Appendix E: Tikaram Park: Community Asset Replacement - Due Diligence Update

E1. Background and Purpose

This appendix provides an updated environmental and social safeguards due diligence report on the Tikaram Park community asset replacement, which was identified as a key mitigation obligation in Section 4.2.4 of the CBRP Land Acquisition and Resettlement Plan Contract Package A (LARP-CPA).

The Lami Bridge Project, financed under a Common Approach between the World Bank (WB) and Asian Development Bank (ADB), with the Fiji Roads Authority (FRA) as Implementing Agency, required the permanent acquisition of a portion of Tikaram Park. The affected area included community recreational infrastructure – specifically a volleyball court and associated public amenities.

In accordance with ADB Safeguard Policy Statement 2009 and World Bank Environmental and Social Standard 5 (ESS5), FRA has implemented compensation and replacement measures to restore and enhance community recreational infrastructure at alternative locations. This appendix documents the status of those measures as of February 2026.

E1.1 Recognition of Intangible Cultural Heritage Value: The Tikaram Family Legacy & Mataqali Nasevou

Tikaram Park takes its name from the Tikaram family- a Girmitiya family whose roots in Lami date to 1917, when Thakur Tikaram and his wife Singaribai settled at the very site of the park following the completion of their indenture. From a small grocery shop and fuel bowser on that foreshore, the family built one of Lami's earliest transport enterprises and contributed across generations to Fiji's judiciary, public service, telecommunications, aviation, scouting, sport and civic life. Five members of the family have received official government honours, among them Justice Sir Moti Tikaram KBE CF, Fiji's first local Magistrate, Judge and Ombudsman and Jerry Tikaram MBE JP, the 2nd Mayor of Lami Town Council and Chief Commissioner of Fiji Scouts. The Tikaram name is also carried by a street in Lami, reflecting the breadth of the family's civic contribution.

In 1983, Singaribai Tikaram, on behalf of the family, formally donated the lease over the one-and-a-half-acre foreshore site to the Mayor of Lami Town, Mr Jack Castello - the lease only, not the underlying land title, which at all times has been and continues to be vested in Mataqali Nasevou of Lami Village as customary iTaukei landowners. The site was subsequently redeveloped by Lami Town Council and formally named Tikaram Park, opened on 24 January 2017 by the then Prime Minister of Fiji, Mr Voreqe Bainimarama. A historical family plaque was unveiled at the park during the family's centenary celebrations in September 2017.

The land underlying Tikaram Park is the ancestral land of Mataqali Nasevou of Lami Village, held under customary iTaukei title (Native Land Commission Lot No. 55, registered in the Native Land Commission Final Report Volume 4 with the iTaukei Land Trust Board). The mataqali's connection to this land predates the lease, the park, and the colonial land records under which the lease was formalised. That connection -cultural, and ancestral constitutes intangible cultural heritage of equal standing to the Tikaram family's civic legacy and is afforded the same recognition in this due diligence record.

FRA notes that the underlying land title is vested in Mataqali Nasevou and has not at any time been affected by the leasehold arrangement or by the Tikaram family's donation of that lease to Lami Town Council. Any future decisions regarding the park precinct, including naming, permanent fixtures, and foreshore development, fall outside the scope of this project and are matters for Lami Town Council to progress through its own planning and consultation processes.

This due diligence records the intangible cultural heritage significance of the site, both the Tikaram family's generational civic legacy and Mataqali Nasevou's ancestral ownership so that both are afforded appropriate weight in any future planning, design, or consultation relating to the park precinct.

E2. Description of Impact

E2.1 Affected Area and Assets

The project required permanent acquisition of approximately 1,928.87 m² of State land (un-surveyed foreshore, DOL Foreshore Unit and LTC park land) and 258.35 m² of iTaukei land (Lot 10 S1102 NL10806), totalling approximately 2,187 m² of Tikaram Park. Temporary occupation of a further 590.96 m² of foreshore and iTaukei land was also required. The total lease area held by Lami Town Council (LTC) over Tikaram Park is 1,150 m². Following the permanent acquisition of 258 m² of iTaukei land (Lot 10 S1102 NL10806), the remaining LTC lease area is reduced to 892 m² of Mataqali Naseuvou's land. FRA is required to notify TLTB of this reduced lease area so that LTC's annual rental payment is recalculated accordingly; until this administrative update is completed, LTC will continue to be assessed at the pre-acquisition rate for the full 1,150 m².

