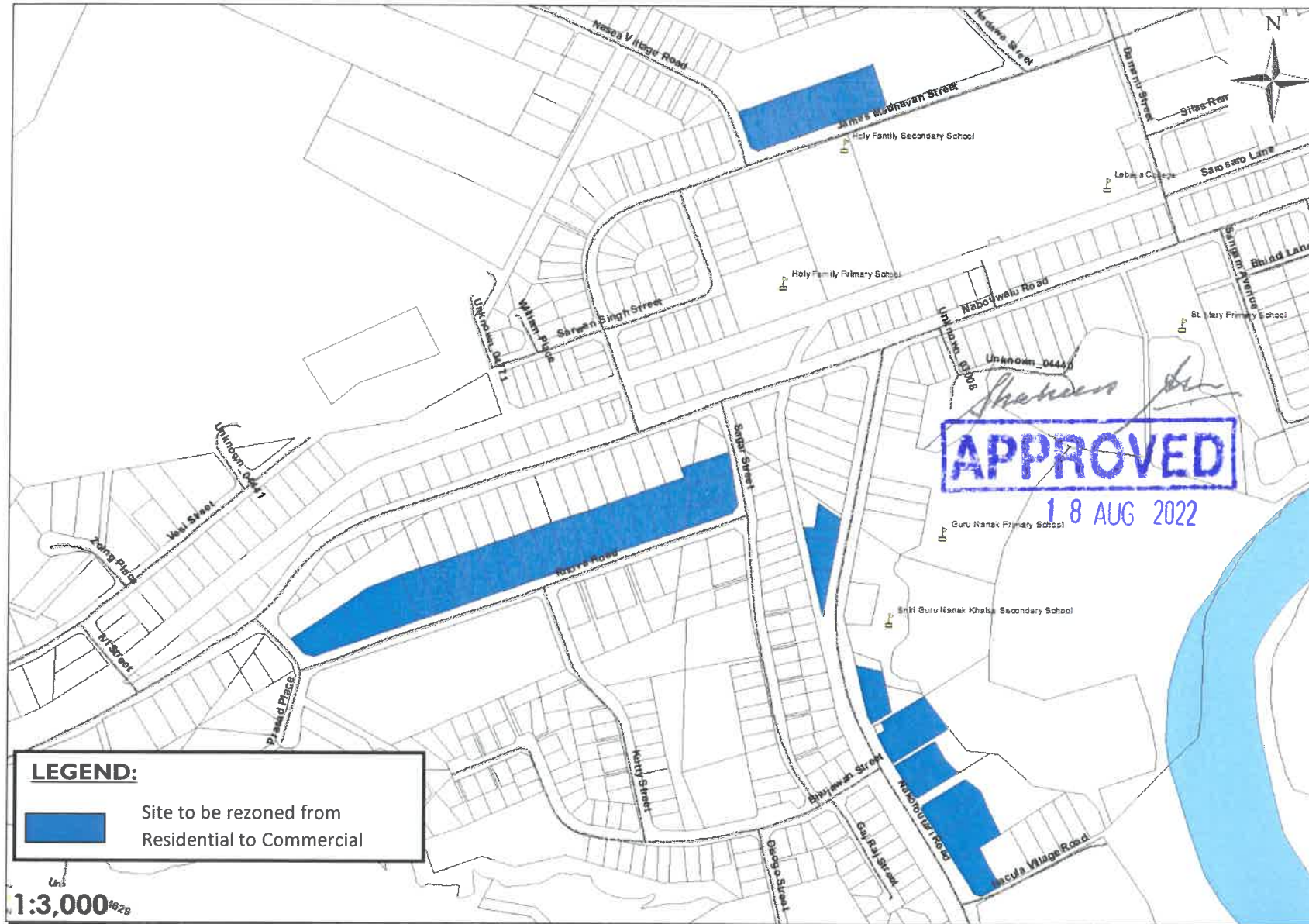


BLOCK REZONING FOR PART OF JAMES MADHAVAN STREET, RITOVA STREET, KOROTARI ROAD, LABASA FROM RESIDENTIAL TO COMMERCIAL



The block rezoning approval shall apply to the following lots subject to the conditions of approval:

- Lots 1 -9 M 2315
- Lots 24 – 49 M 2448
- Lots 2 – 6 DP 3272
- Lots 7 – 9 DP 3272
- Lots 1 – 6 SO 3289
- Lots 2 – 3 SO 4065



CONDITIONS OF APPROVAL

That the proposed block rezoning shall not supersede the zoning for any lots which have been rezoned to Special Use, Industrial or other uses.

That all Residential lots shall maintain their activity as per the original zoning until a commercial development is formalized with a building application.

1. That the development shall comply with the Commercial requirements as stipulated under the General Provisions.
2. That the following activities shall be applied to the subject lots:

Permitted development	Non-permissible development
<ul style="list-style-type: none"> - Accessory building - Banks - Carpark, Public Notice - Shops and Cafes & associated bulk stores (The size of the associated bulk store shall not exceed one third of the gross floor area of the commercial building) - Laundries and bakeries other than those mechanically operated - Hairdresser's and Beautician's Establishment; - Recreational space - Professional Office - Multi-unit Residential - Boarding House - Light Industrial A (e.g tailoring, office space, home-based businesses) - Light Industrial B (e.g watchmakers, locksmith, engravers) - Restaurants - Civic community - Hotel (Sch. C) - Service Station 	<p>All other development & uses not listed as permitted in this table.</p>

4. That Service Lane and all other requirements shall be considered at Building Stage at the discretion of Director of Town & Country Planning.
5. That any other development shall require the consent of the Director of Town & Country Planning and Approval of Municipal Council.
6. That any deviation or relaxation from the above provisions shall require the prior approval of the Director of Town & Country Planning.

