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## **PREAMBLE**

The city of Buea is one of the cities with anarchic urbanization dated since colonial periods due to the absence of a planning document. It is in this context that the Ministry of Housing and Urban Development has undertaken the development of a process to elaborate a Land Use Plan in the Municipality of Buea. The elaboration of the urban planning document gave short-free to the production of a more specific and focused document to a specific area in this case the Sector Plan (PS) of Molyko.

Molyko because of its Position in the city of Buea can be considered as the turntable. It is prone to many difficulties and malfunctions, hence the relevance of this study of the Sector Plan.

The realization of this important study was done according to the requirements of the specifications. The latter is divided into several stages whose scrupulous respect leads to the present phase or the justificative report. This phase is the outcome of the actions that have taken place since the launch of the services. It consists in this case of, the start-up report, the diagnostic report, the development variants, and finally the report of interest. The production of these various reports called for complete adherence of the population and the authorities of the city of Buea, and more precisely those of the Molyko area. This present justificative report is the result of the hard work of all the experts involved in the project. Multiple investigations have been carried out on the field in order to collect as much information as possible to allow a rendering worthy of the expectations of the Owner. The different data collected on the field enabled us to organize the work in the following way:

- General introduction
- Recall of the main results of the diagnostic;
- Development objectives
- Nature of interventions of the different sectors
- Development program
- Priority investment program

## **I- GENERAL INTRODUCTION**

## **I.1- DEFINITION OF A SECTOR PLAN**

This document, limited to part of the town, outline in greater detail the organization and technical modalities of land occupation, facilities and sites that are reserved for them, as well as the technical and financial characteristics of different infrastructure works to achieve in the medium term. It is developed in a locality covered by a Land Use Plan (LUP), and must be compatible with this LUP.

## **I.2- BACKGROUND AND JUSTIFICATION**

Urban growth in Cameroon took place for several decades in often poorly uncontrolled conditions with double consequences (i) Preventing cities to fully exercise their role in the development of the economy (ii) Generating living conditions of great poverty. In recent years, urban population growth led to the spreading of constructions at the periphery of cities and the densification of popular quarters near by city centers. It would also not be exaggerated to say that this growth was sustained than planned because it was not accompanied by road's infrastructures and basic adequate social facilities.

The appeal for realistic planning in terms of urban development that animates therefore the Cameroonian authorities took shape through several documents namely: the Declaration of Urban Strategy of the Government, the Urban Sector Development Strategy Document, the Strategic document for the Reduction of Poverty (DPRSP) and currently the Cameroon Vision in 2035 as well as the Strategic Document for Growth and Employment (SDGE).

The Ministry of Housing and Urban Development (MINHDU) contributes to reduce poverty by using participatory strategies at the municipal level through the elaboration of urban planning documents called Land Use Plan. It is from this context that the contract relative to the development of a Land Use Plan (LUP) of the Municipality of Buea stepped in. Contract in which the Mayor of the Municipality of Buea shelters the execution and ensures the client's representative, and grouping LE COMPETING BET / BEFA & CONSULTING is responsible for its implementation.

It is in the same sense that a Sector Plan in the area of Molyko will be integrated in the elaboration of the Land Use Plan, which specifies in detail the organization and technical modalities of land use (parcel by parcel) facilities and reserved site, the technical and financial characteristics of infrastructure works.

## **I.3- GENERAL OBJECTIVE OF THE STUDY**

The first objective of a Sector Plan (PS) in the area of Molyko is to establish and put in place an effective tool to control land management and land use susceptible to boost the development of a futuristic living environment with high architectural and urban value.

#### **I.4- SPECIFIC OBJECTIVES**

The specific objectives for the development of a sector plan are the following:

- Put in place a more detailed Land Use Plan ;
- Make a study of applications for allocation of plots;
- Monitor and control the high buildings in the area.

#### **I.5- APPROACH METHODOLOGY AND STRUCTURE OF THE REPORT**

##### **I.5.1- Approach Methodology**

The elaboration of the present report necessitated taking into account;

- The Diagnostic Report and The Development Variants
- Working sessions with the various stakeholders ;
- Direct observations.
- Sectoral surveys of the administration, private organizations, economic operators, and civil society.

##### **I.5.2- Structure of the report**

The present report is organized around the main point presented below, which will be analyzed meticulously. It is made up of;

- **GENERAL INTRODUCTION ;**
- **RECALL OF THE MAIN RESULTS OF THE DIAGNOSTIC;**
- **DEVELOPMENT OBJECTIVE ;**
- **NATURE OF INTERVENTIONS IN THE DIFFERENT SECTORS**
- **DEVELOPMENT PROGRAM**
- **PRIORITY INVESTMENT PROGRAM**



## **II- RECALL OF THE MAIN RESULTS OF THE DIAGNOSTIC**

## **II.1- IDENTIFICATION OF THE STUDY AREA**

Buea, capital of the South West Region of Cameroon was established in June 29, 1977 by a Presidential Decree No. 77/203. Buea has an area of 870 km<sup>2</sup>. It is one of the cities with the fastest growth in Cameroon today with a cosmopolitan mix and a constellation of about 67 quarters and villages. Among these quarters, we have the Molyko area that is the subject of our study in the framework of the elaboration of a Sector Plan.

In viewing satellite images, Molyko occupies a central position in the city of Buea with an area of about 594 ha. This position which it occupies does not only give it a central place on a geographical plan, but also in many sectors important and necessary in the harmonious development of the city. The combination of all these elements makes the area of Molyko more attractive than others.

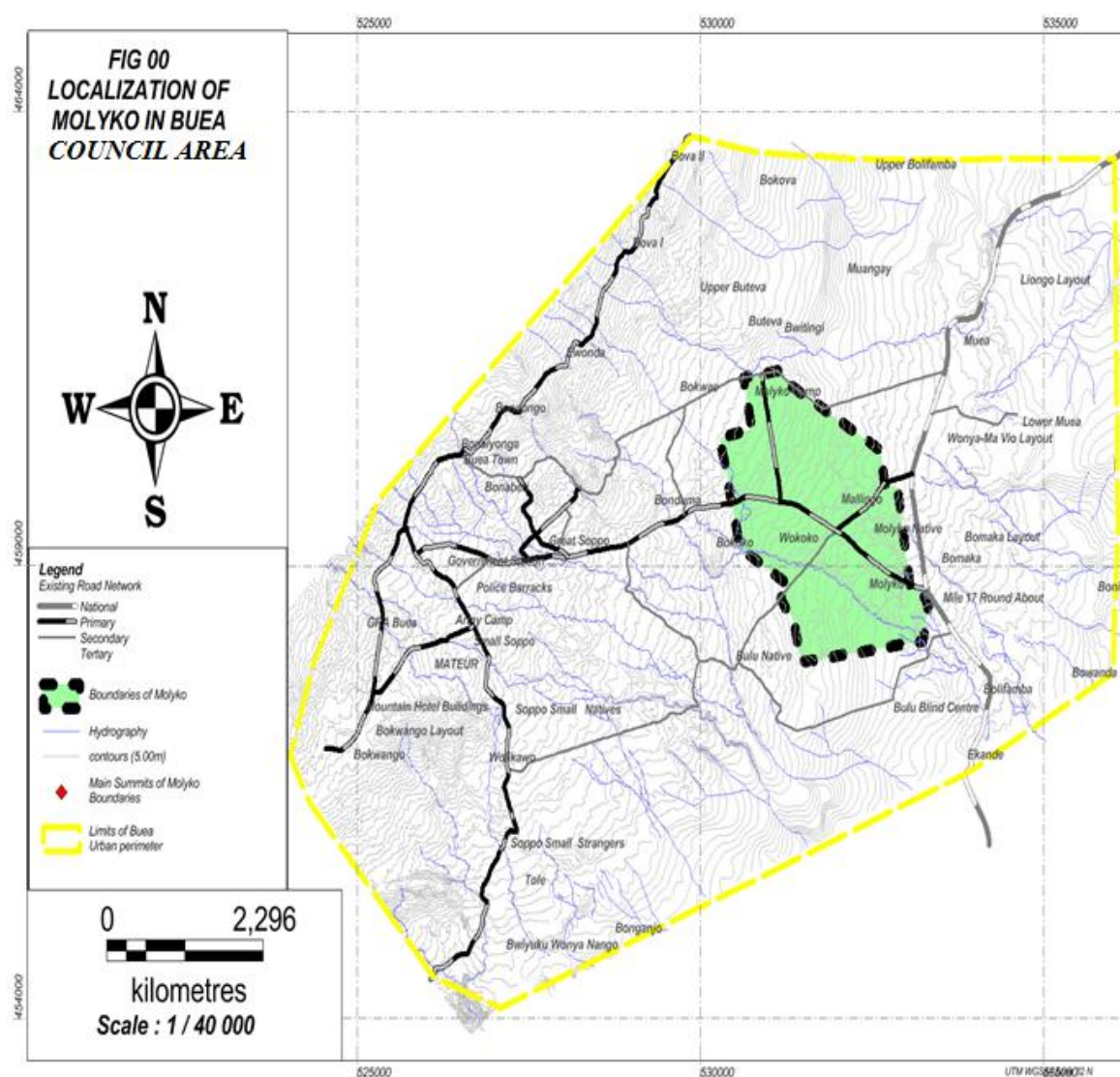
It consists for example of;

- Economically, Molyko is considered as the economic heart of the city of Buea. Because it has within it, the commercial avenues again call the centre of business activities that stretches from the entrance of the University to the Buea omisports stadium. We notice the presence of banks, microfinances and restaurant shops. It houses the largest market in the city despite the fact that it is still in a deplorable state and only works in a periodic manner;
- On the educational point of view, Molyko can be considered as the educational center of the city of Buea and even of the South West region. Base on the fact that it has many academic institutions that have a regional influence, national and even international. It is for example the case of the University of Buea, the Pan-African Development Institute and the Catholic University etc...
- In sporting terms, Molyko is considered the temple of sports throughout the city of Buea. For it has within it the omnisport stadium that radiates throughout the town.

