



Ministry of Local Government

FFA House - 4 Gladstone Road
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WEST PROPERTIES PTE LTD
LEVEL 2 , 2 TUI STREET
LAUTOKA

In Reply Please Quote: **SL 12790**
Phone: **3305336**
Date: **03/06/2026**

Dear Sir/ Madam,

**PROPOSED AMENDMENT TO SUBDIVISION OF LAND KNOWN AS ND4274 , SO 1691 , &
ND 1500 LEGALEGA , NADI**

This is to advise that this subdivision application has been approved subject to the conditions typed on the reverse side of the attached scheme plan.

Your application is returned herewith.

Yours faithfully,

Mohammed Ziar (Mr.)
Director of Town & Country Planning.

CC – 1. THE CEO
NADI TOWN COUNCIL
NADI

✓ 2. CC -QUEST PROPERTIES PTE LTD.
PO BOX 11406
NADI AIRPORT

All correspondences to be addressed to the **Director of Town & Country Planning.**



Subdivision of Land Act (Section.....)
Application No. **SL/2790**
APPROVED subject to stated
conditions and valid for two years
from approval
Director of Town & Country Planning
LOT 1: **SO 1691**
03 JUN 2026

BLUE BOUNDARIES ARE FROM ND4271
AND ND3833 AS REQUIRED BY LAND
IN COMPLIANCE WITH EXISTING ROADS
AND LEASEHOLD BOUNDARIES.

BLUE BOUNDARIES ARE FROM SO1691
AND PREVIOUS REGISTERED SURVEY
PLANS AS REQUIRED BY LAND DEP.
IN COMPLIANCE WITH EXISTING ROADS
AND LEASEHOLD BOUNDARIES.

YELLOW LINES PLOTTED FOLLOW THE
TLTB GIS COORDINATES ADOPTED FROM
THE TLTB MASTERPLAN.

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TLTB GIS COORDINATES ADOPTED FROM
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LOCALITY DIAGRAM (NTS)

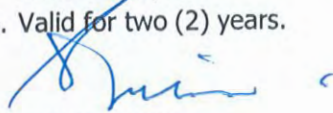


- NOTES**
- 1) LOTS 1 - 4: COMMERCIAL
 - 2) LOT 5: CIVIC (RELIGIOUS PURPOSES).
 - 3) LOTS 6 - 73: RESIDENTIAL
 - 4) LOTS 74, 82 & 83: OPEN SPACE RESERVE
 - 5) LOT 75: SERVICE LANE 6m WIDE.
 - 6) LOT 76: ROAD WIDENING 1.91m WIDE.
 - 7) LOT 77: PRIMARY ACCESS ROAD 16m WIDE
 - 8) LOTS 78 & 79: ACCESS ROAD 9m WIDE
 - 9) LOTS 80 & 81: ACCESS ROAD 6m WIDE
 - 10) LOTS 82 & 83: OPEN SPACE RESERVE
- AREAS AND MEASUREMENTS ARE SUBJECT TO
FINAL SURVEY AND APPROVAL.

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

SL 12790

1. That the **PROPOSED AMENDMENT TO SUBDIVISION OF LAND KNOWN AS ND4274 , , SO 1691 , & ND 1500 LEGALEGA** is approved for the following purposes and shall be noted clearly on the Survey Plan:
LOT 1- 4 : **COMMERCIAL**
LOT 5 : **CIVIC (RELIGIOUS)**
LOT 6 -73 : **RESIDENTIAL**
Lot 74 , 82 &83 : **OPEN SPACE RESERVE**
LOT 75 : **SERVICE LANE (9M WIDE)**
LOT 76 : **ROAD WIDENING 1.91 M WIDE)**
LOT 77 : **ACCESS ROAD (16 M WIDE)**
LOT 78 &79 : **ACCESS ROAD 9.0 M WIDE)**
LOT 80 & 81 : **ACCESS ROAD (9.0 M WIDE)**
2. That the method of drainage , wastewater and refuse disposal be to the satisfaction of the **Nadi Town Council**.
3. That the method of night soil disposal shall be by septic tank to the standard and satisfaction of the **Water Authority of Fiji(WAF) & Nadi Town Council**
4. That no building be erected without prior consent of the Director of Town & Country Planning and the approval of the **Nadi Town Council**.
5. That the land be surveyed in accordance to the approved Scheme Plan layout and no building application and other structural works be allowed until the Survey Plan is approved by the Surveyor General.
6. That no other use be allowed other than that approved or consented to the Director of Town & Country Planning.
7. That provisions be made for adequate and wholesome water to the subdivision to the satisfaction of the **Nadi Town Council** and Water Authority of Fiji
8. That the Surveyor Consultant/ Developer to submit certificates from the **Nadi Town Council, Energy Fiji Ltd (EFL) , Water Authority of Fiji(WAF) and Fiji Roads Authority (FRA)** confirming that the subdivision is complete, and all conditions of approval have been complied with prior to the release of the Survey Plans for approval.
9. That all storm water drainage provisions ensuring discharge to an approved drainage outlet or natural water course shall be carried out to the satisfaction of the **Nadi Town Council** and drainage easements registered and shown clearly on the Survey Plan.
10. That a 2.0 m wide drainage reserve shall be provided and shall be well connected to the adjacent lot . This shall be shown on the survey plan .
11. That the Engineering Plan for the access access road storm water drains , water reticulation system, EFL (power reticulation system) and fire hydrant shall be submitted for Director Town & Country Planning's approval prior to any construction works on site. This shall consist of 7 sets of Engineering plan with appropriately filled forms with relevant stakeholder comments shall be submitted. This shall include locality plans, drainage catchment plans and calculations. A bill of quantity shall be provided for calculation of fees.
12. That consultation shall be done with Department of Environment (DOE) for the Appropriate Environmental Management Study which shall be submitted for consideration to DOE . The Terms of Reference (TOR) for the Environment document shall be determined by DOE . A copy of the approval document shall be submitted to the Department of Town and Country Planning for noting and records purposes .
13. That the proposed 16.0 m wide roads and the 9.0 m wide shall be formed to **Fiji Roads Authority (FRA)** sealed standard and specification .
14. That the 16.0 m wide access roads and the 9.0 m wide road shall be transferred to state for public access and be vested and maintained by the **Fiji Roads Authority (FRA)** and this shall be noted on the survey plan .
15. That the consent of the Landlord (**Director of Lands**) is to be obtained and endorsed on the Survey Plan prior to the clearance of the Survey Plan.
16. Valid for two (2) years.


Mohammed Ziar (Mr.)

Director of Town & Country Planning.