

Bamenda I Land Use Plan

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Approval of Bamenda I Land Use Plan

With reference to: -

- a) Contract No. 000545/OS/MINMAP/DGMAS/DMSPI/CE6/CEA7/2013 of the 20/12/13
- b) Minutes of the Technical Steering Committee of 10 10 14 validating the proposed land use plan of Bamenda I;
- c) Report of the working Group of the Technical Steering Committee dated _____recommending the adoption and approval of the Bamenda I land Use Plan;
- d) Minutes of the Bamenda I Sub-divisional Council deliberation of _____adopting the proposed Bamenda I Land Use Plan

On the recommendation of the Mayor of Bamenda I Sub-divisional Council

I, Mr. Nguele Nguele Felix, the Senior Divisional Officer for Mezam Division, North West Region in accordance with Part III, section 39, article 3 of Law No. 2004/003 of 21 April 2004 to regulate Town Planning in Cameroon; hereby approve the Bamenda I Land Use Plan and Rules and regulations accordingly.

Executive Summary

Executive Summary

The land use vision of Bamenda I is to preserve and enhance its attractive and panoramic view for residents and tourists. Bamenda I should be planned and developed as a garden town with well-arranged buildings which offer each resident or visitor the cherished privacy and an attractive view in a lush natural and well-kempt environment of ornamental and fruit trees reminiscent of the colonial era.

As such, Bamenda I should be planned and developed as a self-contained town which offers opportunities for secured investments in housing to live in or rent; a safe and secured place to live in or visit and a convenient work place.

For the purpose of planning, development, management and provision of basic services, facilities and utilities, the space within the planning area of Bamenda I shall be sub-divided into functional urban communities as follows: -

- Urban sectors or sectors with 50 000 to 70 000 population with a service centre
- Residential neighbourhoods with 7000 to 10 000 population
- Urban residential clusters with 2000 to 3000 population
- Residential blocks of plots with 500 to 1000 population
- Building plots with regular shapes and surface areas

The following hierarchy of service centres shall be developed to support the proper functioning of urban communities: -

- Bamenda City centre
- Bamenda I Sub-divisional service centres
- District or sector centres
- Neighbourhood centres

The plan aims to minimize traffic through the main activity areas in general and the government office zone and high income residential zone. People should only come to these areas because they need a service or have something to do there. Those entering Bamenda I should be provided with options to reach their destinations without losing time and cost. It is also necessary to provide a wide range of choices to different destinations within the Bamenda I.

To ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda I at minimal cost and travel time, it is necessary to improve on the state of road networks; ensure a coherent and sustainable road network; increase and upgrade traffic exchange nodes; create a sustainable road hierarchy that responds to different land uses; increase access to residential neighbourhoods and land parcels and improve on parking facilities in activity areas.

Bamenda I should be provided with a coherent, adequate and durable drainage network to match its growth and expansion over time and space by ensuring that each road is provided

with an adequate and durable drainage structure; natural drainage channels should be constructed progressively to receive runoff water and each plot and building should be well-drained. There is need to ensure the regular clearing and maintenance of drainage channels.

Bamenda I should be provided with adequate, safe and regular water supply at affordable cost to all and for all purposes to match the expected rapid growth and expansion of Bamenda I over time and space. There is need to upgrade and rehabilitate existing water supply capacities to meet short and medium term needs; ensure that urban expansion programmes are accompanied by durable extension of water supply networks and infrastructure and ensure the regular maintenance of water supply networks and infrastructure.

Sewage waste is a rich source of biogas energy for domestic use. So far, domestic and institutional sewage waste is handled by individual septic tanks and soak-away pits and latrines. Sewage waste can be collected and treated at community levels to provide a useful source of biogas energy. This shall require building combined sewage and biogas plants side by side.

To ensure a functional information and communication system that is accessible, sustainable, reliable and affordable to all; it is necessary to diversify modes and options of communication and information facilities; ensure the systematic extension of communication and information networks to newly developing areas and gradual rehabilitate and upgrading existing information and communication networks and fixtures within built areas.

It is necessary to stimulate the growth of Bamenda I to reach a threshold population which can support a sustainable sub-divisional service centre and a number of viable neighbourhood centres. The plan proposes a shopping centre a Banhshie just outside the limit of Bamenda I which can serve Bamenda I and Ndzah community which is found on the same plateau. It is also recommended that a supermarket and modern grocery be built near the government administrative area which can serve the residents of Bamenda I as well as those who commute to work in Bamenda I.

As the population of Bamenda I grows and densifies, new public education and healthcare facilities shall be needed. It is hoped that the present motor park and market shall grow and provide opportunities for residents to sell what they have and buy what they need daily. A sports complex, recreational parks and gardens have been proposed near the sub-divisional service centre. Eventually, a sports stadium should be built in Bangshie to serve Bamenda I and the Ndzah community.

The land use plan provides for adequate land for low and medium income housing. However, Bamenda I sub-divisional Council in collaboration with the City Council and other partners need to facilitate access to land, credit and building materials for housing. In this respect, the Bamenda I Council should pool, plan and initially develop land for low and medium income housing before allocating it for individuals to build. In this way, the supply, regularity and security of housing land can be assured.

Measure must be taken to completely reduce the possibility of polluting underground and surface water from Bamenda I; stopping the construction and occupation of risky zones on

the Bamenda station escarpment and gradually resettling those living there on suitable sites elsewhere; ensuring the preservation of the attractive views from Bamenda I to most residents and workers and the desirable balance between man-made and the natural environment.

The plan aims to increase the threshold population by providing a wide variety of goods and services at affordable cost to reduce the need to obtain basic goods and services out of Bamenda I. It also aims at attracting local and external tourists and keeping them as long as possible.

The continuous planning and development of Bamenda I depends on the organization and functioning of the council technical service. It is on this basis that the plan recommends the reorganisation and upgrading of the technical services of Bamenda I Council so as to build its planning and executing capacities.

Bamenda I must strive to obtain its fair share of local revenue in consideration of its population and surface area. However, Bamenda I Council should rationally budget for capital investment on an annual basis. Bamenda I Council can increase and diversify its revenue from the sale of council bonds, developing a sustained partnership with land owners and increasing the contribution and participation of local communities in development projects.

Further, Bamenda I Council should increase and diversify access to government subsidies and subventions by conforming and respecting current government procedures for budgeting for priority action plans. Particular attention should be given to accessing government funding for planning and urban development projects by the Ministry of Housing and Urban Development. Sectorial ministries should also be directly associated in the programming and budgeting for projects within their sector of competence.

Chapter One
Land Use Plan

Land Use Vision

The Bamenda I plateau is well drained and so far sparsely built and occupied. Its main asset is the attractive and panoramic view of Down Town Bamenda and beyond which attracts local as well as external tourists. It also attracts investors in low density residential development for self-occupation or rent. Most low and medium income residents are either indigenes or work and live there.

The land use vision of Bamenda I is to preserve and enhance its attractive and panoramic view for residents and tourists. Bamenda I should be planned and developed as a garden town with well-arranged buildings which offer each resident or visitor the cherished privacy and an attractive view in a lush natural and well-kempt environment of ornamental and fruit trees reminiscent of the colonial era.

As such, Bamenda I should be planned and developed as a self-contained town which offers opportunities for secured investments in housing to live in or rent; a safe and secured place to live in or visit and a convenient work place.

1.0 Background and Context

Bamenda I Sub-divisional Council was created by presidential decree No. 2007/1171 of 24 April 2007 together with the Bamenda II and III Sub-divisional Councils within the Bamenda City Council. Bamenda I Sub-divisional Council is within the territorial limits of Bamendakwe village.

In addition to its sub-divisional status, Bamenda I is also the seat of the regional administration of the North West Region. At the moment, Bamenda I is the gateway in and out of Bamenda and to the rest of the North West Region and through the West Region to other parts of Cameroon.

The natural site of Bamenda I is characterized by: -

- a) A dissected gentle sloping plateau which runs from the Southeast to the Northeast. This plateau is well drained and stable for urban development.
- b) The plateau is flanked to the Southwest by a steep mountain range which serves as a rich source of water for the plateau. This area is too steep for settlement but constitute a valuable natural reserve.
- c) The Bamenda I plateau is flanked from the Southwest to the Northeast by a steep escarpment which constitutes a natural divide between Bamenda I II and III sub divisions. This constitutes one of the natural assets of Bamenda I.
- d) According to the 2005 census, the estimated population of Bamenda I was 30824. Assuming a constant growth rate between 2005 and 2015, the population of Bamenda I by 2015 is estimated at 88240. Assuming an equitable distribution of the projected population of Bamenda within the three sub divisional councils, the population carrying capacity of Bamenda I by 2035 will be 361000.

2.0 Urban Sectors

The Bamenda I Sub-divisional Council area which falls within the proposed planning area is subdivided into two urban sectors as shown in **Plan:2.1** below as sectors G and H. Sector G has an estimated area of 1547 hectares and can accommodate an estimated population of 185640. Sector H has an estimated area of 1082 hectares and can accommodate an estimated population of 129840.

Each urban sector is again subdivided into neighbourhoods communities as shown in **plan: 2.2** which also shows the estimated area and population of each neighbourhood. As such, the estimated carrying capacities of urban sectors G and H is 315480 population.

3.0 Bamenda I Networks and Infrastructure

3.1 Road Network

The proposed road network for Bamenda I is based on minimizing traffic through the main activity areas in general and the government office zone and high income residential zone. People should only come to these areas because they need a service or have something to do there. Those entering Bamenda I should be provided with options to reach their destinations without losing time and cost. It is also necessary to provide a wide range of choices to different destinations within the Bamenda I.

It is on this basis that we have proposed the following functional hierarchy of roads for Bamenda I as follows: -

- a) A freeway which carries traffic from outside Bamenda through Santa and enable exogenous traffic to by-pass Bamenda I to Bambili and eventually to Kumbo and Fundong respectively;
- b) A sub freeway which carries traffic from the freeway in Bangshie to Mile two Nkwen;
- c) Primary roads which take traffic from the freeway and sub-freeway to specific communities or activity areas in Bamenda I and to the City centre;
- d) Secondary distributors which take traffic and distribute within communities or activity areas within Bamenda I;
- e) Tertiary roads distribute traffic within neighbourhoods or local activity areas;
- f) Access roads provide access to individual property.