## **II.2- LOCATION OF THE STUDY AREA**

Molyko situated in the city of Buea is located as follows:

- In the north, it borders with Bokwae;
- To the west it borders with Bokoko;
- In the South-west, it borders with Wokoko;
- In the South East, it borders with Mile16;
- To the east with Mile17;
- In the North-east with Muea.

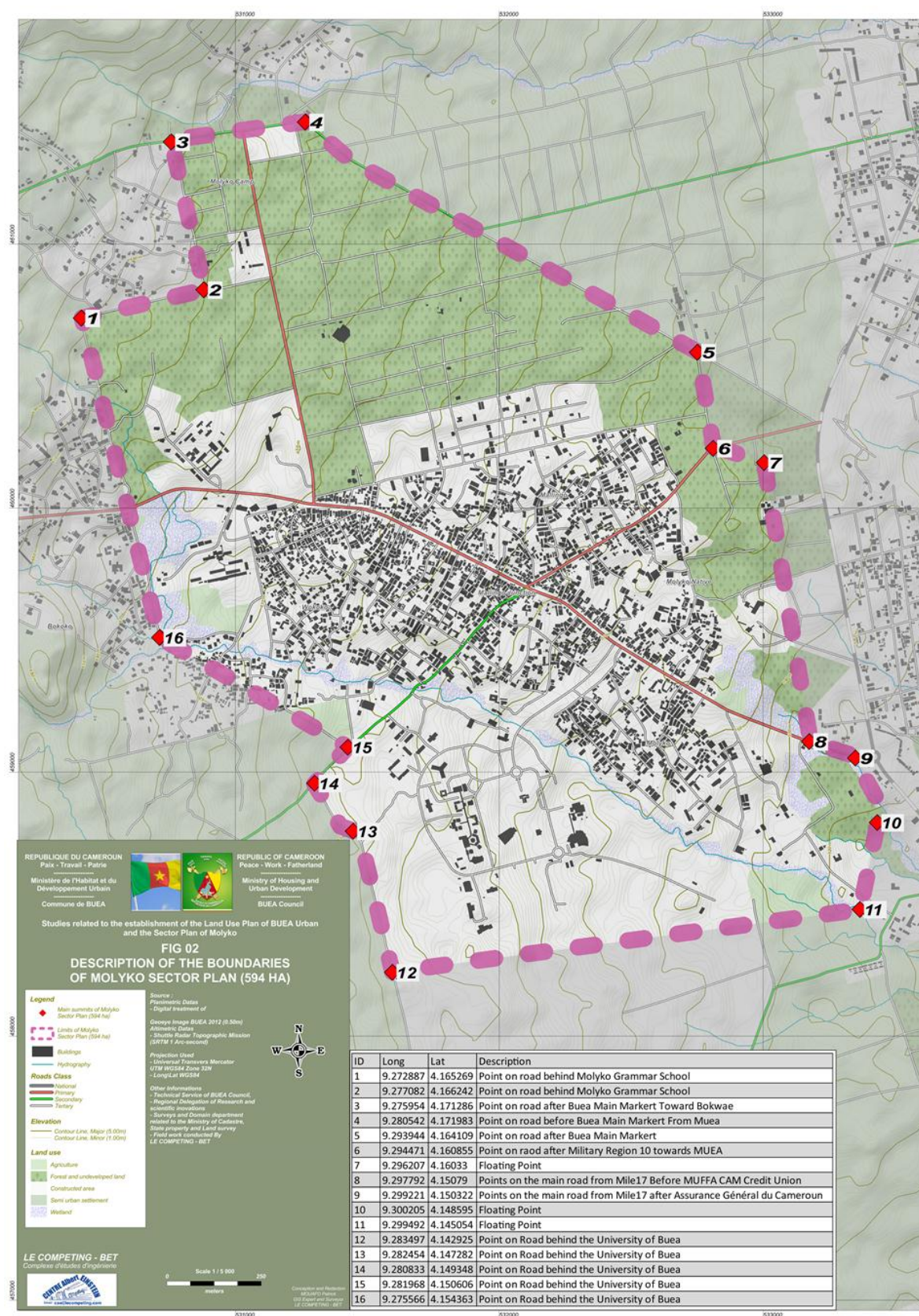
**Figure 1 : Location of Molyko in the Buea Council Area**

**Table 1 : Reference points of the limits of the study perimeter**

ID	Long	Lat	Description
1	9.272887	4.165269	Point on the road behind the Government Bilingual High School of Molyko
2	9.277082	4.166242	Point on the road infront of the Government Bilingual High School of Molyko
3	9.275954	4.171286	Point on the road after the big market of Buea towards Bokwae
4	9.280542	4.171983	Point on the road before the big market of Buea(Main Market) towards Muea
5	9.293944	4.164109	Point on the road after the big market of Buea approximately 700m after the MUEA junction
6	9.294471	4.160855	Point on road after Military Region 10 towards MUEA
7	9.296207	4.16033	Floating point
8	9.297792	4.15079	Points on the main road from Mile17 Before MUFA CAM Credit Union
9	9.299221	4.150322	Points on the main road from Mile17 after Assurance Général du Cameroun
10	9.300205	4.148595	Floating point
11	9.299492	4.145054	Floating point
12	9.283497	4.142925	Point on the Road infront of the University of Buea
13	9.282454	4.147282	Point on the Road infront of the University of Buea
14	9.280833	4.149348	Point on the Road infront of the University of Buea
15	9.281968	4.150606	Point on the Road infront of the University of Buea
16	9.275566	4.154363	Point on the Road infront of the University of Buea

*Source: Survey Le COMPETING BET /BEFA*



**Figure 2 : Location and description of the boundaries of Molyko**

### **II.3- CONCERNING THE NATURAL SITE**

Molyko's natural site is an integral part of the city of Buea. It is a set composed of: the Climate, the topography, the hydrography, the vegetation and wildlife.

#### **II.3.1- The Climate**

Molyko as Buea is part of the equatorial climate with two main seasons. The rainy season ranges from March to October and the dry season from November to May. The temperature varies between 20 ° C to 28 ° C while the annual precipitation ranges from 3000mm to 5000mm.

#### **II.3.2- The Relief**

The relief of Molyko is, on the whole characterized by its flatness. The altitude varies from zero at the mangroves to 6 in the highest areas.. We distinguish two types of areas: Firstly low areas whose altitude never exceeds 5 meters, the lands are easily subjected to flooding. This is the case of the immediate surroundings of the streams that runs through the area. And secondly small plateaus and hills composed of two major categories:

- **To the west of the study area, the site is hillier with slopes greater than 5% in some places**
- **To the east of our area of study the relief is relatively flat with very gentle slopes less than 2%.**

#### **II.3.3- Hydrography**

The city of Buea carries within it several streams. One of them crosses Molyko. It serves as a natural separation of the University area with the rest of the area. It is the only stream present in our study area.

#### **II.3.4- The SOIL**

The soil of Molyko is a rocky and basaltic soil. These soils have been weathered and partially covered by more recent deposits (volcanic eruption), as a result the soil is black and in this area it is well drained because of the nature of land. The soil is very rich in nutrients and allows the cultivation of various plants such as tomatoes, cabbage, okra, pepper, corn, taro, yams, cassava, plantains, beans, vegetables etc. In some places, it is very difficult to dig the soil because of the nature of stony rocks.

#### **II.3.5- VEGETATION**

Accelerated development in the area of Molyko is at the origin of the quasi absence of natural vegetations. The vegetation is represented here by the CDC banana-plantain plantation as well as by small farms cultivated here and there by individuals for their own consumption.

## II.4- CONCERNING THE CHARACTERISTICS OF THE POPULATION

According to the 2005 General Population and Housing Census (GPHC 2005), the council of Buea has 131,325 inhabitants, including 13,864 inhabitants in the area of Molyko, representing 10.56% of the total population of the Council.

