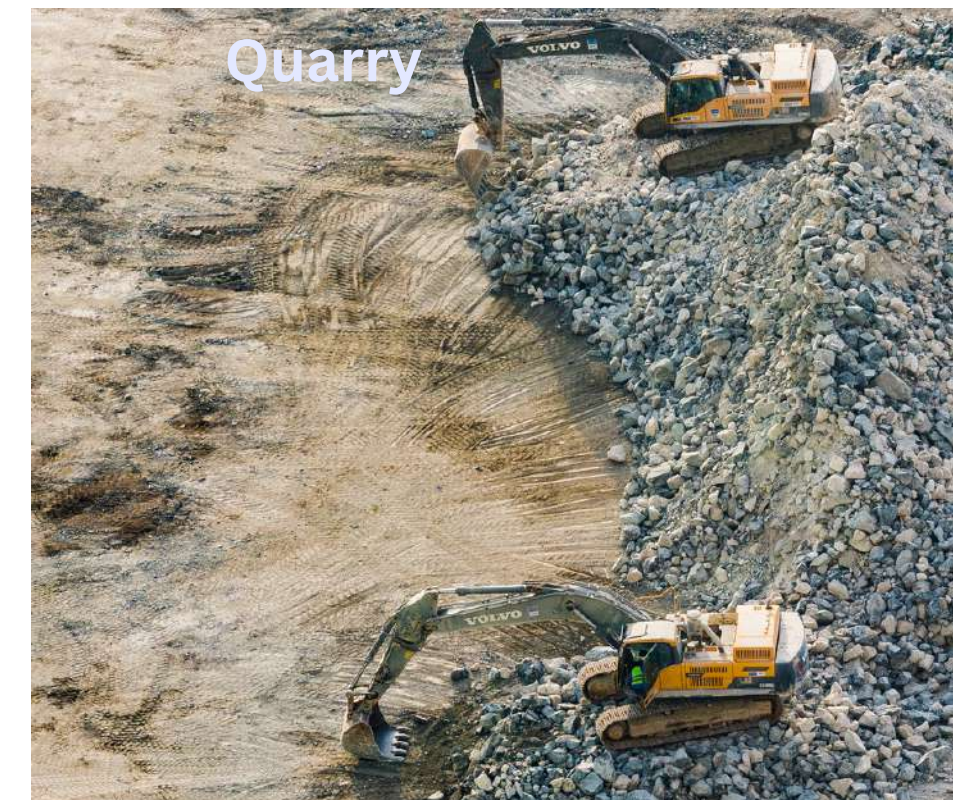
Conservation / Redd+
TLTB NATIVE TREE RESERVE
Plant a tree and plant a hope for the future