See plan: 3.1.

Within each urban Sector, tertiary distributors take traffic from secondary roads and distribute to residential clusters. It is recommended that a separate path be created along one side of primary and secondary distributor roads for bicycles and motorcycles with controlled crossing wherever necessary. This shall contribute to increase the safety of pedestrians, cyclists and vehicle users. Regular and well-constructed footpaths should lead from neighbourhoods and connect to service centres.

See plan: 3.2.

3.2 Transportation

The overall transport goal for Bamenda I is to ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda I at minimal cost and travel time. In order to achieve the aforementioned transportation goal, it is necessary to improve on the state of road networks; ensure a coherent and sustainable road network; increase and upgrade traffic exchange nodes; create a sustainable road

hierarchy that responds to different land uses; increase access to residential neighbourhoods and land parcels and improve on parking facilities both in commercial areas, work places and activity areas.

The strategies which can contribute to resolve the transportation and mobility problems in Bamenda I include excluding exogenous traffic from residential areas and major activity areas; separating vehicular, motor taxi, bike and pedestrian traffic and encouraging travel on foot and two wheel transport facilities.

The proposed transportation plan for Bamenda I aims to limit inter urban transport along freeways and sub-freeways to and from well-defined and built transportation terminals.

From the transportation terminals, intra urban transport shall be assured along primary, secondary, tertiary roads, motorcycle and bicycle paths and pedestrian walkways.

Priority should be given to encouraging travel within Bamenda I on foot, two and three wheeled transport facilities and mass transportation.

3.3 Drainage Networks

A coherent drainage network and structures are indispensable for the expected rapidly growing Bamenda I. They shall contribute to the sustainable and durable land development and ensures the conservation of the environment, environmental health and the safety of life and property. In the process of urban development, man disrupts the natural patterns of storm drainage and should replace it with man-made ones. Although drainage networks are expensive to provide and manage, they are a necessity which cannot be delayed or neglected.

The existing state of urban drainage in Bamenda I is characterised by incoherent and inadequate road drainage networks and structures; unprotected and undeveloped watercourses which make up the natural channels for storm drainage.

Bamenda I has a rich hierarchy of natural drainage channels which include primary watercourses and their tributaries which drain the area. In addition, there exist networks of local natural channels which collect runoff water from road side drains to watercourses. Unfortunately, these natural channels have not been developed to facilitate the flow of runoff water.

In addition, most plots and buildings have not been provided with regular and well-constructed storm drains. Furthermore, most roads have not been provided with adequate and well-constructed side drains and structures. Existing drainage channels are not regularly cleared and maintained. Yet, they are frequently blocked by solid waste.

The overall goal is to continuously provide Bamenda I with a coherent, adequate and durable drainage network to match its growth and expansion over time and space. To achieve this, action should be taken to ensure that each road is provided with an adequate and durable drainage structure; natural drainage channels should be constructed progressively to receive runoff water and each plot and building should be well-drained. There is need to ensure the regular clearing and maintenance of drainage channels.

See plan: 3.3.

In addition to providing a coherent drainage network for Bamenda I it is absolutely necessary that regular action should be taken to control the dumping of waste along drainage channels, the unauthorized reclamation of watercourses and the damming and obstruction of drainage channels.

3.4 Water supply

While on the one hand, urban growth and expansion increase significantly the demand and need for water, on the other hand, urban development contaminates, pollutes and depletes available sources of water within the urban milieu. As such, it is usually necessary to go out of urban areas or use modern technology to go beneath the earth surface to obtain adequate and pure water for urban use.

Yet, water is an essential ingredient for plant, animal and human life. Water is also absolutely necessary to sustain production and the functioning of human settlements. Water is also needed to maintain or re-establish the balance between man-made and the natural environment. Water is a local natural and essential resource which should be made available at minimum cost all the time and everywhere.

The current state of water supply in Bamenda I is characterised by inadequate capacities of water supply, incoherent water supply networks, unprotected water catchments, poorly maintained water supply network and infrastructure and doubtful quality of water supply.

The overall goal is to provide adequate, safe and regular water supply at affordable cost to all and for all purposes to match the expected rapid growth and expansion of Bamenda I over time and space. To realize this goal, there is need to upgrade and rehabilitate existing water supply capacity to meet short and medium term needs; ensure that urban expansion programmes are accompanied by durable extension of water supply networks and infrastructure and ensure the regular maintenance of water supply networks and infrastructure.

See plan: 3.4.

3.5 Combined semi-collective sewage and biogas Plant

The present situation of sewage systems in Bamenda I is characterised by an over dependence on individual sewage systems, poorly constructed individual sewage systems which are poorly managed and maintained. These individual sewage systems are largely unsafe and insanitary. Public convenience facilities are unavailable. At the moment, Bamenda I has no organised and coherent collective sewage system. Sewage waste is a rich source of biogas energy for domestic use. So far, domestic and institutional sewage waste is handled by individual septic tanks and soak-away pits and latrines. Sewage waste can be collected and treated at community levels to provide a useful source of biogas energy. This shall require building combined sewage and biogas plants side by side.

In Bamenda I, the following low reaches of watercourses offer opportunities for developing combined semi-collective sewage and biogas plants: -

- a) Watercourse between Army camp and GRA
- b) Ayaba watercourse
- c) Watercourse after Ben Nkwenti's residence
- d) Natmanche watercourse
- e) Watercourse between cattle market and Bangshie

A combined sewage/biogas system involves developing a hierarchy of sewage collectors from source to the treatment plant and biogas from generation plant to consumption units. Semi-collective sewage treatment shall involve collecting, transportation, storage, treatment and separation of biogas for energy use, sludge for agriculture and treated water can be recycled or emptied in running streams. The biogas plant shall require collection, storage and connection to consumption units.

The procedures for developing a combined semi-collective sewage and biogas plant shall require that: -

- Each dwelling unit should be provided with a well-designed and constructed septic tank and soak-away pit as measure of transition;
- A sewage treatment plant should be constructed at a suitable location and site;
- Sewage collectors should be provided from sewage generation points to sewage treatment plant;
- Individual soak-away pits should be connected to sewage collection networks;
- Sewage plant is made operational

The biogas from the sewage plant is collected, stored and redistributed to consumption points through a gas pipe network. **See plan 3.5**

3.6 Communication installation

The present situation of communication networks and infrastructure in Bamenda I is characterised by multiple mobile telephone providers; multiple information cable suppliers; limited landline individual connections and incoherent, unpleasant and haphazard overhead telephone and information cable networks. With the advent of mobile telephones, the rate of communication has increased. This has considerably reduced the need and regularity of moving to obtain services and information.

In spite of improvements in communication, Bamenda I experiences frequent disruption of communication; inadequate functional communication and information services and facilities; high cost of communication and information services. More so, the existing overhead networks and fixtures are not durably installed and are unpleasant.

The overall goal is to ensure a functional information and communication system that is accessible, sustainable, reliable and affordable to all. To realize the above goal, it is absolutely necessary to diversify modes and options of communication and information facilities; ensure the systematic extension of communication and information networks to newly developing areas and gradual rehabilitate and upgrading existing information and communication networks and fixtures within built areas.

See plan: 3.6.

4.0 Hierarchy of Service Centres

At the moment, Bamenda I lacks a clear hierarchy of service centres largely due to its small threshold population which cannot support viable service centre activities. This is also due to the fact that Bamenda I is largely a day time work place for civil servants who commute to Bamenda I from their places of residence out of Bamenda I.

However, the land use plan aims at stimulating the growth of Bamenda I to reach a threshold population which can support a sustainable sub-divisional service centre and a number of viable neighbourhood centres. It further proposes a shopping centre a Banhshie just outside the limit of Bamenda I which can serve Bamenda I and Ndzah community which is found on the same plateau. It is also recommended that a supermarket and modern grocery be built near the government administrative area which can serve the residents of Bamenda I as well as those who commute to work in Bamenda I.

A service industrial zone has also been proposed at Mile 2 Bamendankkwe for auto repairs and building materials. This shall enable those who live and work in Bamenda I to repair their vehicles and procure their building materials without leaving Bamenda I. More so, it could also serve those passing through or living around Bamenda I

5.0 Bamenda I Public and Community Facilities

At the moment, public offices are dispersed and located without differentiating national, regional, divisional and Sub-divisional offices and considering the functional relationship between public offices. Most public educational establishments are located where it is easy to have land rather than where they should rationally be located. There exist imbalances in the location of public facilities whereby some areas do not have basic public facilities. More so, many public facilities do not have adequate space for their activities and public facilities are not provided where and when they are needed.

There is an evident inadequate provision of community facilities where the numbers of users exceed the capacity of available facilities resulting in pressure of over used, congestion and overspill into available space. More so, the poor and spontaneous location of community facilities makes users travel long distances at high cost and long duration to use facilities.

Bamenda I Council finds difficulties of acquiring land for community facilities due to complicated, costly and time consuming procedures. More so, those who are responsible are not committed and interested to follow up land acquisition for community facilities.

The land use plan proposes a distinct national office precinct around the area where they are now concentrated. It is further recommended that all Mezam Divisional services should be transferred Down Town where the majority of regular users can reach.

A sub-divisional office precinct has been proposed to accommodate Bamenda I Council and sub-divisional government services. This shall facilitate access to services and enable effective coordination.

As the population of Bamenda I grow and densify new public education (**see plans 5.1 and 5.2**) and healthcare facilities shall be needed. In anticipation of the expected population growth the land use plan has proposed healthcare facilities as shown in **plan 5.3 below**. It is hoped that the present motor park and market shall grow and provide opportunities for residents to sell what they have and buy what they need daily. A sports complex, recreational parks and gardens have been proposed near the sub-divisional service centre. Eventually, a sports stadium should be built in Bangshie to serve Bamenda I and the Ndzah community. To ensure the safety of local meat supply, it is recommended that a small animal slaughter house should be provided near the present cattle market.

6.0 Bamenda I Residential Land Use Plan

The pattern of residential land use in Bamenda I is invariably different from Bamenda II and III. This is largely due to the over representation of high income investors and residents in Bamenda I as compared with Bamenda II and III. The attractive view and reserve nature of Bamenda I attracts proportionally more high income investors and residents than Bamenda II and III.