**Table 2 : Distribution of the population of Molyko by sexe in 2005**

Locality	Male	Female	Population 2005	Male Ratio	Population 2014
BUEA	65714	65611	131325	100,2	168378
MOLYKO	6806	7058	13 864	96,4	17 776
%	10,36%	10,76%	10,56%		10,56%

*Source: GPHC 2005/ estimations of the study*

The population of the study area has increased from 13,864 inhabitants to 17,776 inhabitants, with a growth rate of 2.8% between 2005 and 2014, meanwhile that of the district of Buea has increased from 131,325 inhabitants to 168,378 inhabitants during the same period.

**Table 3: Distribution of the population of the area of Molyko by age groups in 2005**

Age group	0-2	[3-4[[	[5-6[[	15-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60 et plus	Total
Molyko's population in 2005	709	544	1675	7030	1622	692	475	323	258	176	107	253	13864
Percentage	5,1 %	3,9 %	12,1 %	50,7 %	11,7 %	5,0 %	3,4 %	2,3 %	1,9 %	1,3 %	0,8 %	1,8 %	100,0 %
Cumulative%	5,1 %	9,0 %	21,1 %	71,8 %	83,5 %	88,5 %	91,9 %	94,3 %	96,1 %	97,4 %	98,2 %	100,0 %	

*Source: Survey LE COMPETING BET /BEFA*

It can be seen from the table above that (50.7%) of Molyko's population in 2005 consists mainly of young people aged between 15 to 24 years and that 62.4% are aged between 15 and 29 years. It is made up mainly of students coming from all regions of Cameroon to continue their studies in the existing courses at the University of Buea. The structure of the population by broad age groups obtained from the GPHC 2005 reveals that in 2005, more than half (83.5%) of the population was less than 30 years old. Moreover, only 8.1% of the population of Molyko is over 40 years old. The proportion of old people (over 55) is 2.6%.

### Household Income

Despite the economic potential of the Molyko area, the economic tissue is characterized by the development of informal activities, the proliferation of small jobs, with the main corollary being a distribution of low incomes to its inhabitants.

Indeed 65.1% of household heads earn less than 100,000 FCFA per month and about 38.9 per cent of heads of families earn less than 50,000 FCFA. Only 12.1% of households heads have a monthly income more than 150 000 FCFA but do not exceed 200 000 FCFA

This situation indicates a very low standard of living and thus exposes the populations of the locality of Molyko to ambient poverty. Therefore, governments need to adopt an effective strategy to fight against this social scourge in order to improve the welfare of the population.

Moreover, the analysis of the following contingency table between the sex of the household head and the income makes it possible to affirm at the risk of 5% that these two variables are significantly related. In other words, depending on whether the head of household is a man or woman in the area of Molyko, one can predict the level of his wage (low or high). Of 12.1% of heads of household with more than 150 000 FCFA of monthly income, only 2.7% are women while men represent 9.4%. No head of household surveyed has an income greater than 200 000 FCFA.

**Table 4: Monthly income of household heads by sexe**

Monthly income of household head	Male	Female	Total
less than 50 000	21,5%	17,4%	38,9%
50000 - 100000	16,1%	10,1%	26,2%
100000 - 150000	15,4%	7,4%	22,8%
150000 - 200000	9,4%	2,7%	12,1%
<b>Total</b>	<b>62,4%</b>	<b>37,6%</b>	<b>100,0%</b>

*Source: Survey of COMPETING-BET/BEFA CONSULTING 2014*

## **II.5- LAND**

### **II.5.1- Legal Status of Land**

From our investigations on the field and in competent administrative services including the services of MINDCAF, it appears that Molyko covers an area of about 594 ha divided between the private properties of the state, the communal domain, the public domain, the private property of individuals and the national domain.

### **II.5.2- Land practices**

In Buea as else where in Cameroon, there are two types of laws on the land. The civil law where only competent administrative authority have the right to grant land titles, and customary law that allows indigenous to grant land and become legitimate owners. Therefore, the different trends of land acquisition which prevail in the city of Buea are clearly visible. This trend also applies in other words in Molyko. For with the land handed



back by the CDC to indigenous peoples, these abuses related to the acquisition of land plots are increasingly felt.

However, the method of acquisition varies according to the household; 14.3% of owners received their plot by inheritance or gift, 76.2%, by direct purchase, and 9.5% through friends, relatives and relationships.

## **II.6- ORGANIZATION OF MOLYKO'S SPACE**

Analysis of satellite images and various field trips have helped to highlight the spatial organization prevailing in Molyko. It includes:

- The university area;
- The residential area;
- The activity area;
- Risk areas;
- The agricultural zone;
- Urban voids;
- The footprint of roads

### **II.6.1- The university area**

In viewing satellite images, much of the area of Molyko is occupied by the University of Buea. University that welcomes students from all backgrounds through out the national triangle and the Central African subregion.

### **II.6.2- The residential area**

The presence of the University in the area of Molyko contributes greatly by making this area a residential area; with the resurgence of minicities all over this area in order to accommodate students who are more and more numerous.

### **II.6.3- Areas of activities**

One of the particularities of this area is that the activities are carried out much more along the road from the fruit market, through Malingo Street up to the omnispot stadium. There are shops, banks, sellers ready to runaway etc ... The activities range between the activities of the formal and informal sector. Certain small activities are felt in some quarters and serve as a local market for nearby inhabitants.

### **II.6.4- Risk areas**

A risk area is an area where the construction and installation of populations is a potential source of danger and disturbance. It consists especially for the area of Molyko of:

- The borders of the stream that flows along the University of Buea;
- The marshy area located at the South east limit of our study area.

### **II.6.5- The agricultural area**

In the study area, the only agricultural area is the land surrendered by the CDC. All other cultivated plots that are visible to all are actually private properties that are not valued by buildings.

### **II.6.6- Urban voids**

Urban voids are spaces left free without any form of investment in urban space and form what we call urbanization breaks or urban holes. Regarding Molyko, it has within it many urbanization breaks which vary in shape and size. In order to represent this phenomenon that comes as an oil drop in an environment that wants to be fully urban, we counted some representative urban voids. They include:

- The urban void located just behind the small market of fruits on both sides of the road that leads down to Mile 17;
- The urban void located near the Biomedical School;
- The urban void located behind the SEMIL;
- The urban void located near the Main market.

### **II.6.7- The footprint of roads**

In the area of Molyko, the roads are existing and noticeable. They vary by their size and shape depending on the area. There are primary, secondary and tertiary roads. The roads are 5 to 30m wide. Tertiary roads are conspicuous by their lack of maintenance and deteriorated appearance and are some times encroached upon by buildings and activities.

## **II.7- THE URBAN TISSUE**

By urban tissue, we mean all the elements of the urban frame that make up a homogeneous whole. In other words, it is the physical expression of the urban form, the face that presents an agglomeration in terms of occupation of urban land. The urban tissue can also be seen as the visual form characteristic of a city enabling to establish the differences by type of occupation and organization of space. The approaches that consist in observing aerial photographs allow the definition of the urban tissue in our study area depending on the density and form of land use. As indicated in the approach taken for the implementation of our investigations, the study area was divided into enumeration area. Each enumeration area corresponds to an urban tissue (hybrid tissue, loose).

## **II.8- COLLECTIVE FACILITIES**

### ***- The administrative tertiary***

The tertiary sector in Molyko includes the services of the Rectorate of the University of Buea, the decentralized services of a few ministries.

Public services employ not only civil servants but a large number of contractual and agent decision-makers in the local labor market.

### **Education**

#### **- Basic education**

In the Molyko area there are 03 public primary schools, 02 public nursery schools, 5 private schools, 2 confessional schools. In addition, most schools have no land titles, no fences or playgrounds and vandalism on infrastructures is common by the resident.

#### **- Secondary education**

Molyko has a few public and private secondary schools, such as Molyko's Bilingual High School.

#### **- Higher education**

There are several higher education institutions in the Molyko area, notably the University of Buea, the Pan African Institute for Development of Africa (PAID-WA), etc.

#### **- Health**

**Table 5 : List of health centers in the area of Molyko according to the Health units**

N°	Categorie	Status	Health facilities
1	CSI	Parapublic	Molyko CDC
2	CSI	Public	Molyko
3	CSI	Public	Uiniversity

Source: sanitary map/ survey Le COMPETING BET/BEFA

#### **- Telecommunications**

All the locality of Molyko is covered by the mobile telephone network of the two private operators who are Orange, MTN, Nexttel as well as the public operator CAMTEL through the fixed telephone and mobile phone (phone CT).

#### **- SPORT**

There exist at the University of Buea and in some private schools in Molyko, few football and basketball fields, or other sports. But most of these sports facilities such as the omnisports stadium are in poor condition because they are not well equipped and non regulatory.

#### **- Transportation**

**Road transport** is assured in the city of Molyko by taxis and motorcycle whose prices range between 100 and 300 CFA francs. Some illegal vehicles also contribute in facilitating the transportation of Molyko's population and its surroundings.

