An overview of Fiji and the nation's land administration landscape

WG2 parallel meeting – 03.11.2020
Outline

1. Introduction
2. Economic Overview
3. Land Tenure Systems in Fiji
4. Land Use Plans
Introduction

Fiji is an island group in the South Pacific Ocean, about two thirds of the way from Hawaii to New Zealand. Fiji became independent in 1970 after nearly a century as a British Colony.

1. Geographical Position — 18° 00 South, 175° 00 East
2. Area: The total land area of the 332 islands is 18,270 sq. km. 110 islands of which are inhabited and the rest of the islands are uninhabited.
3. Tropical marine; only slight seasonal temperature variation.
4. Terrain: large islands are mountainous and of volcanic origin while most of the uninhabited islands are coral islands with a few also volcanic.
5. Elevation: MSL to 1,324m (Mt Tomanivi being the highest point.)
7. Literacy Rate: 93.7 %
Economic Overview

Fiji is blessed with forest (indigenous, mahogany & pine), mineral, and fish resources and is one of the developed Pacific Island Economy, yet it still has a large subsistence sector. Tourism is the leading foreign exchange earner, with the waning sugar industry. However there seems to be a long term problems which include low investment, uncertain leaseholds and land ownership rights and the government’s political instability.

1. GDP (real growth rate) : 3.53%
2. GNP : 5.536 billion USD (2019)
3. Labour force : 139,000 (1999 est.) 76.4 per – Male, 37.4 per – Female
4. Tourism Earnings: 870,309 visitors spent FJD$2 billion in Fiji across an estimated 1,200 businesses
5. Exports : sugar, garments, gold, timber, fish, molasses, coconut oil.
Fiji has four main types of Land Holdings:
1. State Lands,
2. Freehold Lands,
3. Native Leases
4. ‘Vakavanua’ Native Land.

The legal system is based on the British system being a former British Colony. Fiji adopted the Torrens Land Registration System and is still being practised. The Registrar of Titles under the Solicitor General’s office is tasked to register all land dealings under the provision of the Land Transfer Act.
FIJI ISLANDS
Land Tenure Map
The main administrative body for Native Lands, the iTaukei Land Trust Board’s has developed Land Use Plans to guide the overall character, physical form, growth, and development of native land within the Urban Regions.

Areas completed are:
1. Greater Suva Corridor
2. Greater West
3. Vanua Levu
4. Taveuni
2017 REGIONAL LAND RELEASE PLAN FOR THE GREATER SUVA AREA
(PAC. HARBOUR - NAUSORI - KOROVU)

Legend
- Greater Suva Boundary
- Gravel Extraction and Crushing Site (Temporary)
- Aerodrome Traffic Zone (skim Radius)
- Air Traffic Management Zone (NRM Radius)
- Green Belt (Exoev Wide)
- EFL Wayleave Reserve (60m Wide)
- Proposed Mokoloko Road Ext.
- Proposed Mokoloko Bypass
- Proposed Regional Road
- Proposed Coastal Road
- Other Proposed Road Projects
- Primary Roads
- Secondary Roads
- Other Urban Boundaries
- Taufale Reserve
- Designated Taufale Land
- AEC - Airport
- AG Agricultural Station
- G - Government
- H - Hospital
- HC - Health Centre
- P - Police
- PP - Police Park
- PU - Pumping Station
- R - Reserve
- RC - Religious
- S - School
- WC - Water Catchment
- Village Boundary
- Mangroves Area

Land Release
- Residential (Low Density)
- Residential (High Density)
- Commercial
- Industrial
- Agricultural
- Ore
- Special Use (Conservation)
- Special Use (Forestry)
- Special Use (Tourism)
- Special Use (Integrated Dev)