It is in this respect that the land use plan of Bamenda I proposes proportionally more land for high income low density residential land use than for medium and low income groups. The allocation of land for the different categories of land use in Bamenda I is as follows: -

Table 6.1: Land allocation for residential use

| Item | Residential Category | % | Increase 2015-2020 | Dwelling Units | Increase 2021-2025 | Dwelling Units | Household size |
|--------------|-----------------------------|------------|---------------------------|-----------------------|---------------------------|-----------------------|-----------------------|
| 6.1.1 | High density | 30 | 9797 | 1633 | 14600 | 2433 | 6 |
| 6.1.2 | Medium density | 30 | 9797 | 1959 | 14600 | 2920 | 5 |
| 6.1.3 | Low density | 40 | 13063 | 3266 | 19466 | 4867 | 4 |
| Total | | 100 | 32657 | 6531 | 48666 | 9733 | 5 |

7.0 Bamenda I Housing Plan

The demand for high income housing in Bamenda I is high and increasing. Most of those who invest in high income housing usually have adequate funds and can pay for land, materials and construction services.

On the contrary, the demand for medium and low income housing in Bamenda I is relatively low and unstable. However, there is a real need to increase the supply of medium and low income housing to correct the imbalance between housing supply in Bamenda I.

This imbalance in the supply of low and medium income housing can be redressed by increasing the supply of regular and serviced land in Bamenda I. Further, technical, and credit facilities for low and medium income housing have to be provided.

The land use plan provides for adequate land for low and medium income housing. However, Bamenda I sub-divisional Council in collaboration with the City Council and other partners need to facilitate access to land, credit and building materials for housing. In this respect, the Bamenda I Council should pool, plan and initially develop land for low and medium income housing before allocating it for individuals to build. In this way, the supply, regularity and security of housing land can be assured.

8.0 Bamenda I Environmental Management Plan

Urbanization and development of Bamenda I Sub-divisional Council has not had a significant impact on the natural and living environment of the area.

The vegetation of Bamenda I is rapidly being destroyed and replaced by haphazard and spontaneous man-made urban development and construction while the natural landforms are being destroyed due to unnecessary excavations and uncontrolled land development and construction.

Waste generation in Bamenda I is still limited due to the sparse population of the area. However, measures must be taken to instil proper waste management procedures to cope with future demands. In this respect, it is recommended that Bamenda I Council should have responsibilities for managing the pre-collection, transportation, treatment and disposal of solid waste.

The land use plan proposes a solid waste treatment and disposal site in Mile 2 Mendankwe. Eventually this site can be used for all the settlements on the plateau.

The environmental management plan for Bamenda I aims at completely reducing the possibility of polluting underground and surface water from Bamenda I; stopping the construction and occupation of risky zones on the Bamenda station escarpment and gradually resettling those living there in suitable sites elsewhere; ensuring the preservation of the attractive views from Bamenda I to most residents and workers and the desirable balance between man-made and the natural environment.

To do so, there is a need to protect scenic sites and views, nature reserves, water catchments and watercourses. Particular attention needs to be given to the architecture and landscape so that man-made development should be embellished with natural vegetation and landforms.

Bamenda I has rare historical colonial monuments which need to be restored, protected and conserved. These include the German Fort and graves and the colonial administrative buildings.

The proposed increase in the proportion of low and medium income population in Bamenda I has the tendency of increasing the level of delinquency and social instability. Care needs to be taken to preserve the privacy and social stability which has been a tradition in Bamenda I.

9.0 Bamenda I Economic Base Plan

The economic base of Bamenda I is characterized by a complete absence of a formal economic sector; a very weak and sporadic informal sector involving the sale of small scale goods and service at road junctions during the day; a very weak tax base as most residents and workers are civil servants who pay their taxes out of Bamenda I. More so, real estate investors in Bamenda I leave outside and pay their taxes elsewhere. They also procure their building materials from elsewhere. Furthermore, there are few registered businesses and no formal financial institutions in Bamenda I. The economic base is extremely weak and unstable and cannot support the growth and development of Bamenda I. Industrial potentials

of Bamenda I are extremely limited as there are no significant natural resources and raw materials.

Little money comes from outside Bamenda I into the local economy. The little money which comes in is usually spent outside the Council area. It is absolutely necessary to reasonably increase the cash flow into Bamenda I and ensure that the cash stays and circulates. Bamenda I needs to be made economically and financially self-contained and sustainable.

The land use plan of Bamenda I aims at increasing the threshold population and providing a wide variety of goods and services at affordable cost to reduce the need to obtain basic goods and services out of Bamenda I. It also aims at attracting local and external tourists and keeping them as long as possible.

10.0 Bamenda I Institutional Development Plan

Bamenda I sub-divisional and government services are over dominated by national, regional and divisional government and security services most of which are located in Bamenda I. More so, sub-divisional council and government services are recent and dispersed over space. Most residents do not yet know what these services can offer them.

The land use plan proposes to regroup council and sub-divisional government services on one site to facilitate collaboration. In this way, residents can easily access them and spend less money and time to obtain services

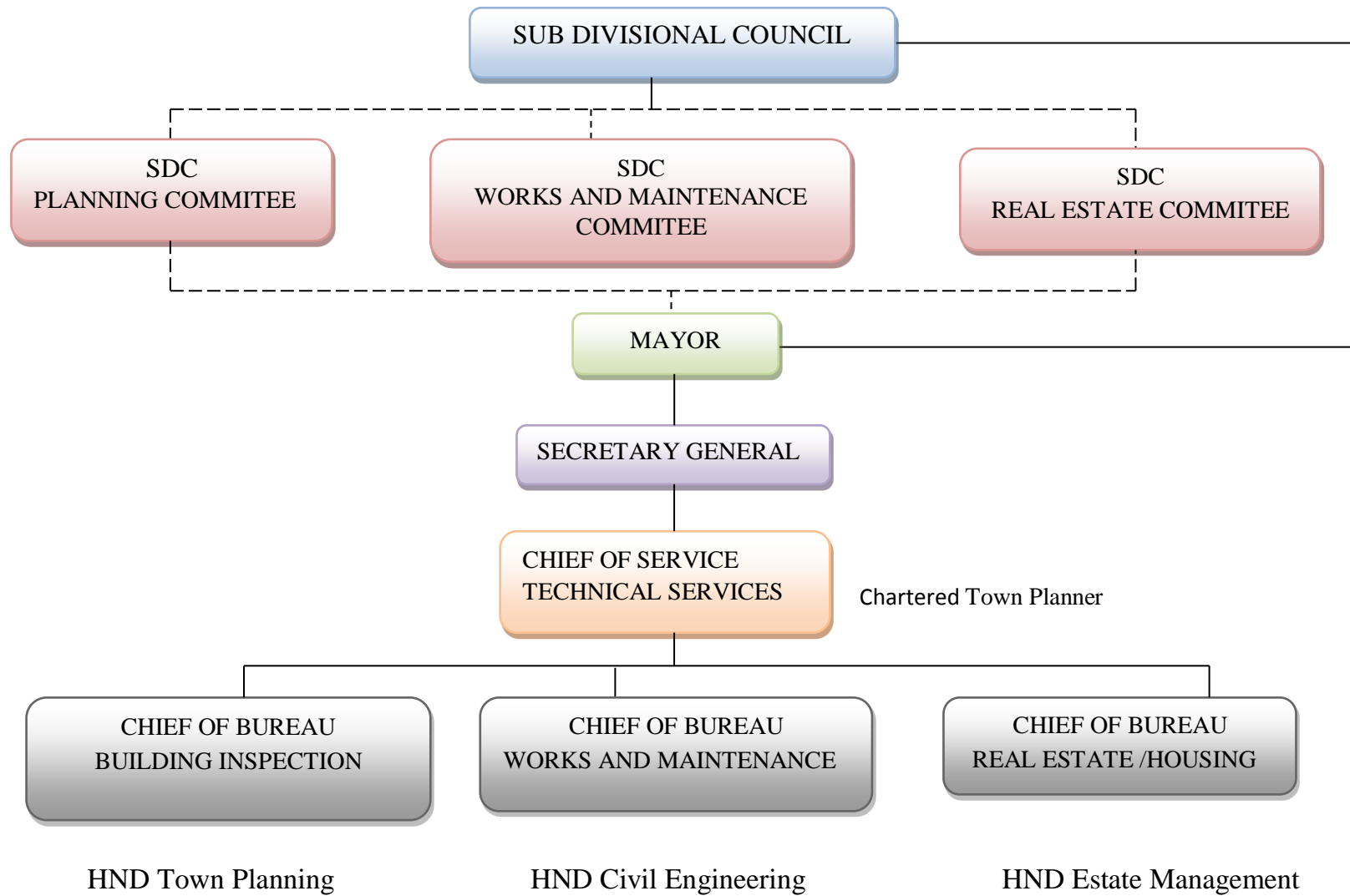
The continuous planning and development of Bamenda I depends on the organization and functioning of the council technical service. It is on this basis that we are strongly recommending the reorganisation and upgrading of the technical services so as to build its planning and executing capacities. The proposed organisational structure recommends that the council technical services should be headed by a chief of service qualified and experienced in Town Planning and who should oversee the proper functioning of the technical service. He or she should be assisted by three chiefs of bureaux.

The head of the section for planning and programming shall be responsible for creating and managing a planning data base, following up planning processes and procedures, ensuring the implementation and respect of town plans and development control.

The head of section for works and maintenance shall be responsible for the design and realisation of specific projects, the control of project execution and the maintenance of networks, infrastructure and buildings.

The head of section for real estate shall be responsible for managing council lands and buildings, following up land transactions on behalf of the council and council social housing programmes.

The proposed organisational structure also recommends the qualifications and professional backgrounds of those to occupy these positions.



Organisational Structure of Sub-divisional Council Technical Services

The effective implementation of the land use plan also depends considerably on the capacity of Bamenda I Council to develop and sustain viable partnership with land owners and occupants; local communities organisations; financial institutions; other sub-divisional councils; Bamenda City Council; external government services; public agencies such as FEICOM, CFC, MAETUR and SIC; foreign and international organisations.