The following community and recreational assets within the affected area were impacted:

- Volleyball court
- Two traditional bures (recreational shelters)
- Food court facilities
- Children's play equipment
- Footpaths and associated park space

E2.2 Affected Persons and Community Users

Tikaram Park is managed by the Lami Town Council (LTC). The park is partly situated on native land belonging to Mataqali Nasevou of Lami Village. There were no displacements of households or private commercial entities. Key affected user groups include:

- iTaukei youth – identified as the largest and most frequent users, relying on the volleyball court for organised sports
- Women and children – using the park for social, recreational, and family activities
- Tourism operators – incorporating the site into visitor experiences
- Wider Lami community – utilising the park for health, fitness, and informal gatherings, including residents of nearby informal settlements

E2.3 Change from Temporary to Permanent Replacement

During project planning, replacement of the affected volleyball court was initially contemplated as a temporary measure. Following further technical review and a management decision by FRA, the replacement facilities at Johnny Singh Park and Suvavou Village Foreshore Park have been designated as permanent replacement infrastructure.

This decision was based on safety considerations: the upgraded bridge and associated road infrastructure will significantly increase traffic volume adjacent to Tikaram Park, making it less suitable for high-use recreational sports activities, particularly volleyball. Tikaram Park itself will reopen as a public park following construction completion.

E3. Replacement Sites: Selection and Justification

E3.1 Selected Replacement Locations

Following stakeholder consultation, FRA identified the following two permanent replacement sites:

- Johnny Singh Park – Lami Town
- Suvavou Village Foreshore Park – near RB Patel Complex

These locations were selected based on accessibility, existing use as community recreational areas, proximity to the affected user groups, and suitability to restore and enhance the recreational function affected by the Tikaram Park acquisition.

E3.2 Qualitative Comparison

Feature	Tikaram Park (Affected)	Johnny Singh & Suvavou Parks (Replacement)
Land Area	2,178.22 m²	Replacement facilities footprint ~1,776 m²; total park areas are larger and open
Facilities	Volleyball court, bure, food court	Multipurpose courts (volleyball & netball), ablution blocks, 6 sitting bures
Safety	Adjacent to road – unsuitable for organised sports post-construction	Set back from road – safer for community use
Functionality	Limited, single-purpose	Multi-purpose, permanent, enhanced recreational options
Accessibility	Public park	Fully public; Suvavou Park respects existing customary closures

E3.3 Justification for Site Selection

E3.3.1 Stakeholder Preference and Community Feedback

Stakeholders favoured Johnny Singh Park for its proximity to Lami Town and its proven capacity to host large community sports events. Suvavou Foreshore Park was favoured for its central location near the RB Patel Complex, good public transport access, natural ventilation similar to Tikaram Park, and its location approximately 100 metres from the main road – directly addressing user concerns about traffic safety.

Stakeholder feedback confirmed that Tikaram Park holds high social value for both urban residents and settlement communities. Urban residents prioritised health, wellbeing, and safety; settlement communities emphasised community cohesion and social capital. Both groups ranked Tikaram Park as an essential community asset. The replacement facilities therefore serve not only as physical replacements but as social infrastructure that restores community cohesion, youth engagement, and safe recreational opportunities.

E3.3.2 Evidence of Longstanding Community Use

Both replacement sites are established recreational venues with demonstrated community significance. The Suvavou volleyball grounds have hosted the annual Tui Suva Volleyball Tournament for approximately 32 years, involving men, women, and youth teams from multiple villages/settlements. Johnny Singh Park has hosted organised sports events for approximately 5,000–6,000 residents of the Qauia community, events specifically designed to reduce crime, promote youth engagement, and strengthen community relationships.

E3.3.3 Customary Access – Suvavou Park

Suvavou Village Foreshore Park operates under customary village governance arrangements. The community observes Sabbath practices, and the park is traditionally closed from Friday evening to Sunday midnight. This practice is long-standing and entirely unrelated to the project. During stakeholder consultation conducted on April 2025, Suvavou Village confirmed that the Sabbath closure predates the project and is unaffected by it. The project does not impose any new access restrictions and has not altered this arrangement in any way. This arrangement complies with World Bank ESS7 (Indigenous Peoples) and ADB SPS 2009 Safeguard Requirement 3, which require respect for Indigenous Peoples' customary governance systems. Johnny Singh Park remains fully open and accessible without restriction, ensuring continued recreational access for all community members.

E4. Compensation

Compensation was provided to Lami Town Council at full replacement cost, consistent with World Bank ESS5 (Land Acquisition, Restrictions on Land Use and Involuntary Resettlement) and ADB Safeguard Policy Statement 2009 – Safeguard Requirement 2.

