

CA 2



WOOD & JEPSEN CONSULTANTS  
PO BOX 1248  
SUVA

IN REPLY PLEASE QUOTE: SL 14240  
Ph: 3305336 ext 113  
Date: 23/06/2020

Dear Sir,

**RE: PROPOSED SUBDIVISION OF DURUCOKO (PT. OF) SAWANI TLTB REF 4/03/40928**

I have to advise you that this proposal for subdivision has been approved subject to the conditions typed on the reverse side of the attached proposal plan.

Your application is returned herewith.

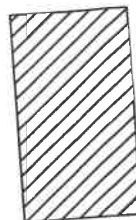
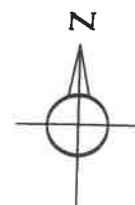
Yours faithfully,

A handwritten signature in blue ink, appearing to be 'MZ' or similar, written over a dotted line.

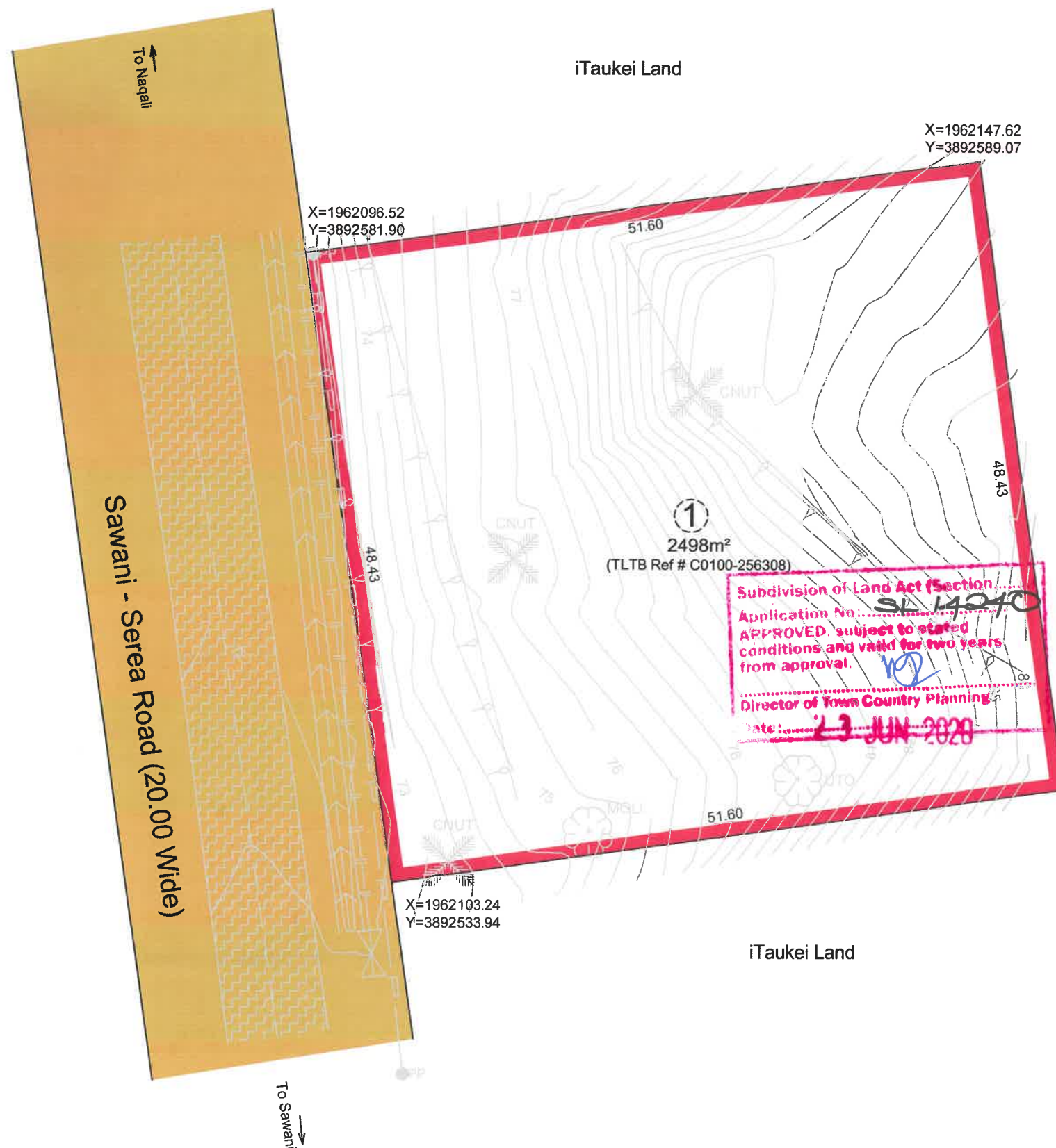
.....  
Mohammed Ziar  
**Director of Town & Country Planning**

cc:

