



PLANNING AND URBAN MANAGEMENT AGENCY

ARE YOU PLANNING TO DEVELOP YOUR LAND? OR CHANGE ITS EXISTING USE?

Have you considered the following?

✓	Legal Consents and permits – have you obtained the landowner’s consent, Development Consent from PUMA and other necessary permits?
✓	Environmental Impacts - will the development have a negative impact on the surrounding environment? E.g., biodiversity, land, water bodies, heritage and cultural sites?
✓	Your neighbors - how will it impact your neighbors? E.g., excessive noise and dust, smell fumes surface waters runoff, waste water and sewage.
✓	Land use compatibility – are the land use activities compatible with existing land use? E.g., residential and night clubs, factories
✓	Site geography - will the development complement the natural topography, soils and local climatic conditions?
✓	Site layout - are land use and buildings appropriately oriented, located and set back from boundaries (and each other)?
✓	Hazard prone areas – how will the development respond to natural hazards including land slips, erosion and cyclones?
✓	Climate change - how will the development respond to the effects of climate change e.g., increased flooding and cyclones?
✓	Landscaping - use of native landscaping to minimize hard surfaces and enhance visual amenity.
✓	Built character – do the heights and shapes of proposed buildings complement adjacent buildings?
✓	Traffic, parking and access – is there sufficient vehicular access and parking spaces provided with no impediments to traffic movement?
✓	Site utilities - connectivity to electricity, sewer, water. Telecommunication and drainage systems.
✓	PUMA planning policies - does the development comply with relevant plans and policies that regulate development environmental impacts e.g Sustainable management Plan, Policy for the Planning and Development of Buildings, Fencing Guideline, Urban Design Standards, Signage Policy, EIA Regulations, Codes of Environmental Practice, Community Integrated Management Plans, etc.

To ensure your development has considered the factors above and for further advice, please visit the PUMA Office located on the first floor of the Tui Atua Tupua Tamasese Efi (TATTE) building at Sogi.

Contact us on telephone line 21611 or visit our website at www.mwti.gov.ws