Compensation compliance status:

- Full compensation paid to Lami Town Council and Mataqali Nasevou prior to land acquisition
- Compensation based on replacement cost valuation
- Formal agreement and acceptance obtained from both Lami Town Council and Mataqali Nasevou
- No outstanding compensation claims
- Mataqali Naseuvou retains their rental income stream from Lami Town Council for the remaining 892 m² of leased land for the unexpired term of the lease (28 years remaining), with rental rates subject to reassessment at five-year intervals as administered by TLTB

E5. Replacement Cost Estimate and Budget

The total approved replacement cost is FJD $960,000.00. The breakdown is as follows:

Component	Item	Cost (FJD)
Johnny Singh Park	Ablution Block	$88,000.00
	Four Sitting Bures	$36,000.00
	Volleyball Court	$188,000.00
	Netball Court	$255,800.00
Johnny Singh Park Subtotal		**$567,800.00**
Suvavou Village Foreshore Park	Ablution Block	$88,000.00
	Two Sitting Bures	$18,000.00
	Volleyball Court	$94,200.00
Suvavou Park Subtotal		**$200,200.00**
Labour Cost (25%)		**$192,000.00**
TOTAL REPLACEMENT COST		**$960,000.00**

The Provisional Cost (PC) Sum of FJD $960,000.00 has been included in the Contract Schedule of Prices under FRA contract provisions. This sum is subject to adjustment based on actual quantities, final design, and executed works.

E6. Implementation Timeline

Implementation will be carried out within the first eight months of the bridge construction contract, ensuring alignment between civil works and community asset restoration. Key milestones are:

- Months 1–2: Contractor mobilisation; site preparation at both parks; finalisation of design drawings and approvals
- Months 2–5: Construction of ablution blocks and sitting bures; foundation works for multipurpose courts
- Months 5–8: Completion of volleyball and netball courts; installation of amenities (lighting, seating, landscaping); handover of completed facilities

E6.1 Status of Key PMU Activities

No.	Activity	Actions Taken	Status
1	**Compensation for Tikaram Park**	Full replacement cost paid to Lami Town Council and Mataqali Nasevou	**Completed – 100%**
2	**Community consultation**	Meetings with Lami Town Council and Suvavou Village; formal no-objection obtained	**Completed**
3	**Identification of replacement sites**	Johnny Singh Park and Suvavou Village Foreshore Park identified and confirmed as permanent replacement locations	**Completed**
4	**Alternatives assessment**	Consultant assessment conducted to confirm suitability of replacement sites	**Completed**
5	**Replacement design**	Concept design for courts, ablution blocks, and bures prepared	**Completed**
6	**Cost estimation and budgeting**	Total replacement cost estimated at FJD $960,000.00; included in Contract Schedule of Prices	**Completed**

E7. Safeguards Compliance Assessment

The measures implemented by FRA in respect of Tikaram Park are assessed as consistent with the applicable safeguard requirements as follows:

Safeguard Standard	Requirement	How Addressed
WB ESS5	Compensation at replacement cost for community assets	Full replacement cost paid to LTC and Mataqali Nasevou prior to land acquisition; no outstanding claims
WB ESS5	Restore or improve affected community infrastructure	Permanent replacement facilities at Johnny Singh Park and Suvavou Park provide equivalent or enhanced facilities (multipurpose courts, ablution blocks, sitting bures)
WB ESS7 / ADB SPS SR2	Meaningful consultation and consent with Indigenous Peoples	Formal no-objection obtained from Lami Town Council and Suvavou Village; Sabbath customary closures at Suvavou Park respected and not modified by the project
ADB SPS SR2	Compensation and livelihood restoration	Compensation paid; replacement facilities restore recreational and social function for affected community users

Overall, community access and benefit are increased through the replacement arrangements. The replacement facilities at Johnny Singh Park and Suvavou Foreshore Park meet both WB ESS5 and ADB SPS 2009 requirements for the replacement of affected community assets.

E8. Supporting Documentation

The following supporting documents are on file with FRA and are available for review:

- Support letter from Turaga na Tui Suva (Sanaila Mudunavosa), dated 10 July 2024, confirming consent to relocate volleyball facilities to Suvavou Village foreshore grounds
- No-objection letter from Lami Town Council (Chairman Vula Shaw), dated 8 January 2026, confirming support for proposed multipurpose sports construction
- FRA letter to Lami Town Council (Executive Chairman Atunasia Nayago), dated 22 July 2024, confirming relocation of recreational/sporting facilities to Suvavou Village Foreshore
- LTC letter to FRA, dated 11 July 2024, outlining agreed arrangements for park relocation and temporary/permanent sports court construction at Johnny Singh Park and Suvavou
- Compensation payment records (Lami Bridge LARP – ref. Table 7.4): compensation paid to Lami Town Council and Mataqali Nasevou; total LARP compensation FJD $1,293,675.00
- Concept design drawings: Park Relocation – Proposed Park Layout Plans for Suvavou Village (Drawing G-001, Rev. 0) and Johnny Singh Park (Drawing G-001, Rev. 0)