11.0 Bamenda I Financial Development Plan

The effective implementation of the Bamenda land use plan shall depend on the financial capacities of Bamenda City and Bamenda I Sub-divisional councils to realise collective projects as well as the financial abilities of individual land developers and residents to sponsor and sustain their contributions to ensure that that they conform and respect the prescriptions of the land use plan. To achieve this, it is necessary to increase local finance for Bamenda City and Bamenda I Sub-divisional councils while at the same time increasing the revenue of land developers and residents.

Bamenda I Council should be made to obtain its fair share of local revenue in consideration of its population and surface area. However, Bamenda I Council should rationally budget for capital investment on an annual basis. Bamenda I Council can increase and diversify its revenue from the sale of council bonds, developing a sustained partnership with land owners and increasing the contribution and participation of local communities in development projects.

Further, Bamenda I Council should increase and diversify access to government subsidies and subventions by conforming and respecting current government procedures for budgeting for priority action plans. Particular attention should be given to accessing government funding for planning and urban development projects by the Ministry of Housing and Urban Development. Sectorial ministries should also be directly associated in the programming and budgeting for projects within their sector of competence.

So far, the direct participation and contribution of public agencies such as FEICOM, CFC, MAGZI and MAETUR are recent and extremely limited. While on the one hand it is necessary for Bamenda I Council to develop its own capacities in land development, housing, public utilities and public amenities and facilities, it is also important optimum benefits are derived from public utility and land development agencies.

The land use plan of Bamenda I can only effectively be realised in collaboration with Bamenda City Council and neighbouring sub-divisional councils of Bamenda II and III and Tubah and Santa local councils. In this respect, it is necessary to establish a collegial working relationship with these local councils. It is further necessary for Bamenda I Council to develop twinning relationships with other councils over the national territory and outside so as to benefit from their experiences and technical and financial assistance. Bamenda I

Council can also benefit from the technical expertise of training institutions in Cameroon and the services of local NGOs and consulting firms.

So far, the direct contributions of international and foreign partners to Bamenda I Councils are limited. Yet, there exist enormous potentials for foreign and international agencies and partners to contribute directly to the development of Bamenda I. These include the World Bank, UNESCO, WHO, ADB, UN-HABITAT, Shelter Afrique, Islamic Bank, European Union, French Mission for cooperation, Japanese Government, Chinese government, South African government, FIFA and other international sports bodies, etc.

Commercial Banks can be made to contribute to revenue generating projects which can generate profits. This is particularly possible with land development for housing and revenue generating facilities such as markets, parking facilities; shopping centres and industrial site development.

Chapter Two
Plan of Action and Priority Action Plan

1.0 Introduction

The following tables show the priority action plans which need to be realised between 2015 and 2024. Below each table, the priority action plans which should be realised between 2015 and 2017 and their estimated costs have been indicated.

On the basis of the priority action plans, Bamenda I Sub-divisional Council can prepare triennial budgets in line with current government expectations.

2.0 Plan of Action and Priority Action Plan for Bamenda I Land Use Plan

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|---------------------------------------|---|--|--|--|--|------------|-------------------------------------|
| 2.1 Plan of Action 2014 - 2025 | | | | | | | |
| 2.1.1 | Upgrading of priority secondary roads | Irregular and poorly constructed road networks | Develop a coherent secondary road network | Survey existing tertiary roads Prepare a programme for upgrading Mobilise resources Carry out works | BCC Bamenda I Council MINHDU Funding partners | 2015.2020 | Awaiting studies and cost estimates |
| 2.1.2 | Harmonising and upgrading of existing priority tertiary roads | Irregular and poorly constructed road networks | Develop a coherent tertiary road network | Survey existing tertiary roads Prepare a programme for upgrading Mobilise resources Carry out works | Bamenda I Council Beneficiary communities Funding partners FEICOM | 2015- 2020 | Awaiting studies and cost estimates |
| 2.1.3 | Rehabilitating and upgrading of existing parking facilities | Poor state of existing parking facilities | Improve on the conditions of existing parking facilities | Prepare action plans Mobilise resources Rehabilitate and | Bamenda I Council | 2020-2025 | Awaiting studies and cost estimates |

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|-------|--|--|---|--|---|-----------|-------------------------------------|
| | | | | upgrade facilities | | | |
| 2.1.4 | Improving on local community drainage networks | Irregular and unconstructed drainage networks | Ensure proper drainage of runoff water | Prepare an action plan for the drainage of local communities | Bamenda I Council BCC Beneficiary communities | 2020-2020 | Awaiting studies and cost estimates |
| 2.1.5 | Extension of water networks to needy communities | Some local communities lack regular safe water | Ensure regular supply of safe water | Identify communities Carry out feasibility studies Mobilise resources Extend water to the communities | Bamenda I Council Beneficiary communities Water supply agencies | 2017-2020 | Awaiting studies and cost estimates |
| 2.1.6 | Reinforcement of pre-collection of solid waste | Limited involvement of the Council | Facilitate solid waste management | Prepare an action plan for managing the pre-collection of solid waste | Bamenda I Council | 2015-2017 | 3 000 000 |
| 2.1.7 | Prepare plans for council parks and gardens | Not available | Facilitate programming for development of parks and gardens | Prepare a plan of action for council parks and gardens | Bamenda I Council | 2015-2017 | 5 000 000 |
| 2.1.8 | Initial feasibility studies for combined sewage and biogas systems | None existent | Provide alternative source of environment | Select community Contact potential providers for | Bamenda I Council BCC | 2017-2020 | Awaiting studies and cost estimates |

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|--------|---|--|--|---|--|-----------|-------------------------------------|
| | | | ally friendly energy | funding | | | |
| 2.1.9 | Feasibility studies for extension of electricity to needy communities | Certain local communities are not regularly served | Facilitate access to regular energy | Identify communities Carry out feasibility studies | Bamenda I Council AES-SONEL | 2020-2025 | Awaiting studies and cost estimates |
| 2.1.10 | Acquire site for Bamenda I Council service centre | Plan not available | Ensure the rational development and use of land | Delineate site Set up a council side board commission Acquire land and title | Bamenda I Council MINCAF FEICOM | 2017-2020 | Awaiting studies and cost estimates |
| 2.1.11 | Preparation of plans of priority urban sectors | None existent | Provide a basis for orderly development | Delineate sectors Prepare topographic plans Prepare sector plans | Bamenda I Council FEICOM MINHDU BCC | 2015-2020 | Awaiting studies and cost estimates |
| 2.1.2 | Preparation of plans for Bamenda I site and service schemes | Inadequate supply of regular urban land | Complement the supply of adequate urban land | Prepare and action plan for council site and service scheme | Bamenda I Council BCC | 2015-2017 | 5 000 000 |
| 2.1.13 | Reservation of sites for public and community facilities | Proposed public and community facilities have not been located | Ensure suitable location and sites and adequate land for | Set up a Bamenda Council commission for prospecting and recommending suitable sites | ➤ Bamenda I Council ➤ Beneficiary communities | 2015-2017 | 5 000 000 |

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|--|---|--|--|---|---|------------|-------------------------------------|
| | | and sites selected | future facilities | | ➤ Traditional authorities | | |
| 2.1.14 | Tourism promotion | Limited council involvement | Create conducive conditions for tourism | Prepare a council plan of action for tourism | Bamenda I Council MINTOUL | 2015-2017 | 5 000 000 |
| 2.1.15 | Feasibility studies for council industrial zones | Limited involvement of the council | Promotion of the development of local industries | Prepare a council plan of action for industrial development | Bamenda I Council BCC | 2015-2017 | 3 000 000 |
| 2.1.16 | Feasibility studies for the development of council cultural centres | Limited involvement of the council | Promote cultural development | Prepare a council plan of action for cultural development | Bamenda I Council Traditional authorities Beneficiary communities | 2017- 2020 | Awaiting studies and cost estimates |
| 2.2 Priority Action Plan (PAP): 2015 - 2017 | | | | | | | |
| | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
| 2.2.1 | Upgrading of priority secondary roads | Irregular and poorly constructed road networks | Develop a coherent secondary road network | Survey existing tertiary roads Prepare a programme for upgrading Mobilise resources | BCC Bamenda I Council MINH DU | 2015.2017 | 10 000 000 |

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|-------|---|--|---|--|--|-----------|-----------------|
| 2.2.2 | Harmonising and upgrading of existing priority tertiary roads | Irregular and poorly constructed road networks | Develop a coherent tertiary road network | Survey existing tertiary roads Prepare a programme for upgrading | Bamenda I Council Beneficiary communities | 2015-2017 | 5 000 000 |
| 2.2.3 | Reinforcement of pre-collection of solid waste | Limited involvement of the Council | Facilitate solid waste management | Prepare an action plan for managing the pre-collection of solid waste | Bamenda I Council | 2015-2017 | 3 000 000 |
| 2.2.4 | Acquire site for Bamenda I Council service centre | Plan not available | Ensure the rational development and use of land | Delineate site Set up a council side board commission Acquire land and title | Bamenda I Council MINCAF FEICOM | 2015-2017 | 10 000 000 |
| 2.2.5 | Preparation of plans of priority urban sectors | None existent | Provide a basis for orderly development | Delineate sectors | Bamenda I Council BCC | 2015-2017 | 10 000 000 |
| 2.2.6 | Preparation of plans for Bamenda I site and service schemes | Inadequate supply of regular urban land | Complement the supply of adequate urban land | Prepare and action plan for council site and service scheme | Bamenda I Council BCC | 2015-17 | 5 000 000 |
| 2.2.7 | Reservation of | Proposed | Ensure | Set up a Bamenda | ➤ Bamend | 2015-2017 | 5 000 000 |

| S/N | Description | Present state | Objectives | Activities | Sponsors | Timeframe | Estimated costs |
|--------------|--|--|---|--|---|-----------|-------------------|
| | sites for public and community facilities | public and community facilities have not been located and sites selected | suitable location and sites and adequate land for future facilities | Council commission for prospecting and recommending suitable sites | a I Council ➤ Beneficiary communities ➤ Traditional authorities | | |
| 2.2.8 | Tourism promotion | Limited council involvement | Create conducive conditions for tourism | Prepare a council plan of action for tourism | Bamenda I Council MINTOUL | 2015-2017 | 5 000 000 |
| 2.2.9 | Feasibility studies for council industrial zones | Limited involvement of the council | Promotion of the development of local industries | Prepare a council plan of action for industrial development | Bamenda I Council BCC | 2015-2017 | 3 000 000 |
| 2.2.10 | Prepare plans for council parks and gardens | Not available | Facilitate programming for development of parks and gardens | Prepare a plan of action for council parks and gardens | Bamenda I Council | 2015-2017 | 5 000 000 |
| Total | | | | | | | 61 000 000 |

Chapter Three
Zoning Rules and Regulations

Introduction

These rules, regulations and guidelines are restrictive as they state what not to do; proactive as they state what to do, when and where; facultative as they remind you of what you have not done and responsive to local realities.