#### **- Tourism and leisure**

Tourism and hostelry are well developed in Molyko. There are more than 10 hotels, more than 5 restaurants and several hostels. Those hotels have approximately 496 rooms and employ approximately 123 personnes. Some even have restaurants and snack bars.

**Table 6: Distribution of major hotels/ restaurants in Molyko**

Hotels Names / hostel	number of rooms	Number of jobs	Air conditioned bed rooms/ ventilated
ETA PALACE HOTEL	49	10	yes
PARAMOUNT HOTEL	23	5	yes
BA.7	33	8	yes
HARLGLENA HOTEL	25	5	yes
Autres hotes et auberges	30	12	
<b>Total</b>	160	40	

Source: PDC/Survey Le COMPETING BET /BEFA

## II.9- SUMMARY OF THE DIAGNOTIC BALANCE SHEET

**Table 7: Summary of Molyko's strengths, weaknesses, opportunities and threats**

Physical elements	Strengths	Weaknesses	Opportunities	Threat
<b>RELIEF/ SOILS</b>	Variety of Soil; Fertile soil;	-Lack of maintenance of lowlands	-Tomatoes, cabbage, pepper, corn, taro, yams, cassava, plantains; -vegetable gardening	Flooding of lowlands
<b>CLIMATE</b>	-Alternance of Seasons -Succession Of harmattan / monsoon winds -seasonal variation of temperatures	-Too long rainy season	-Ability to pratice agriculture undr rain	-No Mastery of meteorology; -Risks of Floods
<b>HYDROGRAPHY</b>	-Abundance of streams -halieutics_wealth	-Lack of maintenance; -Pollution	-Touristic area ; -Irrigation of Plantations; -fishing is possible	-Risk of flooding during rainy seasons
<b>VEGETATION</b>	-Diversity of tree species	- Destruction of nature for the benefit of crops.	- Availability of certain foods.	-The anthropic action.
<b>POPULATION</b>	-large population; -Brewing culture;	-Insecurity; -Urban-poverty;	-Skilled Labor	-Moral depravity

Physical elements	Strengths	Weaknesses	Opportunities	Threat
LAND	Availability of land -Fertile Lands	-insufficient land reserves; -land practices on the margins of the law; - Sale of land without approved subdivisions; Absence of the state in the process; -immatriculation of land is insufficiently or not at all highlighted; -practices favorable to land disorder; -Too Strong pressure on land; -Multiplication of land disputes;	-Creation of land reserves -	-sold off land; - Unavailability of Land;
ENVIRONMENT	-HYSACAM presence; -Fight Against pollution and forest fires;	-Destruction of nature (Agriculture / breeding)	-Ecotourism; -Blooming; -Breathing pure air;	-Nature's Destruction -Environment polluted
HABITAT	-availability of Building and living space, Existence of parcel land.	-Existence of constructions with temporary materials; -Creation of a spontaneous tissue; -Construction in risk areas;	Ability to create lots of different standings,	Persistence of precarious habitat
EQUIPMENT	-Availability of basic equipment;-	-Dilapidation of equipment; -The State is not involved in the maintenance of equipment; Absence of certain equipment;	-Space for the creation of new equipment; -Labour available for construction	-Destruction of equipment.

Source: Survey Le COMPETING BET /BEFA 2014

### **III- DEVELOPMENT OBJECTIVES**

In view of the problems previously identified in the diagnostic balance sheet, several objectives have to be reached in order to achieve the spatial development of the Buea council in general and the Molyko area in particular. These objectives fall into two categories which are the following,

- **general objectives;**
- **operational objectives.**

### **III.1- GENERAL OBJECTIVES**

The general objectives lead to the identification of certain areas of intervention in the Molyko area. These objectives are defined by:

- strengthening the capacities of the municipal institution so that it can be able to carry out its tasks and carry out activities related to the management of the SP and other documents to be produced;
- the acquisition of land reserves;
- the clear definition of the spatial arrangement of the various activities (specifically the commercial zones) while taking into account the imperative of sustainable development of the city;
- the establishment of a genuine policy of access to basic social services (water, energy, sanitation);
- Improving the quality of the habitat;
- The quantitative and qualitative improvement of public and collective urban facilities.

### **III.2- OPERATIONAL OBJECTIVES**

The areas of intervention defined above by the general objectives will be apprehended by the operational objectives.

These objectives are related to:

- **The organization of space**

One of the strategies used is the spatial organization of Molyko in several well-defined zones. These areas are:

- the university zone;
  - the residential area;
  - the area of activity;
  - Risk areas;
  - the agricultural zone;
  - urban voids;
  - The footprint of the road network.
- **The Mastery of land**

The strategy adopted will consist in;

- Protecting areas allocated to the University of Buea
- Protecting lands retroceded by the CDC
- Establishing and protecting a land reserve: It is the creation and protection of land reserves in order to provide space for future projects.
- Protecting existint municipal Land reserves
- Protecting the Domain of the state

▪ **Economic development**

From an operational point of view, it consists in:

- **Developing tourism sites to promote ecotourism;**
- **Encouraging the development of the activities of SMEs and structure the informal sector given that this is one of the sectors that employs most in Molyko.**
- **Improvement of the quality of the habitat**

This improvement will include:

- the delimitation of sectors to be restructured;
- construction of social housing;
- the delimitation of risk areas for the habitat: The risk areas in the study area are represented by the borders of the streams.

▪ **The Improvement of Socio-Collective facilities**

The quantitative inadequacy of collective facilities at Molyko leads to the urgent definition of a local policy:

- school facilities (nursery, primary, secondary);
  - sanitary facilities: dispensary (CSI, CMA);
  - sports facilities (stadium or sports complex);
  - Leisure facilities (cinemas, cafes, youth centers, public parks culture centers, etc.);
  - Transport facilities: bus station;
  - Commercial facilities: market, slaughterhouse, livestock market, informal activities etc;
  - Administrative facilities: police station, post office;
  - Genuine administrative poles capable of accommodating modern buildings and better adapted to the various public services represented in the council district.
- **Improvement of roads and other networks**

In the field of roads and other networks, there is an urgent need to:

- **Improve existing roads;**



- **Look for and create new service and connection routes so that MOLYKO can be accessible and connected to the rest of the city;**
- **Maintain as far as possible the geometry of existing roads;**
- **Create three crossing structures for inter-quarter link with spans of 34 m, 15 m and 20 m;**
- **Establishment of a reliable and sustainable sanitation network;**
- **Improve qualitatively and quantitatively the supply of drinking water and electricity to Molyko;**
- **Maintain the existing electricity network.**

- **Improvement of the Urban governance**

From an operational point of view, it consists in:

- strengthening the capacity of all municipal staff (capacity building of staff on their various duty stations);
- Define in the short-term, medium-term and long-term municipal human resources policies that take into account expected job qualifications;
- Provide administrative services with various human resources management software;
- Put in place training plans for the various institutions;
- Put in place a manual of administrative procedures;
- Reasonably reduce administrative bottlenecks
- Limit influence traffics.

#### **IV- .THE NATURE OF THE INTERVENTIONS OF THE DIFFERENT ACTORS**

#### **IV.1- NATURE OF THE INTERVENTIONS OF THE DIFFERENT ACTORS**

The Molyko Sector Plan is an urban planning document. As such, it requires the involvement of several actors. These actors involved in urban planning are of several kinds. We first have the population, which is a major actor without which no investment can be viable. Then, within a more general framework we have the State of Cameroon represented by the MINHDU which is in charge of the urbanization of cities. It is accompanied in this task by many other ministries such as: MINDCAF, MINEPDET, MINTP, MINEE, MINEPAT etc ... Finally, we have private investors who make a considerable contribution to urban development

In short, the institutions responsible for urban planning are:

- The central and decentralized services of the MINHDU (Ministry of Housing and Urban Development): The Decree No. 2012/384 of the 14th of September 2012 on the organization of the Ministry of Urban Development and Habitat stipulates in article 1, para. (2) that "the Minister of Housing and Urban Development shall be responsible for the formulation and implementation of the Government's policy on housing and urban development"
- The MINTP (Ministry of Public Works) responsible for the supervision and technical control of the construction of public infrastructure and buildings as well as the maintenance and protection of national road patrimony.
- The Minister of the Economy, Planning and Territorial Development who is responsible for the development, implementation of the economic policy of the Nation, planning and development of the territory.
- The central and decentralized services of the MINDCAF (Ministry of Land and Land Affairs) responsible for the formulation and implementation of the Government's policy on land, and land matters. He exercises oversight over the Urban and Rural Land Development and Equipment Mission (MAETUR).
- MINEE (Ministry of Energy and Water) whose missions are distinguished in two sectors: that of water and that of electricity.
- The MINEPDED (Ministry of the Environment, of Nature Protection and Sustainable Development), which among other missions prevents disasters and natural hazards and combats pollution and nuisances.
- The MINEPAT (Ministry of the Economy, Planning and Territorial Development), responsible for the development and implementation of the Nation's economic policy, planning and development of the territory.
- The Council of Buea (CM); It was created on the 29<sup>th</sup> of June 1977 by the Presidential Decree No. 77/203. The government of Cameroon in July 2004 decreed the decentralization law applicable to the Council. This law mandated the Council to provide basic services in municipalities in several domains. The government has since strengthened the process through other instruments such as the Growth and Employment Strategy Document (GESD).