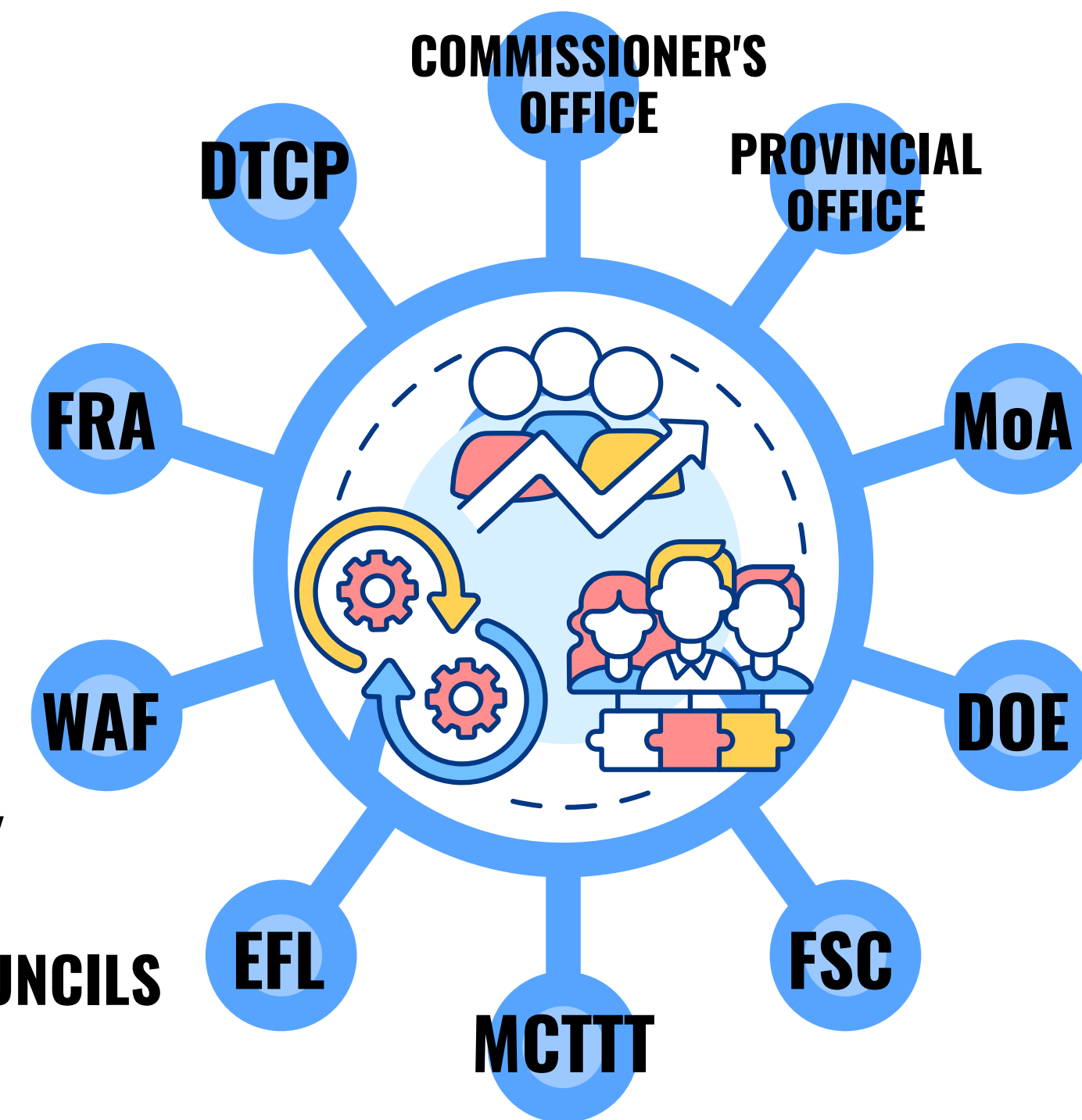
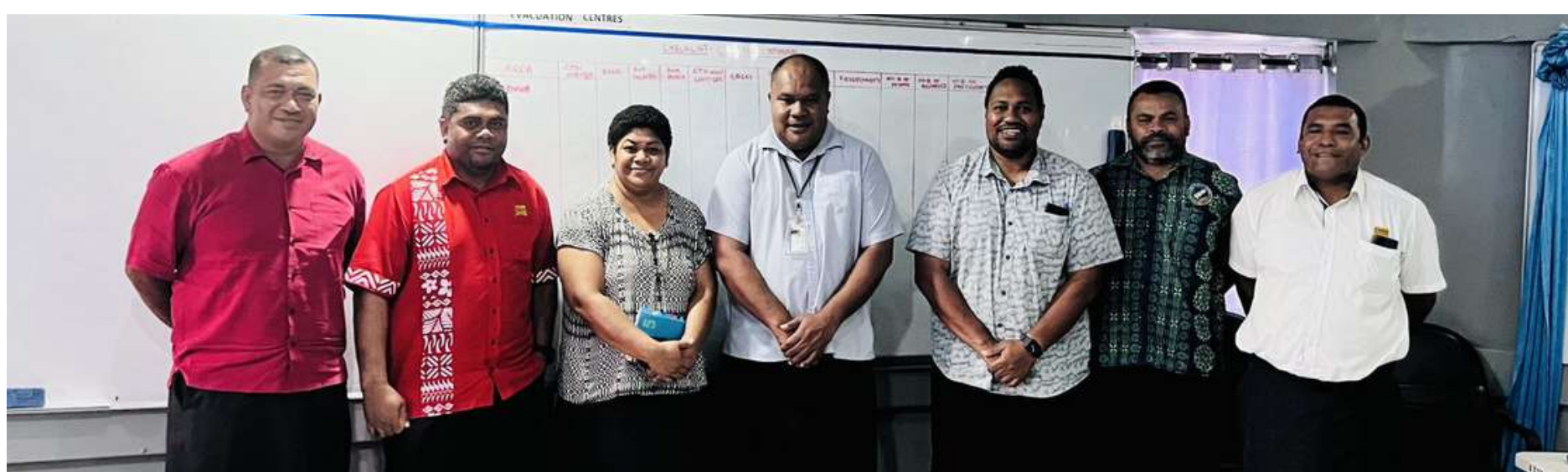
Planned Development



Strata



Quarry



- MLMR
- FORESTRY
- TLFC
- TOWN COUNCILS
- ITAB
- ETC.