Growth Centres
- Established Line Node
- Neighbourhood Centre

APPROVED BY THE TLTB BOARD OF TRUSTEES IN FEBRUARY 2017

NOTES:
1. Mixed Use Node
Areas located at key intersections of major transportation corridors containing a variety of different land uses. It generally covers an area of 1.5 kilometers around the control point. They can accommodate development of higher density and are more intense than Neighbourhood Centres.
2. Neighbourhood Centre
Areas located at key intersections of major transportation corridors and are predominately residential in character. It generally covers an area of 0.5 kilometers around the central point. They may accommodate commercial uses which are smaller in scale simply for the purpose of serving the surrounding neighbourhoods.
3. Local Area Planning
All Mixed Use Nodes and Neighbourhood Centres are subject to comprehensive planning.
4. Taufale Reserve
Taufale Reserve is a land set aside for use, maintenance or support for the Taufale landowners. Some of these plans within the GBL Land Use Plan falls within the Taufale Reserve. Thus, the normal rezoning process must be adhered to and complied with (Refer to the Reserve Policy in the GBL Planning Document).
5. Land Release
All freed released land uses shown are Taufale Land outside of Urban Boundaries. Most areas outside of urban boundaries are either State or Private Land.
6. EFL Reserve
EFL lands of interest will remain as specified under their 120m and 310m lines, running 25 meters wide from the centre of the sides or corners on either side. All additional 30 meters must be added to the reserve for the purposes of creating a buffer to protect the interest of the adjacent Taufale land owners and prospective lessee.
7. Green Belt
A Green Belt is a land use determinant used in land use planning to return areas of largely undisturbed agricultural land. This width of a Green Belt is determined in gross terms to be 300 meters (three times the vertical distance away from the green belt such that it can only be used as a passive conservation or for agricultural activities. All Taufale land outside of the green belt are to be preserved and protected primarily for agricultural purposes. Any proposed changes from agricultural for other land uses must undergo consultation with the Ministry of Agriculture.
8. Aerodrome Traffic Zone – 2km and 5km Radii
The purpose of this activity is for the protection of aerodrome traffic, and unless otherwise specified, includes the airspace within a horizontal radius of 5 kilometers from the aerodrome reference point and extending from the surface to 3,000 feet above the elevation of the aerodrome. All major development within this zone must undergo consultation with the Civil Aviation Authority of Fiji.
9. Village Boundary
The boundary of the village boundary shall be retained for village boundary expansion, village use, maintenance, or support.
10. Designated Forest Land
Land designated as the land use unit of the Ministry of Lands and Mineral Resources for utilisation under the land use rules within this area.
Proposed Land Use Plan 2020 - 2040

In the context of comprehensive land use planning, it is essential to address the growing demands for urbanization, agricultural expansion, and conservation efforts. This diagram outlines the proposed land use plan for the Greater Northern Region from 2020 to 2040, focusing on key areas such as Agriculture, Biodiversity, and Protected Areas.

**Key Economic Trade Route**

The economic trade route is critical for connectivity and economic development. It highlights the pathways for improved infrastructure, facilitating trade and commerce across the region.

**Agriculture**

Agriculture plays a significant role in local economies, with areas designated for agricultural activities marked. This includes both cultivated fields and other agriculture-related zones.

**Biodiversity Areas**

Conservation of biodiversity is vital for ecosystem health and sustainability. These areas are strategically located to protect and preserve natural habitats.

**Protected Areas**

Critical for maintaining ecological balance, these areas are dedicated to the protection of natural resources and wildlife.

**Existing Marine Protected Areas**

These areas are established to safeguard marine biodiversity, ensuring the survival of marine species and the health of marine ecosystems.

**Habitat Types**

Understanding and managing different habitat types is crucial for the overall health of the environment. This includes wetlands, forests, and other natural ecosystems.

**Sights of the North**

Highlighting key points of interest, this section provides a visual guide for tourists and residents alike, emphasizing the region's natural and cultural attractions.

**Conclusion**

The proposed land use plan aims to balance development with conservation, ensuring that the region's natural assets are preserved for future generations. Through careful planning and strategic development, a sustainable future can be achieved for the Greater Northern Region.
Thank you