- Public development institutions and parapublic organization (MAETUR, Cameroon Real Estate Corporation (SIC), Crédit Foncier du Cameroun, etc.) Who are the developers or who are builders and sellers.
- Network dealers that include ENEO and CDE.

## **V- DEVELOPMENT PROGRAM**

## **V.1- RECALL OF THE BASIC VARIANT**

The elaboration of the development variants of the area of interest was made using the data of the diagnostic on the characteristics of the site.

### **V.1.1- Objectives of the variants**

In the framework of the development of the sector plan of MOLYKO in the city of BUEA, the planned road network was obtained taking into account the existing road network. As this area was densely occupied and disorganized, we opted for:

- minimize as much as possible the destruction of existing constructions;
- Look for and create new service and link roads so that Molyko can be accessible and connected to the rest of the city;
- Maintain as far as possible the geometry of the existing roads;
- Create three crossing structures for the inter-quarter link with spans of 34 m, 15 m and 20 m;
- Establishment of a reliable and sustainable sanitation network.

### **V.1.2- Basic solution**

After presenting all the different objectives of the variants proposed for the development of the study area, and after having applied the different comparison elements of the different variants, variant 2 or basic solution has distinguished itself as being the most suitable. It establishes right of ways with a minimum of 2.5 m corresponding to pedestrian crossings and a maximum of 14 m (main road). The application of this solution on the ground, despite a search for meticulous axis, resulted in the demolition of a number of constructions including 360 partial or complete demolitions.

The assessment of the characteristics of the planned roads is as follows:

- Pedestrian crossing (2.5 m wide): 3.14 km (see road networking);
- roads of 6 m wide: 24,587 km (See road network);
- roads of 10m wide: 5,744 km (See road network);
- Roads of 14m wide: 3,406 km (see road network);
- Numbers of buildings affected (demolished and partially demolished): 360 approximately.

**Table 8: Summary of the width of planned roads**

<b><u>VARIANTE 2 (basic solution)</u></b>											
<b>N° VP (14 m)</b>	<b>L (km)</b>	<b>NCA</b>	<b>N° VS (10m)</b>	<b>L (km)</b>	<b>NCA</b>	<b>N° VP (6 m)</b>	<b>L (km)</b>	<b>NCA</b>	<b>N° PP (2.5 m)</b>	<b>L (km)</b>	<b>NCA</b>
Voie P	3.406	3	S1	0.863	16	T1	0.404	1	P1	0.056	
			S2	0.98	15	T2	0.783		P2	0.13	
			S3	1.615	28	T3	0.347		P3	0.106	
			S4	0.828	7	T3a	0.165		P4	0.09	
			S5	1.458	0	T4	0.506		P5	0.081	
						T4a	0.158		P6	0.119	
						T5	0.336	4	P6a	0.049	
						T6	0.562	3	P7	0.158	
						T7	0.659		P8	0.095	
						T8	0.344	5	P9	0.162	
						T9	0.814	3	P10	0.065	
						T10	0.463	7	P11	0.12	
						T11	0.755	7	P12	0.1	
						T12	0.477	16	P13	0.125	
						T13	0.284		P14	0.05	
						T14	0.262	13	P15	0.118	
						T15	0.732	4	P16	0.104	
						T15a	0.201	5	P17	0.08	
						T15b	0.128	3	P18	0.112	
						T16	0.405	5	P19	0.118	
						T17	0.297	1	P20	0.05	
						T18	0.456	3	P21	0.062	
						T18a	0.184		P22	0.117	
						T18b	0.127	1	P23	0.108	
						T18c	0.137	7	P24	0.129	
						T19	0.317		P25	0.102	
						T19a	0.15		P26	0.113	
						T20	0.394	5	P27	0.084	
						T21	0.116	1	P28	0.1	
						T21a	0.069	2	P29	0.111	
						T22	0.276	2	P30	0.126	
						T22a	0.112				
						T22b	0.152				
						T23	0.183	2			
						T24	0.214				
						T24a	0.12				
						T25	0.417	9			
						T25a	0.153				
						T25b	0.13	2			
						T26	0.585	13			
						T26a	0.217				
						T26b	0.207				

<b><u>VARIANTE 2 (basic solution)</u></b>												
							T27	0.309	5			
							T28	0.281	8			
							T29	0.236	3			
							T29a	0.028				
							T29b	0.05				
							T29c	0.048				
							T29d	0.045				
							T30	0.429	3			
							T31	0.38	1			
							T31a	0.266				
							T31b	0.158				
							T32	0.36				
							T32a	0.259				
							T33	0.682	34			
							T34	0.728	9			
							T35	0.447				
							T35a	0.162	16			
							T35b	0.166	7			
							T36	0.276	3			
							T37	0.272	6			
							T38	0.295	1			
							T38a	0.21				
							T39	0.259				
							T39a	0.17				
							T40	0.354	3			
							T41	0.47	3			
							T41a	0.086				
							T41b	0.169				
							T42	0.707	3			
							T42a	0.262	3			
							T42b	0.118				
							T42c	0.222				
							T42d	0.129	3			
							T43	0.225	1			
							T44	0.298				
							T45	0.283	7			
							T46	0.656	7			
							T47	0.294	10			

**Source :** Analyse Le Competing/Befa 2016



## **V.2- CHARACTERISTICS OF EQUIPMENTS AND THEIR RELATIONSHIP WITH THE AGGLOMERATION**

An equipment can be defined as a Place built or arranged, where social exchanges are organized, where the different services of the Collectivity are given to its members. "It can still be defined as" Set of installations, networks and buildings which make it possible to provide the resident population and businesses with the collective services they need. "There are two (2) types:

- Infrastructure equipment (on the ground or underground): roads, transport or communication networks, pipelines ...
- Superstructure equipment (collective buildings): administrative buildings, cultural centers, sports facilities, schools ...

Concerning Molyko in particular, all these types of equipment are represented here. Defining their characteristics means identifying these characteristics while counting those present in the area of interest. The types of equipment existing in the Molyko area are as follows:

**School facilities:** All collective facilities for the schooling of children (nursery school, primary school, college, secondary school). In the Molyko area there are 3 public primary schools, 2 public nursery schools, 5 private schools, 2 confessional schools. These schools are attended by children from all parts of the city of Buea.

**Structuring equipment:** The notion of structuring equipment is defined by: Its rarity, its specialization and its radiation beyond the agglomeration.

There are three types of structuring equipment in Molyko:

- Sports and leisure (Molyko Sports Stadium)
- Education (University of Buea)
- Trade (Central market of Buea, which welcomes the populations of all the Council of Buea as well as the neighbouring council).

**Marketable public facilities:** Infrastructures whose services are of a commercial nature and which can improve the income of the beneficiaries (Buea Main Market).

**Sanitary equipment:** All public or private establishments which may provide medical care. At Molyko, there are three of them:

- CSI of Molyko CDC;
- CSI of Molyko;
- CSI of the University.

These different hospitals have a radiation that extends over the entire area, the city, the Council and its surroundings.

### **V.3- PLANNING OF EQUIPMENT**

The achievement of the priority objectives identified above will be further facilitated by the knowledge of the needs for public facilities and housing according to the projected population by 2029.

It is therefore a question of programming the needs for collective equipment and housing, on one hand and by referring as much as possible to equipment standards and on the other hand taking into account the prospects for population growth of Molyko

#### **V.3.1- Educational facilities**

For the purposes of quantitative programming, a distinction is made between the types of education in Cameroon:

- Nursery (basic education);
- Primary (basic education);
- General secondary (secondary education)
- Technical secondary (secondary education);
- High (higher education).

##### **V.3.1.1-Current situation**

###### **V.3.1.1.1 Basic education**

In the Molyko area there are 3 public primary schools, 2 public nursery schools, 5 private schools, 2 confessional schools.

###### **V.3.1.1.2 Secondary education**

There are in Molyko 08 public and private secondary schools such as the Molyko Bilingual High School.

###### **V.3.1.1.3 Higher education**

There are several higher education institutions in the Molyko area, notably the University of Buea, Pan African Institute for Development West Africa (PAID-WA), etc.

##### **V.3.1.2-Diagnosis made**

Most schools have no land titles, no fences, no playgrounds and vandalism is common on infrastructure.

##### **V.3.1.3-Proposed program**

This programming takes into account the standards set by UNESCO or the objectives of the 6th Plan. These standards are the following:

Concerning nursery school, optimistic standards provide for:

- 25 students per class;
- 01 class for 1700 inhabitants;
- 04 classes per establishment;
- 0, 5 ha of land per establishment.

