

Public Participation in the Environment Impact Assessment Process

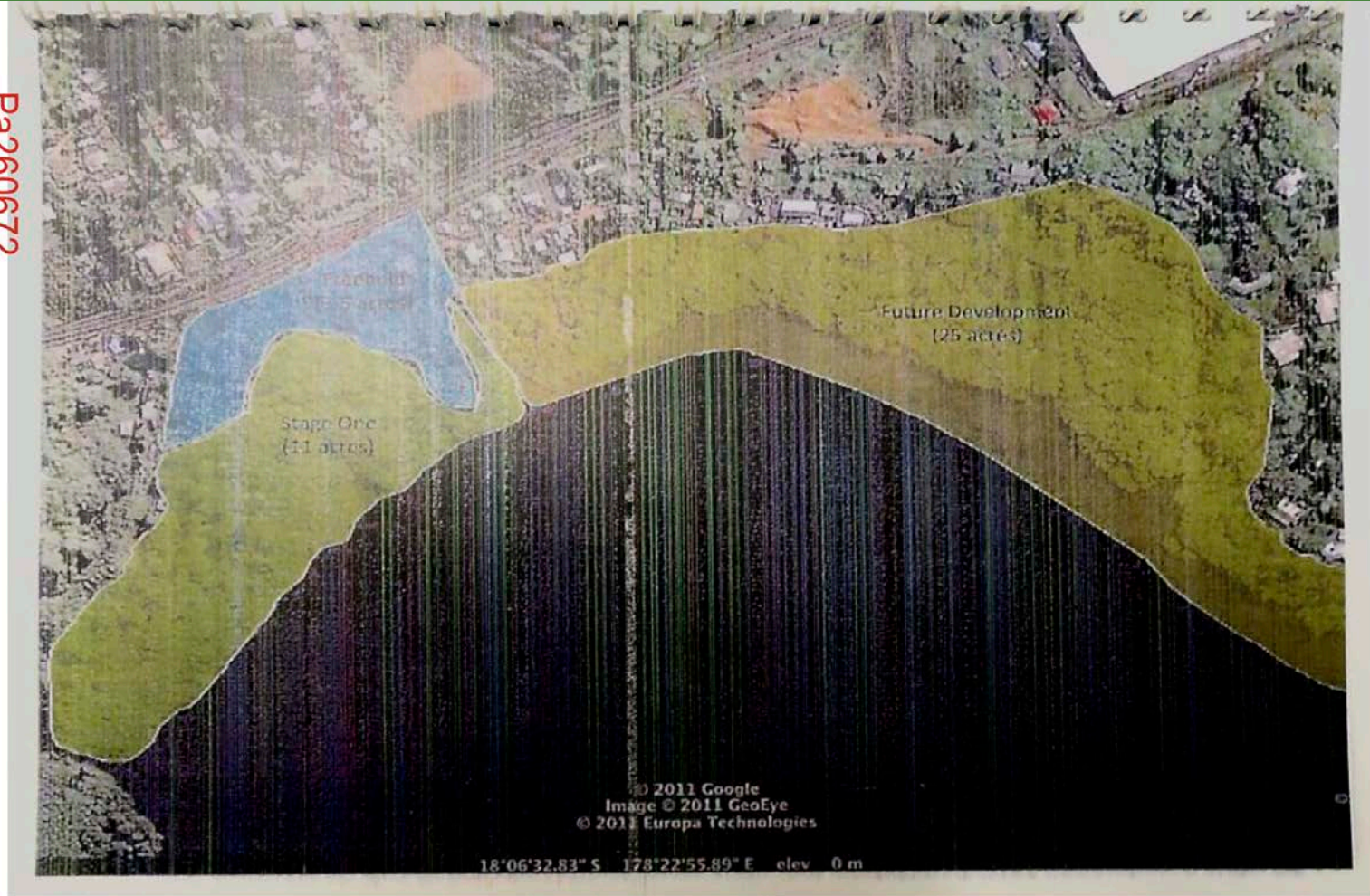


Draunibota Bay