The CEO, Nausori Town Council, Nausori



Gusuisavu Bakery



LOCALITY DIAGRAM  
Not to Scale

iTaukei Land

- Notes & Purpose of Lots**
1. Lot 1 : Special Use (E.F.L Substation)
  2. Type of Land Surveyed : iTaukei Land
- Areas & Dimensions are subject to Final Survey

	NAME	DATE	FIELD BOOK	ISSUED	No.	NAME	DATE	REVISIONS	NAME	DATE		CLIENT	PROJECT	SCALE(A3)	DRAWING No.
SURVEYED	WN	05/02/2020	FIELD BOOK	836								Energy Fiji Limited	Proposed Subdivision for (TLTB Ref # C0100-256308) Durucoko, Viria Along Sawani - Serea Road, Naitasiri	1:400	10129
DESIGNED															
DRAWN	UD	10/02/2020	LEVEL BOOK												
TRACED															
CHECKED	PC	10/02/2020	CALC BOOK												
APPROVED	CML	10/02/2020													

**WOOD & JEPSEN CONSULTANTS**  
CIVIL ENGINEERS SURVEYORS PLANNERS

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79 CAKOBALU ROAD, SUVA FAX: (679) 3303361  
FIJI E-MAIL: rgjepsen@woodjepsen.com.fj

**EFL**  
Energy Fiji Limited

PROJECT Proposed Subdivision for (TLTB Ref # C0100-256308) Durucoko, Viria Along Sawani - Serea Road, Naitasiri

DRAWING TITLE SCHEME PLAN

SCALE(A3) 1:400

SHEET No

DRAWING No. 10129

**Approved subject to the following conditions:**

1. That the **PROPOSED SUBDIVISION OF DURUCOKO(PT. OF) SAWANI TLTB REF 4/03/40928** is approved to for the following purposes and shall be noted clearly on the survey plan:

**LOT 1 - SPECIAL USE (E.F.L. SUBSTATION)**

2. That the method of drainage, waste water and refusal disposal shall be to satisfaction of **Nausori Town Council**. All necessary easement shall be shown on the survey plan.
3. That the method of night soil disposal shall be by septic tank to the satisfaction of the **Nausori Town Council**.
4. That a 3.0m Buffer Landscaping Reserve shall be provided along the northern , western and southern boundaries of the subject lot. This shall be surveyed off as separate lot which shall be transferred to State for Buffer Landscaping Reserve and vested to **Nausori Town Council**. This shall be shown on the survey plan as Lot 3- Buffer Landscaping Reserve (3.0m Wide).
5. That the appropriate landscaping shall be formed at the cost of the developer initially prior to clearance of the survey plan and thereafter continually by whomever is the lessee of Lot 1 to the quality and standard acceptable to the **Nausori Town Council**. The site is continually maintained to enhance the appearance of the development and minimize impacts on neighboring developments. This shall be noted on the survey plan
6. That provision shall be made for adequate and wholesome water to the subdivision to the satisfaction of the **Nausori Town Council** and **Water Authority of Fiji**.
7. That the land shall be surveyed in accordance to the approved scheme plan layout and no building application or other structural works be allowed until the survey plan is approved by the Surveyor General.
8. That no other use be allowed other than that approved or consented to by the Director of Town and Country Planning.
9. That no building shall be erected without prior consent of the **Director of Town and Country Planning** and the approval of the **Nausori Town Council**.
10. That the site shall be provided with adequate drainage that shall discharge into a legal outlet or water course to the satisfaction of **Nausori Town Council**.
11. The design of the driveway shall be such as to prevent storm water overflow from the carriageway into the proposed lot and likewise from the proposed lot onto the carriageway.
12. The developer shall be responsible for naming of the Roads in accordance with FRA Road Naming Policy within the subdivision and required installation of the road signs at locations determined by FRA.
13. That there shall be no discharge of storm water from the driveway onto the carriageway.
14. That a 2.0m Drainage reserve shall be imposed along Road. This shall be formed at the cost of the developer and shall be shown on the survey plan.
15. That a 9.0 m building line restriction be imposed along the 20.0 m wide Sawani –Sered Road . This shall be noted on the survey plan .
16. That the Surveyor Consultant/Developer to submit certificates from the **Nausori Town Council, Energy Fiji Limited (EFL),and FRA** confirming that the subdivision is complete and all the conditions of approval have been complied with before we can release the survey plan for approval.
17. That the consent of the Landlord (**Tikaukei Land Trust Board**) shall be obtained and endorsed on the Survey Plan prior to approval by the Surveyor General.
18. That a rezoning application from Agricultural to Special Use (EFL Substation) shall be submitted to Nausori Town Council for consideration by the Director of Town and Country Planning .
19. That this approval is valid for two (2) years.

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M . Zior (Mr.)

**Director of Town and Country Planning**