Concerning primary school, optimistic standards provide for:

- 01 class for 50 students ;
- 01 class for 300 inhabitants ;
- 5 to 6 classes perr establishment ;
- Ha per establishment including play grounds and the administration

Concerning general secondary school, optimistic standards provide for:

- 45 students per class ;
- 01 class for 1 000 inhabitants ;
- 1ha per establishment ;
- 12 classes per college.

Concerning technical secondary school, optimistic standards provide for:

- 45 students per class;
- 12 classes per college;
- 1ha per college;
- 1 classe pour 2.200 habitants.
- Program of nursery schools

Current state	Sectoral standards	Needs estimation		Program to be realised
Molyko has 5 nursery schools	UNESCO, provide for one (01) class of 25 students for 1700 inhabitants and 4 classes per establishment with a surface area between 0, 4 and 0,8 ha.	Between 2014 and 2029, the population increase is estimated at 2040 Inhabitants in 2019 and 6490 inhabitants in 2029 according to the low hypotheses	Number of classes and nursery schools; Horizon 2019 : 2040/1700= 1,2 classes, hence is 0 school	There is no planned school
			Horizon 2029 : 6490/1700= 4 classes, hence 1 school	It will be necessary to build 1 school of at least 4 classrooms.
<b>Synthesis:</b> There exist 5 nursery school in Molyko. So by 2019 there will be no school to build and by 2029, it will need only one school.				

**Source:** LE COMPETING-BET/BEFA&CONSULTING 2014

▪ **Program of primary schools**

State of play	Sectoral standards	Needs estimation		Program to be realised
Molyko counts, 7 primary schools within it...	UNESCO provides one (01) class of 50 pupils per 300 inhabitants and six classes per school with an area between 0.8 and 1 ha.	Between 2019 and 2029, the population forecast 2040 inhabitants in 2019 and 6490 inhabitants in 2029 according to the low hypothesis.	Horizon 2019 : 2040 /300= 7 classes, hence 1 school	It will be necessary to build 1 school with 6 classrooms
			Horizon 2029 : 6490/300= 22 classes, hence 7 schools	It will be necessary to build 7 schools of 22 classrooms
<b>Synthesis:</b> There are 7 primary schools in Molyko. So by 2019, it will need 1 school in 2019 and 7 schools by 2029.				

**Source:** LE COMPETING-BET/BEFA&CONSULTING 2014

▪ **Program of general secondary education**

State of play	Sectoral standards	Needs estimation		Program to be realised
Molyko has 1 secondary school:	UNESCO provides one (01) class of 45 pupils per 1000 inhabitants and 12 classes per school with an area between 0.8 and 1 ha.	Between 2019 and 2029, the population forecast 2040 inhabitants in 2019 and 6490 inhabitants in 2029 according to the low hypothesis.	By 2019 : 2040/1000= 2 classes, hence 0 school.	There is no programmed school.
			Horizon 2029 : 6490/1000= 6, 49 classes, that is 1CES.	It will be necessary to build 1 General School of 6 classrooms.
<b>Synthesis:</b> There is 01 general secondary school in Molyko. So by 2019 There is no programmed school. By 2029 it will take 1CES.				

**Source:** LE COMPETING-BET/BEFA&CONSULTING 2014

**Table 9: Summary of the programming of equipment of basic education**

Type of d'équipement	Existing Equipements	Equipements to be created		Seuil de programmation					Observations
				Population	Ratio	Location	Surface area	Type of construction	
		2019	2029	26 898	1/1700	Molyko	0,5		The difficulty encountered for these equipment results more from quality than quantity, so it is imperative to renovate and extend all existing equipment.
Nursery	5	00	1						
Primary school	8	1	7		1/300		1ha		
CES	00	00	01		1/1000		1,5 ha	R+3	Certain areas are being increased in order to envisage possible enlargements
CETIC	00	00	00		1/2200				
General Secondary High school	01	0	00		1/1000				
Technical secondary high school	0	00	00		1/2200				
ENIEG	0				1/2200				
ENIET	0	0	0						

#### ■ Program of Higher education

In order to develop the Institution that is the University of Buea, several projects are programmed. These projects are:

- Construction and equipment of COT – Buea
- Construction of a combined administrative and pedagogical block
- Technical Supervision

- Construction and equipment of the Faculty of Engineering and Technology (FET) Buea
- Construction of a combined administrative and pedagogical block
- Technical Supervision
- Rehabilitation of the ASTI of the University of Buea Construction of an administrative, academic and educational building Technical Supervision
- **Construction of the pedagogic block III at the Faculty of Science of Buea University.**
  - Construction of buildings
  - Construction of a building of research of the F.S of the UB
    - Architectural and engineering studies for the construction of a research building

### **V.3.2- Health equipment**

#### **V.3.2.1-Current situation**

The health facilities in Molyko are shown in the following table, as follows:

**Table 10 : Summary of health centers in Molyko**

N°	Categorie	Status	Health facilitiy
1	CSI	Parapublic	Molyko CDC
2	CSI	Public	Molyko
3	CSI	Public	Uiniversity

#### **V.3.2.2-Diagnosis made**

Based on these data, we can conclude that Molyko's situation in terms of health facilities is not bad but deserves to be improved.

#### **V.3.2.3-Proposed program**

We propose this programming coming from the standards of the Sixth Five-Year Plan for this district Council in the case of population growth at 6%, ie for a population of 26,898 souls by 2029.

This standard is as follows:

- 01 bed for 250 inhabitants
- 01 health facility for 10.000 inhabitants
- 0, 5 ha per health facility.

Type of equipment	existing Equipements	Equipements to be created	Programming threshold		Characteristics		Observations
			Population	Ratio	Location	Surface area	
Hospital	1	1	26 898	1/26898	Molyko	5 ha	
District medical center	/	/					
Integrated Health Center	3	/					
Cabinet / clinics / ambulatory care center	2	/					Those existing must be enlarged

### V.3.3- Socio-collective equipment

**Table 11 : Programming of socio-educative equipment at Molyko low hypothesis**

Type of equipment	Function	Number	Programming threshold	
			Localition	Surface area
Public institutions of early childhood (Youth center)	Whose role is to allow a life complementary to the family and the school, they must be programmed in the neighborhood unit "quarter"	As much as there are quarters in the city With more than 10,000 inhabitants	In the vicinity of sports facilities of the district or schools (Molyko)	0,25 ha

### V.3.4- Sport equipment

#### V.3.4.1-Current situation

In addition to the Omnisports stadium in Molyko, which is currently being rehabilitated, there are a few basketball or other sports fields in the University of Buea and in some private schools in Molyko.

#### V.3.4.2-Diagnosis made

Most of these sport facilities are in poor conditions because they are undeveloped or non regulatory.

#### V.3.4.3-Proposed program

In the current context and with regard to everything that prevails, improving the demand for sports equipment in Molyko becomes urgent. This programming is summarized in the table below.

**Table 12: Programming of sport facilities in Molyko low hypothesis**

Type of equipment	Existing Equipements	Equipement to be created	Programming threshold				Observations
			Population	Ratio	Location	Surface area	
Football fields	03	/	26 898	1/26 898		2ha	The indicated sites are for fields' equipped with tier that can accommodate the meetings.
Tennis Court	/	1		1/ 26 898	Molyko	1.5ha	
Omnisport stadium	1	/		1/26 898		15ha	

**V.3.5- Cultural facilities****V.3.5.1-Current situation**

Field surveys have revealed that there are no cultural facilities in the Molyko area.

**V.3.5.2-Diagnosis made**

It should be noted that this area of Molyko suffers from a sharp lack of cultural facilities.

**V.3.5.3-Proposed program**

The table below summarizes the cultural facilities programs for the Molyko area.

**Table 13 : Programming of cultural facilities in Molyko low hypothesis**

Type of equipment	Existing Equipement	Equipements to be created	Programming threshold				Observations
			Population	Ratio	Location	Surface area	
National museum	/	/	26 898				/
Cinema Hall	/	1		1/26 898	Molyko	0,094ha	In view of the context in which it is programmed it can also be used for theatrical performances
Municipal library / media library	/	1		1/26 898	Molyko	0,05ha	/

**V.3.6- Commercial facilities****V.3.6.1-Current situation**

Molyko has one main market. This is the Central Market of Buea.



**V.3.6.2-Diagnosis made**

This market faces several difficulties among which we can cite:

- lack of equipment;
- the absence of public toilets;
- Lack of parking areas;
- Insalubrity;
- The absence of traffic lanes in the market.