BACKGROUND

Pa260672



COMMUNITY PARTICIPATION

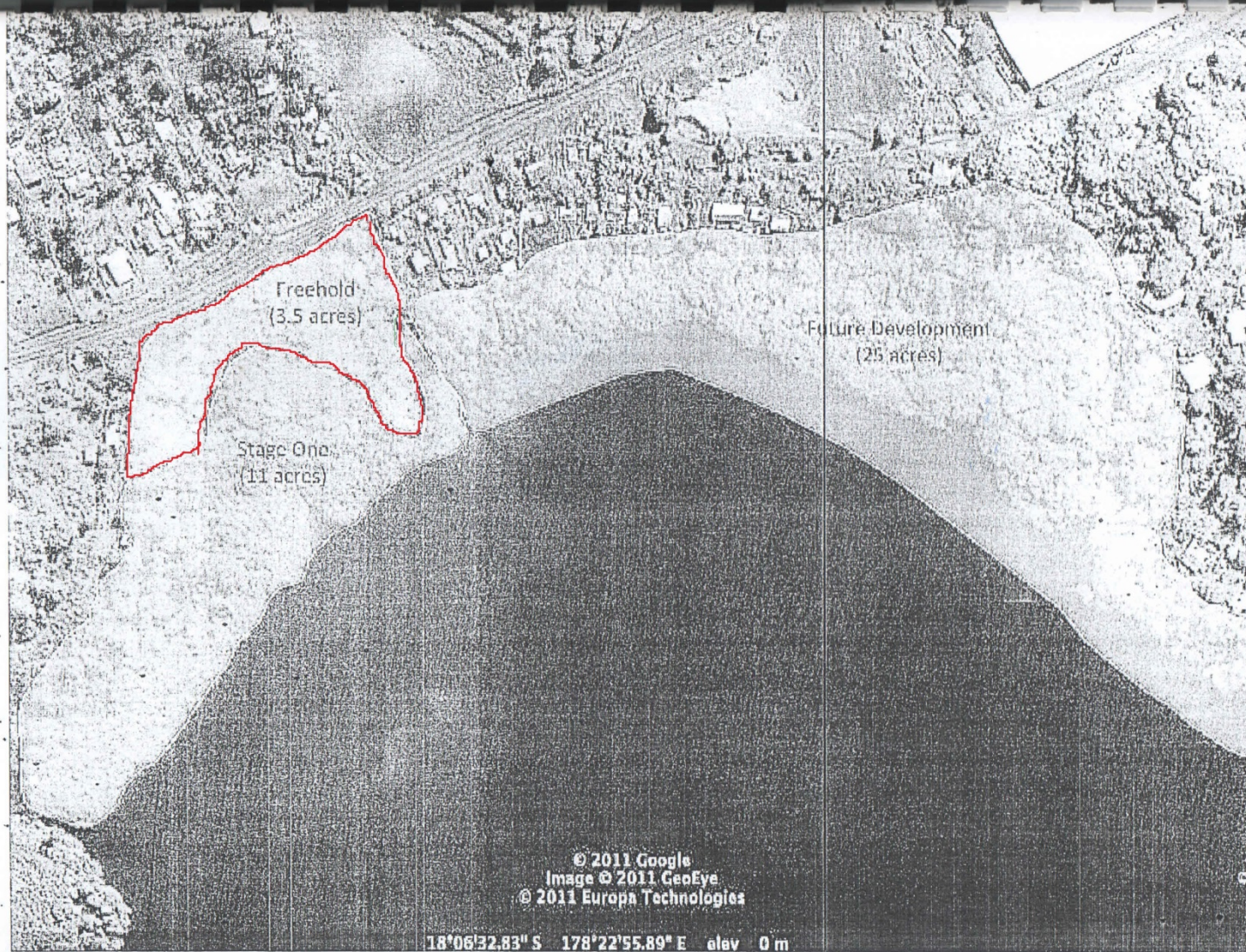
2. The Bay of Islands Preservation Group



