

**ACT NO. 26 OF 2025**

I assent.

S. TEMO  
Chief Justice

[28 November 2025]

**AN ACT****TO AMEND THE TOWN PLANNING ACT 1946**

ENACTED by the Parliament of the Republic of Fiji —

*Short title and commencement*

- 1.**—(1) This Act may be cited as the Town Planning (Amendment) Act 2025.  
(2) This Act comes into force on 12 December 2025.  
(3) In this Act, the Town Planning Act 1946 is referred to as the “Principal Act”.

*Section 7 amended*

- 2.** Section 7 of the Principal Act is amended by—
- (a) deleting the heading and substituting “Restriction on development within town planning areas and other declared areas”;
  - (b) in subsection (1) after “area”; inserting “or any other area declared by the Director”;

(c) after subsection (4), and substituting the following—

“(4) When dealing with an application for permission to develop land under this section, the local authority and the Director must consider the following—

- (a) matters set out in the Schedule;
- (b) provisions proposed to be included in a scheme; and
- (c) any other material consideration.”; and

(d) after subsection (6), inserting the following new subsections—

“(6A) Any proposed application for permission to develop land for a building with a total floor area of 750 square metres and more or 3 storeys and more, requires an outline plan which must be submitted to the Director for a preliminary review and consent before the application for permission to develop land is lodged.

(6B) Notwithstanding subsection (6A), any application for permission to develop land for the purposes of civic and community development must be accompanied by an outline plan.”.

Passed by the Parliament of the Republic of Fiji this 27th day of November 2025.