**V.3.6.3-Proposed program**

The programming elements are contained in the following table:

**Table 14: Indicative program of main markets**

Served Population	Total number of sales points	Including food products	Total equiped surface area	Stand on covered areas	Equipped boxes on covered areas: Butchery and fishmonger	shops or kiosks on uncovered parts	Sales points on uncovered parts
30 000	1 050	525	5 250	263	53	53	683
40 000	1 400	700	7 000	350	70	70	910
50 000	1 750	875	8 750	438	88	88	1 138
70 000	2 450	490	12 250	613	123	123	1 593
150 000	5 250	1 575	26 250	1 313	263	263	3 413
300 000	10 500	5 250	52 500	2 625	525	525	825

**V.3.6.4-Secondary markets**

The programming elements are contained in the following table:

**Table 15: Indicative program of secondary markets**

Served Population	Total number of sales points	Including food products	Total equiped surface area	Stand on covered areas	Equipped boxes on covered areas: Butchery and fishmonger	shops or kiosks on uncovered parts	Sales points on uncovered parts
5 000	175	175	875	44	9	9	114
10 000	350	350	1 750	88	18	18	228
15 000	525	420	2 625	131	26	26	341
20 000	700	560	3 500	175	35	35	455
25 000	875	700	4 375	219	44	44	569

From the foregoing in terms of the programming of market facilities in the Molyko area, it must be noted that the market currently existing in the area is a main market, serving approximately 30,000 people. The population of Molyko by 2029 is estimated at about 26,898 inhabitants, so Molyko does not have a real market need by 2029.

## **VI- PRIORITY INVESTMENT PROGRAM**

The Priority Investment Program is made up of projects related to new works or the rehabilitation of infrastructure already existing but in poor condition.

## **VI.1- ESTIMATION OF THE COST OF EQUIPMENT**

- **Nursery school :**

The establishment of a nursery school, including the administrative and sanitary block as well as playground, cost 30 million CFAF in 1987. Today, 27 years later, the inflation rate can be estimated at 20%. By applying this rate, a nursery school would cost 36,000,000 CFA francs.

In January 1998, an estimate of MINEDUC evaluated the cost of a nursery school classroom, excluding the playground, at 4.5 million. Today, with inflation estimated at 20%, this cost can be reasonably estimated at 6 000 000 FCFA.

- **Public primary school :**

BIP funding varies from year to year. The classrooms are joint. In 2013, the cost of financing two rooms was 18,000,000 FCFA.

- **Public technical secondary school**

Public technical secondary schools: The cost of a classroom is 9 000 000 FCFA.

- **Public general secondary school**

The cost of a classroom is 9 000 000 FCFA.

- **Health facilities**

The BIP foresees in 2004-2005 approximately 30,000,000 CFA francs for the construction of a health center. A decade later, with an inflation rate estimated at 20%, this cost would be about 36 000 000 FCFA, excluding equipment and land

- **Community home in R + 1 plus external facilities :**

For a community home, we have

- Surface = 15m x12m x2 = 360m<sup>2</sup>
- Outdoor facilities (parking, courtyards, circulations) 300m<sup>2</sup>
- The cost of a m<sup>2</sup> of a building is 150 000 FRS. Thus, we have 150,000 x 360 = 54,000,000frs
- External facilities: 20000frs per square meter So we have: 20000x 300 = 6000 000 frs
- A home will therefore cost approximately 60,000,000frs

- **Cultural center and museum:**

Surface area 800m<sup>2</sup> each at 150 000 FRS per m<sup>2</sup>= 120 000 000

**VI.2- SUMMARY OF PROJECTS AND THEIR INVESTMENT COST IN THE SHORT AND MEDIUM TERM****VI.2.1- School facilities**

N°	Action	Quantity	Location	Current state	Activity	Estimated investment cost	Land	Carrier
1	Rehabilitation of schools	5	Molyko	Exhausted	Réfection	20 800 000	Available	CB, FEICOM, state
2	Creation of nursery schools	01	Molyko	Existing and insufficient for the projected population	Construction	36.000.000	To be provided	CB, Feicom, state, sponsor
3	Primary schools	08	Molyko	Existing and insufficient for the projected population	Construction	144 000 000	To be provided	CB, Feicom, state, sponsor
4	General secondary high school	/	/	/				
5	Technical secondary high school	/	/	/				
6	<b>Total</b>					<b>200.800.000</b>		

**VI.2.2- High school**

N°	Action	Quantité	Location	Occupation status	Characterization	Activity	Investment cost	Land	Carrier
1	Construction and equipment of COT – Buea.		Molyko	University		Equiper	220 000 000Fcfa		Universiy sponsor
2	Construction and equipement of the Faculty of Engineering and Technology (FET)		Molyko	University		Equiper	143 000 000 Fcfa		Universiy sponsor
3	Rehabilitation of ASTI of the university of Buea		Molyko	University		Equiper	242 000 000Fcfa		Universiy sponsor
4	Construction of the pedagogic block III at the faculty of science of the University of Buea		Molyko	University		Construction	100 000 000 Fcfa	Available	Universiy sponsor
5	Construction of a research building at the F.S of the UB		Molyko	University		Construction	30 000 000 Fcfa	Available	Universiy sponsor
6		<b>TOTAL</b>					<b>735.000.000 Fcfa</b>		

**VI.2.3- Health facilities**

N°	Action	Quantity	Location	Current state	Activity	Investment cost	Land	Carrier
1	Hospital	1	Molyko	Existing and insufficient for the projected population	Construction	72.000.000	To be provided	CB, Feicom, Etat, sponsor
2	<b>Total</b>					<b>72.000.000</b>		

**VI.2.4- Sport facilities**

N°	Action	Quantity	Location	Current state	Activity	Investment cost	Land	Carrier
1	A tennis court	1	Molyko	Existing and insufficient for the projected population	Construction	2000 000	To be provided	CB
2	<b>Total</b>					<b>2 000 000</b>		

**VI.2.5- Highways and other networks**

N°	Designation	Linear	Location (quarter)	Characteristics	Action to carry out	Investment cost	Potential carrier
1	Rehabilitation of the secondary road S2	<b>0.863 km</b>	Molyko	Advance degradation	Rehabilitation with asphalt concrete of thickness 5cm	400 000 000	CB, MINH DU, STATE, SPONSOR
2	Rehabilitation of the secondary road S1	<b>0.98 km</b>	Molyko	Damaged and lack of crossing works	Rehabilitation with asphalt concrete of thickness 5cm	410 000 000	CB, MINH DU, STATE, SPONSOR
3	Rehabilitation of the secondary road S4	<b>0.828 Km</b>	Molyko	Advance degradation	Rehabilitation with asphalt concrete of thickness 5cm	400 000 000	CB, MINH DU, STATE, SPONSOR
4	Rehabilitation of the tertiary road T35	<b>0.447 km</b>	Molyko	Damaged, impassable	Rehabilitation with asphalt concrete of thickness 5cm	190 000 000	CB, MINH DU, STATE, SPONSOR

N°	Designation	Linear	Location (quarter)	Characteristics	Action to carry out	Investment cost	Potential carrier
5	Rehabilitation of the tertiary road T34	<b>0.728 Km</b>	Molyko	Damaged, impassable	Rehabilitation with self-locking paving of thickness 10cm	320 000 000	CB, MINH DU, STATE, SPONSOR
6	Rehabilitation of the secondary road S5	<b>1.458 km</b>	Molyko	Damaged	Rehabilitation with alphalt concrete of thickness 5cm	750 000 000	CB, MINH DU, STATE, SPONSOR
7	Rehabilitation of the tertiary road T20	<b>0.463 km</b>	Molyko	Damaged	Rehabilitation with pavings of thickness 10cm	220 000 000	CB, MINH DU, STATE, SPONSOR
8	Rehabilitation of the tertiary road T18	<b>0.456 Km</b>	Molyko	Damaged	Rehabilitation with pavings of thickness 10cm	220 000 000	CB, MINH DU, STATE, SPONSOR
9	Rehabilitation of the tertiary road T33	<b>0.682 Km</b>	Molyko	Damaged	Rehabilitation with self-locking paving of thickness 10cm	260 000 000	CB, MINH DU, STATE, SPONSOR
11	Creation and development of the tertiary road T15A	<b>0.201 Km</b>	Molyko	Not existing	development with self-locking paving of thickness 10cm	100 000 000	CB, MINH DU, STATE, SPONSOR
12	Creation and development of the tertiary road T15B	<b>0.128 Km</b>	Molyko	Not existing	development with paving of thickness 10cm	60 000 000	CB, MINH DU, STATE, SPONSOR
13	Rehabilitation of the tertiary road T15	<b>0.732 Km</b>	Molyko	Existing and damaged	development with self-locking paving of thickness 10cm	439 200 000	CB, MINH DU, STATE, SPONSOR
14	Creation and development of the pedestrian track P9	<b>0.162 Km</b>	Molyko	Not existing	Development with reinforced concrete of thickness 10cm	80 000 000	CB, MINH DU, STATE, SPONSOR