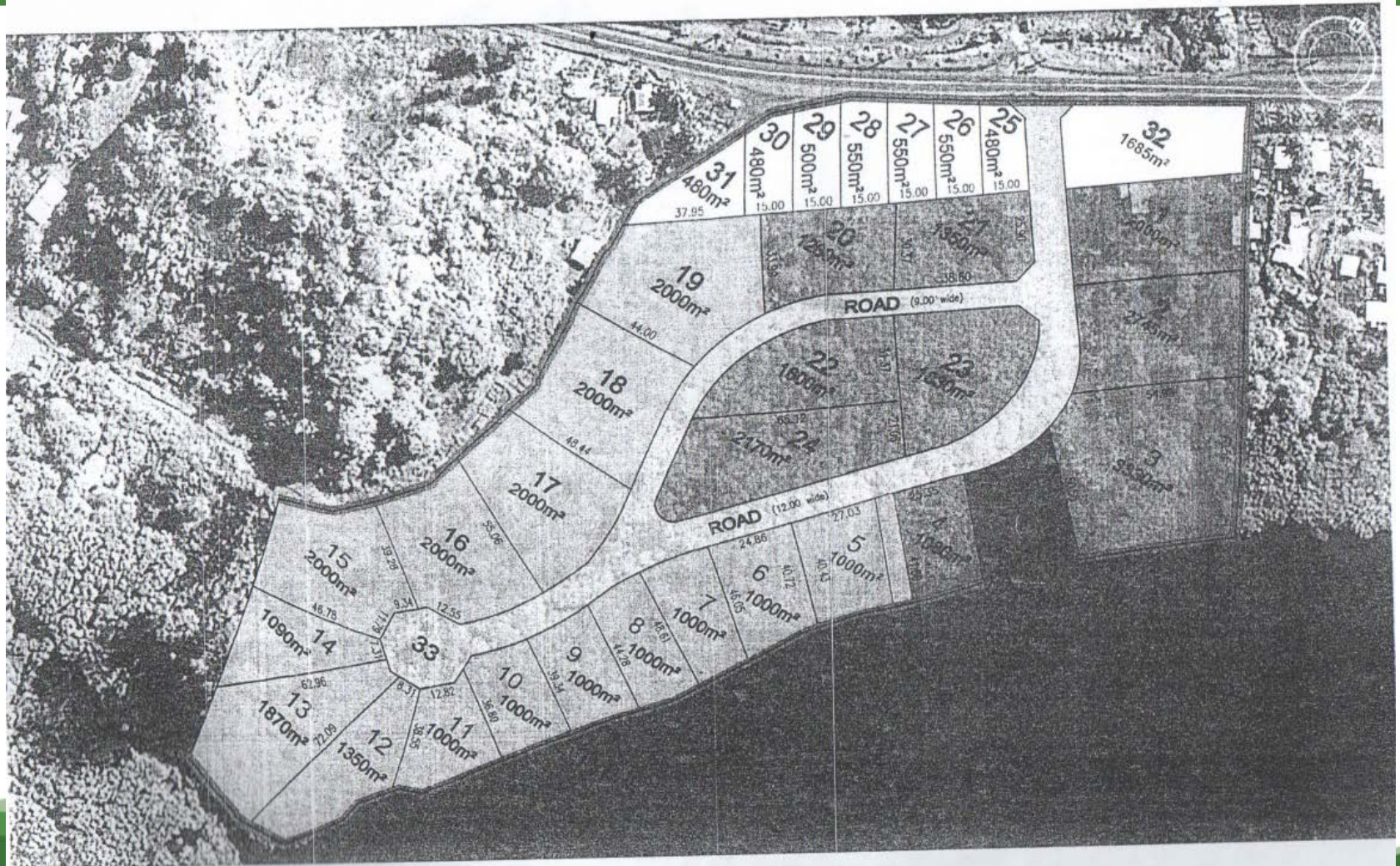
Draunibota Bay



Lot 1 DP 5818 Waibola, Wailekutu



Proposed Stage 1 Development



Foreshore Lease Application

PUBLIC NOTICE OF APPLICATION FOR A FORESHORE LEASE

In accordance with section 21(2) of the Crown Lands Act (Cap.132) notification is hereby given that Pacific Building Solutions has made an application to the Director of Lands for the lease of an area of foreshore at Waibola in Wailekutu.