These rules and regulations are binding to land owners, land developers, occupants and users of land, local and city council authorities, government departments, public agencies, service providers, planners, designers, contractors, administrators, traditional authorities, elected representatives and all other stakeholders in Bamenda I sub-divisional Council Area.

Part I: General Provisions

Article 1: The Bamenda I use zoning rules and regulations provide the legal framework for the implementation of the Bamenda I land use plan. These rules and regulations have been derived directly from the proposals of Bamenda I sub-divisional land use plan and are binding on all parties and actors who manage, occupy, develop and use land within the officially declared planning limits of Bamenda I.

Article 2: The Bamenda I Sub-divisional Council has the powers to: -

- 2.1 Prepare, implement and enforce the respect of land use plans
- 2.2 Impose public right-of-ways on land and development;
- 2.3 Determine and control the use of land;
- 2.4 Defer the development of land;
- 2.5 Decide and impose priority development areas
- 2.6 Recover the cost of urban development from those who benefit directly from planning and land development
- 2.7 Reject or endorse land transactions and registrations of land titles which conflict with land use and planning concerns
- 2.8 Control land development and construction on land;
- 2.9 Initiate urban land reform programmes for planning purposes

Article 3: The Bamenda I Sub-divisional council has the obligation to: -

- 3.1 Plan and ensure systematic land development

3.2 Compensate those who are affected negatively by planning and land development decisions

3.4 Resettle displaced residents and landlords in permanent, acceptable and improved conditions

d) Take preventive measures to avoid haphazard land occupation and development

Article 4: These rules and regulations shall be applicable as from the date of approval of the Bamenda I Land Use Plan are subject to revision by a decision of Bamenda I Sub-divisional Council deliberative organ;

Article 5: For the purpose of planning, development, management and provision of basic services, facilities and utilities, the space within the Bamenda I planning area shall be sub-divided into functional urban communities as follows: -

5.1 Urban sectors or sectors with 50 000 to 70 000 population with a service centre

5.2 Residential neighbourhoods with 7000 to 10 000 population

5.3 Urban residential clusters with 2000 to 3000 population

5.4 Residential blocks of plots with 500 to 1000 population

5.5 Building plots with regular shapes and surface areas

Article 6: The following hierarchy of service centres shall be developed to support the proper functioning of urban communities: -

6.1 Bamenda I Sub-divisional service centres

6.2 District or sector centres

6.3 Neighbourhood centres

Part II: Provision Pertaining to Urban Networks and Infrastructure

Article 1: The design, construction, management and maintenance of urban road networks in Bamenda I shall be governed by: -

Article 1.1: The following functional hierarchy of roads shall be planned, developed and regularly maintained to ensure the smooth flow and safety of goods, peoples and services: -

1.1.1 Arterial roads which bring traffic from outside into Bamenda I;

- 1.1.2 Freeways which connect arterial roads and enable exogenous traffic to by-pass Bamenda I;
- 1.1.3 Sub-freeways which carry traffic from arterial roads and freeways to major parts of the city;
- 1.1.4 Primary roads which take traffic from sub-freeways to specific communities or activity areas;
- 1.1.5 Secondary distributors which take traffic and distribute within communities or activity areas;
- 1.1.6 Tertiary roads distribute traffic within neighbourhoods or local activity areas;
- 1.1.7 Access roads provide access to individual property;
- 1.1.8 Cycle and motor cycle paths reserved for two wheel;
- 1.1.9 Pedestrian walkways linking service centres and along busy roads.

Article 1.2: The following standards and specifications of hierarchy of road networks in Bamenda I shall be respected: -

- 1.2.1 Public right-of-ways are those passages on both sides of the axis of roads reserved for public utility and bounded by the front limits of landed properties;
- 1.2.2 All setbacks of plots and building lines begin from the road axes
- 1.2.3 The following standards and specifications shall be taken into consideration in the design, construction and management of road networks: -

| S/N | Hierarchy of roads | Public Right-of-ways | Building Lines | Specifications | Responsible Parties |
|---------|--------------------|----------------------|----------------|--|---|
| 1.2.3.1 | Freeways | 25m | 30.0m | No direct access to property No on-street parking | Ministry of Public Works |
| 1.2.3.2 | Sub-freeways | 20m | 25.0m | Controlled on-street parking | Ministry of Housing and Urban development |
| 1.2.3.3 | Avenues | 12.5m | 15.0m | Controlled on-street parking | Bamenda City Council |
| 1.2.3.4 | Primary roads | 15m | 20.0m | Controlled on-street parking | Bamenda City Council |
| 1.2.3.5 | Secondary | 12.5 | 15.0m | Uncontrolled on-street parking | Bamenda City Council |
| 1.2.3.6 | Tertiary road | 7.5m | 10.0m | Uncontrolled on-street parking | Sub-divisional councils |

| S/N | Hierarchy of roads | Public Right-of-ways | Building Lines | Specifications | Responsible Parties |
|---------|--------------------------|----------------------|----------------|--|--|
| 1.2.3.7 | Access roads | 5.0m | 7.5m | No on-street parking | Property owners |
| 1.2.3.8 | Bicycle/motorcycle paths | 3.0m | 5.0m | Paved and flanked by green verges | Bamenda City Council |
| 1.2.3.9 | Pedestrian walkways | 2.5m | 5.0 m | Occupation of pedestrian walkways if completely prohibited | Bamenda City Council and Sub-divisional councils |

1.2.4 All road side drains within activity areas must be safely covered and regularly maintained and replaced.

Article 1.3: The following roles and responsibilities for naming roads, streets and places shall be respected within the Bamenda I Council area:-

| S/N | Initiating Authority | Deliberation Authority | Approving Authority | Implementing Authority |
|--------|-------------------------------------|-----------------------------|----------------------------------|--|
| 1.3.1 | National roads | Ministry of public works | Prime Minister | Governor/Regional delegation of public works |
| 1.3.2 | Regional roads | Regional assembly | Regional Governor | Regional delegation of public works |
| 1.3.3 | Divisional roads/urban sub-freeways | Bamenda City Council | Senior Divisional Officer, Mezam | Divisional delegation of public works |
| 1.3.4 | Urban primary roads | Bamenda City Council | Senior Divisional Officer, Mezam | Bamenda City Council |
| 1.3.5 | Urban secondary roads | Bamenda City Council | Senior Divisional Officer, Mezam | Bamenda City Council |
| 1.3.6 | Urban tertiary roads | Sub-divisional councils | Concerned Divisional Officer | Sub-divisional councils |
| 1.3.7 | Access roads and footpaths | Sub-divisional councils | Concerned Divisional Officer | Sub-divisional councils |
| 1.3.8 | Unclassified village roads | Village development council | Village traditional council | Village development council |
| 1.3.9 | National | MINADT | | Governor |
| 1.3.10 | Regional | Regional assembly | Governor | Senior Divisional Officer, Mezam |

| S/N | Initiating Authority | Deliberation Authority | Approving Authority | Implementing Authority |
|--------|---------------------------|------------------------|----------------------------------|------------------------|
| 1.3.11 | Divisional | Divisional council | Senior Divisional Officer, Mezam | Bamenda City Council |
| 1.3.12 | Bamenda City Council area | Bamenda City Council | Senior Divisional Officer, Mezam | Bamenda City Council |
| 1.3.13 | Sub-divisional | Local council | BCC | Mayor |
| 1.3.14 | Sector or Urban sector | Local council | Concerned Divisional Officer | Mayor |
| 1.3.15 | Quarter or neighbourhood | Local council | Mayor | Mayor |
| 1.3.16 | Residential cluster | Local council | Mayor | Mayor |
| 1.3.17 | Residential block | Local council | Mayor | Mayor |

Article 1.4: The following micro land use controls along roads shall be respected: -

1.4.1 The occupation of public right-of-ways and road structures such as carriageways, road islands, covered side drains, walkways and easements is strictly prohibited and defaulters shall pay a fine as shall be determined by the Bamenda I Council;

1.4.2 All road furniture and fixtures within Bamenda I Council area such as billboards, signboards or plates, telephone lines, electricity lines, water pipelines, sewage mains and TV cables must be authorized and conform to the specifications of Bamenda I Council. All unauthorized street furniture shall be removed and the defaulters fined according to the laws in force.