N°	Designation	Linear	Location (quarter)	Characteristics	Action to carry out	Investment cost	Potential carrier
15	Creation and development of the pedestrian track P11	<b>0.120 Km</b>	Molyko	Not existing	Development with reinforced concrete of thickness 10cm	60 000 000	CB, MINH DU, STATE, SPONSOR
16	Rehabilitation of the tertiary road T10	<b>0.463 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	180 000 000	CB, MINH DU, STATE, SPONSOR
17	Rehabilitation of the tertiary road T8	<b>0.344 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	196 000 000	CB, MINH DU, STATE, SPONSOR
18	Rehabilitation of the tertiary road T11	<b>0.755 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	275 000 000	CB, MINH DU, STATE, SPONSOR
19	Rehabilitation of the tertiary road T9	<b>0.814 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	290 000 000	CB, MINH DU, STATE, SPONSOR
20	Creation and development of the tertiary road T47	<b>0.294 Km</b>	Moly ko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	65 000 000	CB, MINH DU, STATE, SPONSOR
21	Rehabilitation of the tertiary road T46	<b>0.656 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	260 000 000	CB, MINH DU, STATE, SPONSOR
22	Rehabilitation of the tertiary road T42B	<b>0.118 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	61 000 000.3	CB, MINH DU, STATE, SPONSOR

N°	Designation	Linear	Location (quarter)	Characteristics	Action to carry out	Investment cost	Potential carrier
23	Rehabilitation of the tertiary road T42	<b>0.707 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	280 000 000	CB, MINH DU, STATE, SPONSOR
24	Creation and development of the pedestrian track P26	<b>0.113 Km</b>	Molyko	Not existing	Development with reinforced concrete of thickness 10cm	52 000 000	CB, MINH DU, STATE, SPONSOR
25	Creation and development of the tertiary road T4	<b>0.506 Km</b>	Molyko	Not existing	Rehabilitation with self-locking paving of thickness 10cm	240 000 000	CB, MINH DU, STATE, SPONSOR
26	Rehabilitation of the tertiary road T4	<b>0.506 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	230 000 000	CB, MINH DU, STATE, SPONSOR
27	Rehabilitation of the tertiary road T13	<b>0.284 Km</b>	Molyko	Damaged and impassable	Rehabilitation with self-locking paving of thickness 10cm	90 886 000	CB, MINH DU, STATE, SPONSOR
28	Creation and development of the pedestrian track P9	<b>0.417km</b>	Molyko	Not existing	Development with reinforced concrete of thickness 10cm	180 000 000	CB, MINH DU, STATE, SPONSOR
29	Creation and development of the tertiary road T9	<b>0.814 Km</b>	Molyko	Not existing	Development with self-locking paving of thickness 10cm	280 000 000	CB, MINH DU, STATE, SPONSOR
30	Creation and development of the tertiary road T7	<b>0.659 Km</b>	Molyko	Not existing	Development with self-locking paving of thickness 10cm	230 000 000	CB, MINH DU, STATE, SPONSOR

N°	Designation	Linear	Location (quarter)	Characteristics	Action to carry out	Investment cost	Potential carrier
31	Electricity network	Ens	Molyko	Insufficient	Developement with self-locking paving of thickness 10cm	270 000 000	MINEE, ENEO, STATE, SPONSOR
32	Creation and development of the pedestrian track P24	0.657 Km	Molyko	Not existing	Development with reinforced concrete of thickness 10cm	245 000 000	CB, MINH DU, STATE, SPONSOR
33	Rehabilitation of the tertiary road T47	0,125 M	Molyko	Advanced degradation	Rehabilitation with self-locking paving of thickness 10cm	450 000 000	CB, MINH DU, STATE, SPONSOR
34	Public lighting network in all the sectors	10 Km	Molyko	Almost absent	Maintainance, Rehabilitation and extension	180 000 000	CB, MINEE, STATE, SPONSOR
35	Water supply network	Ens	Molyko	Present and insufficient	Maintainance, Rehabilitation and extension	560 345 555	MINEE, CDE/CAMWATER / SPONSOR
36	Constructing a Community Telecentre	01	Molyko	Not existing	Construction and equipment	85 787 998	MINPOSTEL/STATE, SPONSOR

**Total: 7 365 002 910 (Seven billion three hundred and sixty-five million two thousand nine hundred and ten) francs CFA**

**Summary of the priority investment program:**

<b>Ddsignation</b>	<b>Investment cost</b>
School	200 800 000
Higher	735 000 000
Health	72 000 000
Sport	2 000 000
<b>Total</b>	<b>1 009 800 000</b>
VRD	7 365 002 910
<b>General Total</b>	<b>8 374 802 910</b>

**Total investment:** Eight billion three hundred and seventy four million eight hundred and two thousand nine hundred and ten (**8 374 802 910**) frs.

**VI.3- URBAN GOVERNANCE AND FOLLOW UP OF PROJECTS****VI.3.1- Introductory note**

The Cameroonian public authorities have recently realized the need to involve the population in the decision-making process concerning them, in the implementation and monitoring of the projects planned and of which the population is a beneficiary. It is in this perspective that several law text have been drawn up in order to integrate the populations in their development process. These include:

- [1]: Law n°2004/018 of 22 July 2004 laying down the rules applicable to municipalities
- [2]: Law n ° 2004/017 of 22 July 2004 on the orientation of decentralization
- [3]: Law n ° 2004/003 of 21 April 2004 governing urban planning in Cameroon
- [4]: Law n ° 74/23 of 05 December 1994 on the municipal organization
- [5]: The general rules of town planning, urban planning and construction in Cameroon

Consequently, not all development proposals made in this study can be realized if the populations concerned are not involved in the implementation and monitoring process. It is up to the Consultant to propose a methodology to ensure real collaboration of the populations.

**VI.3.2- Arrangement to be taken**

The success of this sector plan can only be achieved through the collaboration of the local authorities of the said district. Consequently, several steps must be taken to ensure good collaboration

➤ **The local authorities must inform and sensitize the population**

If the mayor may have some difficulty in complying with the multiplicity of texts requiring them to inform the population about urban planning documents that may exist on their territory, tools enable them to more effectively comply with this obligation.

Pursuant to Articles 18 and 49 of Law No. 2004/003 of 21 April 2004 governing urban planning in Cameroon, citizens have a right to information of the general urban planning and

construction rules. They must be informed of the provisions laid down in the planning documents concerning their locality.

It is therefore up to the municipalities to establish a communal information document which must contain the information transmitted by the laws. In addition to prevention measures, penalties for the non-compliance, the protection and safeguarding, which he should recalled and, ideally, clarified, must be detailed the safety instructions being implemented.

Indeed, the information made available to the public can be unintelligible to the layman and since their publication on the internet is not compulsory, the public will not necessarily consult them in town hall. It is also up to the municipality to inform the public on the instructions to be followed by means of posters. In the same way, this poster may be imposed on certain grounds and in certain buildings, such as, for example, in public establishments where the public and staff numbers exceed fifty.

In addition, the mayor must inform the population at least once a year of projects related to urban planning and planning documents or laws or their consequent modification; Through communal public meetings or by any other appropriate means on planning rules and penalties in case of non respect of the latter.

➤ **Communities (populations) must be included in development processes:**

Eventhough the process of developing urban planning documents is not the responsibility of communities, they are involved and must be involved in the application of urban planning documents on their territory. Their intervention for planning will obviously be more important in the elaboration of their planning documents.

Indeed, in accordance with Article 49 of Law n ° 2004/003 of 21 April 2004 governing urban planning in Cameroon, the involvement of populations, organized groups and civil society in the implementation and execution of the general urban planning and construction rules should be encouraged.

Urban planning documents regulate future urbanization in quarters by limiting or prohibiting construction. One of the specific features of these documents lies in the fact that they can prescribe prevention, protection and safeguard measures in so-called danger zones and so-called precautionary zones, which will be charged to public authorities or individual. They may also contain measures related to existing developments and constructions at the date of approval of the plan.

Communities can thus play a role in different aspects, notably in the framework of consultation. In this context, mayors and / or elected representatives, possibly assisted by technicians and their services, have the opportunity to give their opinion on the zoning and the prescriptions retained in the development projects; If they can contribute to the preparation of these documents, the means made available to the authorities are in no way binding; Certain municipalities whose applications have not been granted, or only partially, have the opportunity to appeal for excess of power against the decree approving urban planning documents.

Working sessions between populations and administrations must be imperative in order to improve communication between them. Thus, if the people feel their complaints are taken into account, they can themselves monitor the implementation of urban planning documents.

## **VII- CONCLUSION**

The present report results from a diagnostic assessment that traces the strengths and constraints of the spatial components of the area of Molyko and the definition of an appropriate development scenario for a coherent development of the area. The definition of these various elements enabled us to undertake the development of an appropriate development program for the development of Molyko.

In this respect, the application of all the principles of planning proposed involves in particular:

- The development of strategies for land, housing, diverse networks and community amenities;
- The implementation of strategies for sanitation, protection of the environment and the creation of green spaces;
- The Sensitization of the public and urban development actors;
- A significant increase in the financing capacity for urbanization and management (distribution of powers and strategy for allocation of resources, strengthening of services);
- Development of urban structures and resources.

It is important to note that the Molyko Sector Plan constitutes a strategic document for the orientation of Molyko in its various activities and for engaging the immediate development actions.

## **ANNEX**

- A.1- Land tenure system;
- A.2- Actual situation synthesis;
- A.3- Basic solution of development;
- A.4- Development plan and regulations of Molyko;
- A.5- Memory of responses to the comments.



### **A.1-Land tenure system;**

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