The area applied for is approximately 12 acres. The purpose of this application is to develop the foreshore into commercial industrial and residential purpose to cater for Pacific Building Solutions Group of companies headquarter including the construction of new offices, warehouse and storage facilities along the Queens Highway. The term applied for is (5) years development lease followed by a 99 years lease upon the completion of the development work and condition and rental will be those approved by the Minister. Where not inconsistent with the above particular to the provision of the Crown Land (Lease and License) Regulations will be applied to the lease.

Further particular including a locally plan of the site applied for can be obtained from the office of the Director of Lands, Suva or the office of the Divisional Surveyor Central in Suva. Any person having objection should put it in writing to the Director of Lands, Suva not later than (30 days) after the date of the second appearance of their notice in the Fiji Government Gazette.

All objections submitted will be considered by the Minister. It is hereby notified that in the event by the Minister declaring that no substantial infringement of public rights would be created by the grant of such a lease, the Director of Lands propose to issue any amendments therefore which may be required by the Minister.

Dated at Suva this 29th day of September, 2012.

PACIFIC BUILDING SOLUTIONS
(Applicant)

modern flat, fully secured,
car park. F/P \$1400pm

Bayview Hgts 4 brm
spacious top flat, fully
secured. Avail Dec 2012.
U/F \$1100pm

Off Grantham Rd 2 brm
secured flat. Close to USP
P/F \$700pm

Gomate St 4 brm executive
house. F/P \$3500pm

**OFFICE SPACE -
TOORAK**- Triple storey,
each floor is 5440sqft.,
contains office cubicles,
Centrally located. Rent per
floor is \$6300vip pm

Houses For Sale

MATAVOLIVOLI, Nadi. 3/Bdrm, 1
/Mbdrm House, fenced. Residential
Lot10. Close to all amenities
\$140,000neg 9262913.
90766440.

Property For Sale

4 LARGE bedroom executive
house including m/bdr, a/c, b
/grilles, f/screen, well f/compound
excellent neighbourhood in Fille
Range \$395,000. Phone Khan
3321517/ 9976258 /Lagent 0060.

¼ ACRE native lease land at Bal
Road, Nakelo. Cash price
\$12,000. Call 9027756.

NAMAKA freehold floodfree vac-
cant residential 611m² block
Location: behind MH Supermar-
ket Namaka \$115,000.00 Call
9495214.

Accommodation

WAILOALOA Beach Resort Nadi.
Fiji Day Special booking done on
rooms at special rates. Low
dinner, per serve \$30. Dress code
Bula. Condition apply. Contact
8429644, 6726633.

THE FIJI TIMES FRIDAY, OCTOBER 5, 2012 47



Application for Rezoning

Lot 1 DP 5818 Waibola,
Wailekutu

FIJI SUN | FRIDAY, MARCH 28, 2014 | FIJISUN.COM.FJ

45 | PUBLIC NOTICE

**TOWN PLANNING ACT
CHAPTER 139**

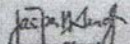
**NOTICE WITH RESPECT TO THE APPROVED LAMI
TOWN PLANNING SCHEME**

Public Notice is hereby given that an amendment to the Lami Town Planning Scheme altering the zoning of **Lot 1 DP 5818 Waibola, Wailekutu** from Residential to Commercial "C", Heavy Industry and Car Park has been prepared in terms of the Town Planning Act and has been Provisionally Approved by the Director of Town & Country Planning.

Particulars of the altered scheme are deposited in the office of the Special Administrator, Lami Town Council and the Director of Town & Country Planning, Fiji Football Association Building, 4 Gladstone Road, Suva and are available for inspection by the public on weekdays between the hours of 9.00am to 3.30pm.