Article 2: Transportation routes and parking facilities shall be governed by the following: -

2.1 The following schedule of provision of parking facilities must be respected:

| S/N | Parking Facilities | Location | Space Needs | Provider |
|-------|--------------------------|---------------------------|--------------------|-------------------------|
| 2.1.1 | Inter urban bus stations | Bamenda City Council area | 0.5 hectare | Bamenda City Council |
| 2.1.2 | Municipal bus stations | Bamenda City Council area | 2500 meters square | Bamenda City Council |
| 2.1.3 | Mini bus parks | Sub-divisional | 2500 meters | Sub-divisional councils |

| S/N | Parking Facilities | Location | Space Needs | Provider |
|-------|--------------------------|-----------------------------|---|--|
| | | council areas | square | |
| 2.1.4 | Commuter motor parks | Sub-divisional council area | Linear in appropriate location | Sub-divisional council |
| 2.1.5 | Public off-street parks | Sub-divisional council area | As per approved plans | Bamenda City Council/ Sub-divisional councils |
| 2.1.6 | Public on-street parks | Sub-divisional council area | As regulated | Bamenda City Council/ Sub-divisional council |
| 2.1.7 | Tipper parks | Sub-divisional council area | 2500 meters square | Sub-divisional council |
| 2.1.8 | Lorry parks | Sub-divisional council area | 5000 meters square | Sub-divisional council |
| 2.1.9 | Private off-street parks | Within private premises | As specified in approved building plans | Developer/landlord |

2.2 The provision and management of parking facilities within Bamenda I Council area shall be governed by the following rules and regulations: -

2.3 Priority must be given to promoting and providing facilities for trekking and cycling which are environmentally friendly rather than to motor powered means of transport;

2.4 Pedestrian and two wheeled modes of transport must be separated from vehicular modes of transportation;

2.5 Municipal bus service stations and stops shall be designated, developed and marked by Bamenda City Council and shall be prohibited for parking other than municipal buses;

2.6 The parking of heavy trucks and articulators along road carriageways within Bamenda I is completely prohibited;

- 2.7 The on-street loading and off-loading of cargo within Bamenda I is prohibited from 6.00 am to 6.00 pm from Monday to Saturday except on specially prepared and approved off-street bays;
- 2.8 All premises for off-license shops and bars must be provided with individual or collective off-street loading and off-loading bays;
- 2.9 All motor, lorry and bus parks are prohibited from locating along arterial and primary roads within the planning area;
- 2.10 All existing motor, lorry and bus parking facilities along arterial and primary roads must be removed to convenient locations in conformity with these parking rules and regulations;
- 2.11 Motor, lorry and bus parking facilities can be located at least 50 meters from the axes of secondary and tertiary roads ;
- 2.12 Each motor, lorry and bus park must have a separate entry and exit not less than 50 meters apart;
- 2.13 The minimum area of a motor, lorry and bus park is 2500 meters square;
- 2.14 On-street parking within the city centre, service centres and main activity areas is prohibited except at designated and marked areas;
- 2.15 Motor taxi parks within the Bamenda I shall be designated and marked by the I Council and parking in unauthorized locations is prohibited;
- 2.16 Taxi ranks and stops shall be designated and marked by Bamenda I Council and the peaking and dropping of passengers outside taxi ranks and stops are prohibited;
- 2.17 Parking and occupation of pedestrian walkways are strictly prohibited;
- 2.18 Parking and stopping of vehicles on pedestrian crossings is strictly prohibited;
- 2.19 Adequate off-street parking facilities shall be provided for each activity as approved and specified in the building permit.

Article 3: Urban Drainage Networks and Infrastructure within Bamenda I Area shall be governed by: -

- 3.1 All public right-of-ways and setbacks of buildings begin from the banks of rivers, streams and watercourses on either side;
- 3.2 The design, construction and management of drainage networks and structures must be based on the following standards and specifications:

| S/N | Drainage network | Public Right-of-ways | Setbacks | Responsible Parties |
|-------|----------------------|----------------------|----------|-------------------------|
| 3.2.1 | Primary collectors | 25.0m | 28.0m | Bamenda City Council |
| 3.2.2 | Secondary collectors | 20.0m | 23.0m | Bamenda City Council |
| 3.2.3 | Tertiary collectors | 15.0m | 18.0m | Sub-divisional councils |
| 3.2.4 | Local collectors | 10.0m | 13.0m | Sub-divisional councils |
| 3.2.5 | Property drainage | 5.0m | 7.5m | Landlords and occupants |

3.3 The dumping of waste along drainage channels, the unauthorized reclamation of watercourses and wetlands and the damming and obstruction of drainage channels are strictly prohibited.

Article 4: The design, construction and management of sewage networks and structures within Bamenda I shall be based on the following standards and specifications: -

| S/N | Hierarchy | Specifications | Responsible Parties |
|-----|-----------------------------------|--|--|
| 4.1 | Individual collectors | From dwelling units to buildings | Landlords and beneficiaries |
| 4.2 | Local sewage collectors | From buildings to plots | Sub-divisional councils/Service provider |
| 4.3 | Tertiary collectors | From plots to blocks along easements of access and tertiary roads | Sub-divisional councils |
| 4.4 | Secondary collectors | From blocks of buildings to clusters along tertiary and secondary roads | Bamenda City Council/Service provider |
| 4.5 | Primary collectors | From clusters to neighbourhoods along easements of secondary and primary roads | Bamenda City Council/Service provider |
| 4.6 | Sewage collector mains | From neighbourhoods to district treatment plant along watercourses | Bamenda City Council/Service provider |
| 4.7 | Combined semi sewage/biogas plant | Lowest point of water catchment | Bamenda City Council/Service provider |
| 4.8 | Final collectors | From semi-treatment plant to central plant along watercourses | Bamenda City Council/Service provider |
| 4.9 | Central sewage treatment plant | Lowest point of water catchments | Bamenda City Council/Service provider |

Article 5: Water Supply Networks and Infrastructure within Bamenda City shall be governed by:

5.1 The following specifications of hierarchy of water supply networks and structure shall be respected: -

| S/N | Hierarchy of water network | Specifications | Approving Authority |
|-------|------------------------------|---|------------------------|
| 5.1.1 | Trunk mains | 3 meters building line on either side of water mains | Bamenda City Council |
| 5.1.2 | Primary distribution mains | Within easement of both sides of sub-freeways and primary roads | Bamenda City Council |
| 5.1.3 | Secondary distribution mains | Within easement of both sides of secondary roads | Bamenda City Council |
| 5.1.4 | Tertiary distribution mains | Within easement of both sides of tertiary roads | Sub-divisional Council |
| 5.1.5 | Connection mains | Within easements of both sides of access roads | Sub-divisional council |

5.2 All water pipes must be buried at least 50cm deep below the crown of the front road;

5.3 Public standpipes should be provided on either side of primary and secondary roads to avoid children crossing busy roads to fetch water;

5.4 In high density residential areas, public stand pipes should be provided within residential clusters;

5.5 Each Urban sector with 50 000 to 70 000 population should have a water reservoir.

Article 6: Energy supply networks and installations within Bamenda I shall be governed by:-

6.1 The following specifications of hierarchy of energy supply networks and structure must be respected: -

| S/N | Hierarchy | PRW/Setbacks | Remarks | Approving Authority |
|--------|---------------------|--|-------------|-------------------------|
| 6.1.1 | High tension line | 50 meters on either side | Overhead | Bamenda City Council |
| 6.1.2 | Medium tension line | Within easements on either side of primary and secondary roads | Underground | Bamenda City Council |
| 06.1.3 | Low tension line | Within easements on either side of tertiary and access roads | Underground | Sub-divisional Councils |
| 6.1.4 | Connection lines | To individual properties | Underground | Sub-divisional councils |

6.2 The following specifications of hierarchy of biogas supply networks In Bamenda I shall be respected: -

| S/N | Hierarchy | Specification | Responsible Parties |
|-------|----------------------------|---|---|
| 6.1.1 | Trunk supply pipe line | 3 meters building line on either side of trunk supply pipe line | Bamenda City Council/service provider |
| 6.1.2 | Primary supply pipe line | Within easement of both sides of sub-freeways and primary roads | Bamenda City Council/service provider |
| 6.2.3 | Secondary supply pipe line | Within easement of both sides of secondary roads | Bamenda City Council/service provider |
| 6.2.4 | Tertiary supply pipe line | Within easement of both sides of tertiary roads | Bamenda I Sub-divisional Council/service provider |
| 6.2.5 | Connection pipe line | Within easements of both sides of access roads | Bamenda I Sub-divisional council/service provider |

Article 7: The following specifications of hierarchy of communication networks and structure must be respected: -

| S/N | Hierarchy of network | Specification | Remarks | Approving Authorities |
|-----|-------------------------------|---|---------------------------|----------------------------------|
| 7.1 | Trunk communication cable | Within easements on both sides of arterial roads | At least 50cm underground | Bamenda City Council |
| 7.2 | Primary communication cable | Within easements on both sides of primary roads | At least 50cm underground | Bamenda City Council |
| 7.3 | Secondary communication cable | Within easements on both sides of secondary roads | At least 50cm underground | Bamenda City Council |
| 7.4 | Tertiary communication cable | Within easements on both sides of tertiary roads | At least 50cm underground | Bamenda I Sub-divisional Council |
| 7.5 | Access and connection cable | Within easements on both sides of access roads | At least 50cm underground | Bamenda I Sub-divisional Council |

Part III: Provisions Pertaining to Urban Land Use Zones and Categories

The following community service centre in Bamenda I shall be provided with specific land uses which enable the provision of goods and services needed by the population of each urban community: -

1.1 Bamenda I Sub-divisional Service Centres

- i. Sub-divisional city hall and offices
- ii. Sub-divisional office precinct
- iii. Sub-divisional market
- iv. Sub-divisional shopping centre
- v. Sub-divisional cultural centre
- vi. Sub-divisional library and museum
- vii. Sub-divisional parks and gardens
- viii. Sub-divisional sports complex
- ix. Sub-divisional parking facilities
- x. Higher education facilities
- xi. Public conveniences (toilets, urinary, showers or baths)
- xii. Waste collection points
- xiii. Public standpipes
- xiv. Public security services

1.2 Urban sector or Sector Centres

- i. District market square
- ii. District shops
- iii. District cultural or community hall
- iv. District playground
- v. District government technical and general education secondary and high schools
- vi. District park and gardens
- vii. Parking facilities
- viii. Recreational facilities
- ix. District library
- x. District service industrial zone
- xi. Public conveniences (toilets, urinary, showers or baths)
- xii. Waste collection points
- xiii. Public standpipes
- xiv. Public security post

1.3 Neighbourhood Centres

- i. Government primary school
- ii. Neighbourhood day care centre and nursery school
- iii. Neighbourhood hall

- iv. Neighbourhood playground
- v. Neighbourhood shops
- vi. Neighbourhood park and gardens
- vii. Public conveniences (toilets, urinary, showers or baths)
- viii. Recreational facilities
- ix. Waste collection points
- x. Public standpipes

1.4 Cluster Centres

- i. Waste collection points
- ii. Cluster green
- iii. Cluster shops
- iv. Day care

Article 2: Two distinct levels of public office precincts shall be developed as follows: -

- 2.1 The existing government offices Up-station should be rehabilitated for national offices;
- 2.2 A sub-divisional office precinct should be created side by side with Bamenda I sub-divisional council offices.