Written objections to the alterations or any part thereof may be made by written notice addressed to the Special Administrator, Lami Town Council at any time no later than the 27th day of April 2014.

Dated at Lami this 27th day of March 2014.


Jasper Singh
Special Administrator

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Heavy Industrial Development

“Development for the purpose of carrying out industrial processing or storage of such a nature as would reasonably be expected to have a detrimental effect on the normal enjoyment of peace and amenities of the surrounding inhabitants if such development were to be placed adjacent to a residential zone. Detrimental effects as aforesaid may be caused by noise, glare, dust, smoke, odour, unsightliness, vibration or other such detrimental causes emanating from the site or land used or proposed to be used for heavy industrial development” Town Planning Act General Provisions



“Under Fire” – Fiji Times, July 29, 2014

Under fire

Torika Chandra
Tuesday, July 29, 2014

ENVI-Green Pacific Consultants have refuted claims by residents and environmental groups that Pacific Building Solutions (PBS) was not transparent when it sought an environmental impact assessment on Lot 1 Waibola, in Wailekutu, Lami.

The Fiji Environmental Law Association, residents of Waibola and other groups have criticised the EIA saying there was a lack of transparency and public consultation given the proposed size of the development project and the conservation value of Draunibota Bay.

Environment consultant Dr Paulo Vanualailai, the man who conducted the EIA, said PBS did not fully understand the processes they had to follow when it sought the EIA.

"I don't agree that PBS is being less transparent. In fact, it was a confusion of the processes to get their land rezoned from residential to commercial property," Dr Vanualailai said.

"The reason public awareness was not carried out is because during the time of assessment, from April to May 2011, detail engineering plans and civil engineering works were not yet in place."

Dr Vanualailai said only an artist's impression was given in the earlier plan, which was why he did not hold a public consultation.

"I specifically held on to the public awareness because of lack of information. I didn't know that a scheme plan was yet to be drafted, let alone the detail civil engineering works.

"I submitted the original EIA on the basis that upon receiving the final plans of the scheme plan and detail civil engineering plan, then I shall carry out the public awareness program."

"It was for this reason that only a conditional approval was given for the Waibola EIA by the director of environment.

"That is why PBS went back to the drawing board to correct its processes. That is where we are right now."

PBS has refused further comments on Waibola.



Public Participation & the EIA Process

- ***“At a minimum, sustainable development must not endanger the natural systems that support life on Earth, the atmosphere, the waters, the soils and the living beings. Many of the environment and development problems that confront us have their roots in fragmentation of responsibility.. Defending the common interest in sustainability... entails greater public participation in the decisions that affect the environment.”*** Brundtland Report 1987.

EMA & Public Participation – Scoping [s 18 EIA Rg]

- The processing authority may if it considers appropriate involve the public in the scoping exercise..
- The processing authority may require the proponent to convene one or more scoping meetings
- Notice via- newspaper, radio or television stations
- Proponent to cover the costs of meeting



EMA & Public Participation – TOR

- [s 19 EIA Rs] – Processing authority may invite participation from relevant ministries and interested persons.
- [s 20 (1) EIA Rs] – Major developments prepared by Proponents own EIA Consultant.
- [s 20(2) Processing authority may require the proponent to convene at least 1 meeting whether or not it is a major development.

EMA & Public Participation – EIA Report

- [s 34 EMA] – Mandatory public hearing after EIA report is completed.
- [s 28 (c) EIA Rs] – EIA Report to be made available for public inspection.
- [s 28(2) – If major development notice may be placed in media
- [s 28(5) – If major development processing authority may invite comments by other interested sectors.

EMA & Public Participation – Review

- [s 30 (1)EMA] –EIA Report must be reviewed.
- [s 29(1) EIA Rgs] – processing authority to arrange for review of report.
- [s 30 (2) EMA] – Proponent may be required to invite public comments.
- [s 30(1) EIA Rgs] – Proponent must conduct public consultations to comply with s 34(1) of EMA.

Case Study