Article 3: Residential Land Uses within Bamenda I shall be governed by: -

3.1 The following residential housing types must be used for planning the provision of housing: -

| Item | Residential category | Plot Sizes | % of plot coverage | Number of dwellings | No. of Dwelling Units | Housing types |
|-------|--|--------------------------|--------------------|---------------------------------|-------------------------|------------------------|
| 3.1.1 | Rural housing | | <10 | Several | Multiple | Rural housing types |
| 3.1.2 | Very low density/very high income residential area | 1000 -1500 meters square | 20 | One dwelling and one detachment | One and one dependence | Three or more bedrooms |
| 3.1.3 | Low density/high income residential area | 750 – 1000 meters square | 30 | One dwelling/one detachment | One and one dependence | Three or more bedrooms |
| 3.1.4 | Medium density/medium income residential area | 500 – 750 meters square | 40 | Duplex/detachment | Two and two dependences | Three bedrooms/parlour |

| | | | | | | |
|-------|---|---------------------------------|----|-----------------------------|------------------------------|----------------------|
| 3.1.5 | High to medium density/income residential area | Not less than 300 meters square | 50 | High rise residential flats | Multiple without dependences | Two bedrooms/parlour |
| 3.1.6 | High density/low income residential area | 150 – 300 meters squares | 60 | One | Multiple without dependences | Room/parlour |
| 3.1.7 | Very high density/ very low income residential area | Less than 150 meters square | 80 | One | Multiple | Studios |

3.2 All Fences and enclosures of premises within the planning area must be approved by the Bamenda I Council;

3.3 The Bamenda I Council may prescribe the type and nature of fencing or enclosure or prohibit fencing and enclosures within specific zones in the planning area;

3.4 The blocked height of fences and enclosures must not be more than 1.5 m above ground level

Article 4: The following proposed schedule and specifications in the provision of commercial facilities in Bamenda I shall be respected: -

| S/N | Description | Location | Facilities | Space Requirements | Maximum Building Heights |
|-----|---|---------------------------|---|--------------------|--------------------------|
| 4.1 | Bamenda I Sub-divisional service centre | Bamenda I: | <ul style="list-style-type: none"> • Sub-divisional council offices and hall • Sub-divisional public office precinct • Shopping centre • Cultural centre • Open space • Car parks | 5 hectares | 3 stories |
| 4.2 | Neighbourhood centre | Within each neighbourhood | <ul style="list-style-type: none"> • Grocery store • Shops • Community hall • Government primary/nursery school | 3 hectares | 2 stories |
| 4.3 | Food market | ➤ Mendankwe motor park | <ul style="list-style-type: none"> • Off-street parking • Off-loading and loading | 1 hectares | 2 stories |

| | | | | | |
|-----|-------------------------|-------------------------|---|-------------------|--------------|
| | | | bay <ul style="list-style-type: none"> • Waste collection points • Standpipe • Police post • Shops • Recreational facilities | | |
| 4.4 | Cattle market | Mendankwe | <ul style="list-style-type: none"> • Developed parking space • Developed loading bay • Public conveniences | 1 hectare | Single floor |
| 4.5 | Small livestock markets | ➤ Mendankwe, motor park | <ul style="list-style-type: none"> • Enclosed market space • Slaughter slab • Public conveniences • Parking facilities • Loading and off-loading bay | 500 meters square | Single floor |

Article 5: The provision of public educational facilities in Bamenda I shall be governed by: -

5.1 The following proposed schedule of provision of educational facilities shall be respected: -

| S/N | Educational Institutions | Location | Catchment Radius | Facilities | Minimum Area | Maximum Building Heights |
|-------|--------------------------|---------------|------------------|--|--------------|--------------------------|
| 5.1.1 | Public nursery school | Cluster | 0.5Km | <ul style="list-style-type: none"> • Classrooms • Administration • Games/toy room • Playground | 0.5 hectare | 1 |
| 5.1.2 | Systemic nursery schools | Sector | 1.5 km | <ul style="list-style-type: none"> • Classrooms • Administration • Games/toy room • Playground | 0.5 hectares | 1 |
| 5.1.3 | Private nursery schools | sector | 1.5km | <ul style="list-style-type: none"> • Classrooms • Administration • Games/toy room • Playground | 0.5 hectares | 1 |
| 5.2.4 | Public primary school | Neighbourhood | 1.5km | <ul style="list-style-type: none"> • Classrooms • Administration • Assembly ground | 1.5 hectares | 2 |

| S/N | Educational Institutions | Location | Catchment Radius | Facilities | Minimum Area | Maximum Building Heights |
|--------|---------------------------------|-------------------|------------------|---|--------------|--------------------------|
| | | | | <ul style="list-style-type: none"> • Playground • Garden/farm | | |
| 5.1.5 | Systemic primary school | Sector | 1.5 km | <ul style="list-style-type: none"> • Classrooms • Administration • Assembly ground • Playground • Garden/farm | 1.5 hectares | 2 |
| 5.1.6 | Private primary schools | sector | 1.5km | <ul style="list-style-type: none"> • Classrooms • Administration • Assembly ground • Playground • Garden/farm | 1.5 hectares | 2 |
| 5.1.7 | Public secondary/high school | Urban sector | 2.5Km | <ul style="list-style-type: none"> • Classrooms • Library • Administration • Assembly ground • Playground • Garden/farm | 3.0 hectares | 3 |
| 5.1.8 | Systemic secondary/high schools | Two Urban sectors | Boarding | <ul style="list-style-type: none"> • Classrooms • Library • Administration • Assembly ground • Playground • Garden/farm | 3.0 hectares | 3 |
| 5.1.9 | Private secondary/high schools | Two Urban sectors | 3.5 km | <ul style="list-style-type: none"> • Classrooms • Library • Administration • Assembly ground • Playground • Garden/farm | 3.0 hectares | 3 |
| 5.1.10 | Public technical/high | Urban sector | 2.5Km | <ul style="list-style-type: none"> • Classrooms • Library | 3.0hectares | 3 |

| S/N | Educational Institutions | Location | Catchment Radius | Facilities | Minimum Area | Maximum Building Heights |
|--------|-----------------------------|--------------|------------------|--|--------------|--------------------------|
| | h school | | | <ul style="list-style-type: none"> • Administration • Assembly ground • Playground • Garden/farm | | |
| 5.1.11 | Public professional college | Urban sector | 2.5Km | <ul style="list-style-type: none"> • Classrooms • Library • Administration • Assembly ground • Playground • Games room • Workshops/laboratories • Halls of residence | 5.0 hectares | 3 |

5.2 Priority of admission into public schools should be given to those who reside within the catchment areas of public schools.

Article 6: The following proposed schedule of provision of public health facilities in Bamenda I shall be respected: -

| S/N | Facilities | Location | Catchment Radius | Facilities | Space Needs |
|-----|---------------------|--|---------------------------|--|-------------|
| 6.1 | District hospitals: | <ul style="list-style-type: none"> • Bangshie | Sub-division council area | <ul style="list-style-type: none"> • Resident doctor • Developed medical laboratory • Pharmacy • Maternity • Casualty theatre | 2 hectares |
| 6.2 | Pharmacies | <ul style="list-style-type: none"> • Districts or sectors | District or sector | <ul style="list-style-type: none"> • | |
| 6.3 | Improved | <ul style="list-style-type: none"> • Urban sectors | Urban sector | <ul style="list-style-type: none"> • Experience | 1 hectare |

| S/N | Facilities | Location | Catchment Radius | Facilities | Space Needs |
|-----|----------------------|------------------|------------------|---|-------------------|
| | health centres: ❖ | | | nurse • Laboratory technician • Pro-pharmacy • Maternity | |
| 6.4 | Health posts: | • Neighbourhoods | Neighbourhood | • Nursing aid | 300 square meters |

Article 7: The following proposed schedule of provision of postal facilities in Bamenda I shall be respected: -

| S/N | Postal Services | Location | Catchment Area | Facilities | Parties |
|-----|-----------------------------|-------------------------------|-----------------------------|--|---------------------|
| 7.1 | Sub-divisional post office | Sub-divisional service centre | Sub-divisional council area | ❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes | CAMPOST |
| 7.2 | Urban sector post office | Urban sector centre | Urban sector community | ❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes | CAMPOST |
| 7.3 | Neighbourhood postal agency | Neighbourhood centre | Neighbourhood community | ❖ Letters | Community |
| 7.4 | Letter boxes | Each dwelling unit | Dwelling unit | Boxes and keys | Landlords/occupants |

Article 8: The provision and management of cultural facilities and services in Bamenda I shall be based on the following rules and regulations: -

| S/N | Civic and Cultural facilities | Location | Catchment Area | Facilities | Space Needs | Building Heights | Parties |
|-----|--|-------------------------------|-----------------------------|---|--------------------|------------------|-------------------------|
| 8.1 | Sub-divisional cultural centres ❖ Arts and culture museum ❖ Sub-divisional library | Sub-divisional service centre | Sub-divisional council area | <ul style="list-style-type: none"> • Built space • Parking facilities • Opens space • Recreational facilities | 3000 square meters | 2 floors | SDCs |
| 8.2 | Peace Square | Military barracks | Bamenda City | <ul style="list-style-type: none"> • Monument • Peace fountain • Garden | 2500 meters square | NA | BCC |
| 8.3 | Urban sector cultural centres ❖ Arts and culture museum ❖ Urban sector library | Urban sector service centres | Urban sector communities | <ul style="list-style-type: none"> • Built space • Parking facilities • Opens space • | 1000 square meters | 1 floor | SDCs/sector communities |
| 8.4 | Village cultural centres | Bamendankwe Palace | Village and environs | <ul style="list-style-type: none"> • Built space • Parking | 1500 square meters | 2 floors | Village authorities |

| S/N | Civic and Cultural facilities | Location | Catchment Area | Facilities | Space Needs | Building Heights | Parties |
|-----|--|------------------------------|-----------------------------|--|-------------------|------------------|--------------------------|
| | <ul style="list-style-type: none"> ❖ Arts and culture museum ❖ Village library | | | facilities <ul style="list-style-type: none"> • Opens space • Recreational facilities | | | |
| 8.5 | Neighbourhood cultural hall <ul style="list-style-type: none"> ❖ Arts and culture museum ❖ Neighbourhood library | Neighbourhood centres | Residential neighbourhoods | <ul style="list-style-type: none"> • Built space • Parking facilities • Opens space | 600 square meters | 1 floor | Neighbourhood committees |
| 8.6 | Council Cemeteries | Sub-divisional council areas | Sub-divisional council area | Open space | 3.5 hectares | NA | SDCs |
| 8.7 | Family and private burial grounds | Where approved | Not applicable | Open space | As approved | Not applicable | SDC/Providers |

Article 9: The provision of sports and physical education facilities in Bamenda shall be guided by the following provision schedule: -

| S/N | Sports and Physical education facilities | Location | Facilities | Capacity | Parties |
|-----|---|--|--|----------|--------------------------|
| 9.1 | Sub-divisional stadiums ❖ Mendankwe/Ndzah | Bangshie | <ul style="list-style-type: none"> • Football field • Athletic tracks • Gymnasium • Indigenous sports facilities • Etc. | 10 000 | Respective SDC |
| 9.2 | Sub-divisional gymnasium ❖ Mendankwe/Ndzah | Bamenda I Sub divisional service centre | <ul style="list-style-type: none"> • Basketball pitch • Table tennis • Physical fitness facilities • Etc. | 5000 | Respective SDC |
| 9.3 | Urban sector sports complex | Urban sector centre | <ul style="list-style-type: none"> • Football field • Gymnasium • Indigenous sports facilities | 5000 | Respective SDC/community |
| 9.4 | Neighbourhood playground | Neighbourhood centre/Public Primary School | <ul style="list-style-type: none"> • Football field • Gymnasium • Indigenous sports facilities | 5000 | Respective SDC/community |
| 9.5 | Cluster green | Cluster /Public Nursery School | <ul style="list-style-type: none"> • Football field • Athletic tracks • Indigenous sports facilities • Indoor games | 100 | Community |
| 9.6 | Mission schools | Within institution | <ul style="list-style-type: none"> • Football field • Athletic tracks • Indigenous sports facilities • Indoor games | 3000 | Providing agencies |
| 9.7 | Private lay schools | Within institution | <ul style="list-style-type: none"> • Football field • Athletic tracks • Indigenous sports facilities • Indoor games | 3000 | Providing agencies |
| 9.8 | Public schools | Within | <ul style="list-style-type: none"> • Football field | 5000 | Providing |

| S/N | Sports and Physical education facilities | Location | Facilities | Capacity | Parties |
|-----|--|-------------|---|----------|----------|
| | | institution | <ul style="list-style-type: none"> • Athletic tracks • Indigenous sports facilities • Indoor games | | agencies |

Article 10: Industrial Land Uses within Bamenda I shall be governed by: -

10.1 The following proposed schedule of development of industrial activities in Bamenda I

| S/N | Industrial Zones | Location | Catchment Area | Facilities | Space Requirements | Maximum Building Heights | Responsible Parties |
|--------|--|---------------------|------------------------|--|--------------------|--------------------------|-------------------------|
| 10.1.1 | Development sub-divisional industrial villages | Mile Two, Akum road | Sub-divisional council | Light to medium industrial activities | 3 hectares | Maximum 3 floors | Bamenda City Council |
| 10.1.2 | Development of Urban sector service industrial zones | Urban sector | Sub-divisional council | Service to light industrial activities | 3 – 3 hectares | 2 floors | Sub-divisional councils |

shall be respected: -

10.2 All medium industrial sites shall be acquired, laid out, developed and serviced, allocated and managed by Bamenda city Council;

10.3 All light industrial sites shall be acquired, laid out, developed and serviced, allocated and managed by Bamenda Sub-divisional Councils in collaboration with Bamenda City Council.

10.4 The location, development and operation of large and medium industrial activities must be authorized and approved by Bamenda City Council;

10.5 The location, development and operation of large light industrial activities must be authorized and approved by the respective sub-divisional councils;

10.6 All workshop premises shall be neatly enclosed as approved by the competent authorities

Article 11: The following Schedule of open space development in Bamenda I shall be respected: -

| S/N | Description | Location | Catchment Area | Responsible Parties |
|-------|--|--|----------------------------------|--|
| 11.1 | Reclamation and development of watercourse reserves and flood plains | Across Bamenda I Council area | Bamenda I Council area | ❖ City Council for primary and secondary watercourses ❖ Bamenda I Sub-divisional councils for tertiary watercourses |
| 11.2 | Reclamation, protection and development of scenic and vulnerable sites | Parts of Bamenda escarpment and all steep slopes | Bamenda I Council area | ❖ Bamenda City Council/Bamenda I Sub-divisional council |
| 11.3 | Protection of public right-of-ways | Across the Bamenda I Council area | Bamenda I Council area | ❖ City Council for arterial, primary and secondary roads ❖ Sub-divisional councils for tertiary and access roads |
| 11.4 | Development of Bamenda City botanical garden | Around water reservoir in Ntanti, Mbatu | Regional | ❖ Bamenda City Council/Bamenda I Council |
| 11.56 | Bamenda Disney Park | Around water reservoir in Ntanti, Mbatu | Regional | ❖ Bamenda City Council/Bamenda I Council |
| 11.6 | Sub-divisional parks and gardens | Sub-divisional service centres | Bamenda I sub-divisional council | ❖ Bamenda I Sub-divisional council |
| 11.7 | District or sector park and gardens | District service centres | Urban sectors or sectors | Bamenda I Sub-divisional council/district or sector development association |
| 11.8 | Neighbourhood park and gardens | Neighbourhood centres | Neighbourhoods | Bamenda I Sub-divisional council/district or neighbourhood development committees |
| 11.9 | Cluster greens | Clusters | Residential clusters | Neighbourhood committees and cluster residents |

Article 12: Urban Agriculture within Bamenda I shall be governed by: -

12.1 The cultivation of environmentally unfriendly crops and trees is strictly prohibited;

12.1 Farming along public right-of-ways is strictly prohibited

12.3 The rearing of pigs within the planning area is subject to the approval of each sub-divisional council;

12.4 All stray animals within Bamenda I Council area are prohibited

Article 13: The urban environment of Bamenda I shall be governed by: -

13.1 The occupation and construction on vulnerable and risky sites is strictly prohibited;

13.2 All construction on the slopes of the escarpment is prohibited and all existing buildings on the escarpment shall be demolished and the areas protected and developed rationally;

13.3 The Bamenda I council in collaboration with Bamenda City Council shall take sustained actions to prohibit the planting of environmentally unfriendly trees along watercourses, water catchments and built areas within the declared planning area;

13.4 Bamenda I Sub-divisional council shall order the cutting down of all environmentally unfriendly trees along watercourses, water catchments and built-up areas within the planning area;

13.5 Land owners and developers are obliged to design their buildings to conform to the natural site or obtain authorisations to distort the natural landforms;

13.6 The Bamenda I Council in collaboration with the Bamenda City Council must designate, mark or equip solid waste collection points within the planning area;

13.7 Each household or waste generating party is obliged to separate and thresh solid waste into metallic, glass and biodegradable waste before depositing at waste collection points;

13.8 The dumping of waste, used water and chemical waste along watercourses is strictly prohibited;

13.9 The random dumping of solid waste and disposal of used water, toxic and chemical waste is strictly prohibited;

13.10 Random bushfires and the incineration of solid waste within the Bamenda I Council area are strictly prohibited;

13.11 Unbearable noise which causes a nuisance to others is strictly forbidden;

13.12 The abandonment of scrap vehicles or visually unpleasant objects along public right-of-ways is strictly prohibited;

13.13 The installation of road furniture within Bamenda I Council Area must be approved as indicated below: -

| S/N | Hierarchy of roads | Authorising Parties |
|------------|---------------------------|-----------------------------------|
| 13.13.1 | Arterial roads | Ministry of public works |
| 13.13.2 | Sub-freeways | Bamenda City Council |
| 13.13.3 | Primary roads | Bamenda City Council |
| 13.13.4 | Secondary roads | Bamenda City Council |
| 13.13.5 | Tertiary roads | Respective sub-divisional council |
| 13.13.6 | Access roads | Respective sub-divisional council |
| 13.13.7 | Bicycle/motorcycle paths | Respective sub-divisional council |
| 13.13.8 | Footpath | Respective sub-divisional council |

Part IV: Provisions Governing the Processes and Procedures of Housing and Land Development within Bamenda I

Article 1: Social housing should be provided within Bamenda I Council on a periodic basis of five years. Within Bamenda I Council, large social housing areas should be minimized.

Article 2: Large scale segregation of housing is prohibited. Each Urban sector/sector and neighbourhood shall have 20% of the housing for the poor, 30% for the medium income and 50% for the high income and may be modified over time each sub-divisional council.

Article 3: The resettlement of displaced households and real property owners within Bamenda I shall be governed by: -

3.1 All displaced households and property owners from risky zones, development and redevelopment project sites shall humanely and permanently be resettled on safe and secured sites;

3.2 The following operational procedures for resettling displaced households and real property owners shall be respected: -

- i. Officially declare resettlement areas
- ii. Carry out surveys of the affected areas to include:
 - Patterns and statuses of land ownership
 - Development on each parcel of land
 - Household survey of those affected
 - Resettlement need assessment:
 - Occupants to be resettled
 - Space requirements of displaced households
 - Land and property owners to be resettled
- iii. Prepare and approve a resettlement programme
- iv. Plan and develop site for resettlement
- v. Construct houses for accommodating displaced households
- vi. Allocate plots to displaced land and property owners
- vii. Compensate those with land titles and approved building permits
- viii. Control the development and construction on plots in resettlement areas

Article 4: The urban upgrading and renewal of densely built and slum areas within Bamenda I shall be governed by the following operational procedures: -

- i. Delineate and declare areas for urban upgrading and renewal
- ii. Sensitize land owners and occupants on urban upgrading and renewal
- iii. Prepare a cadastral plan of pattern of land ownership and development on declared area showing:

- ❖ Boundaries and dimensions of each plot
 - ❖ Surface area of each plot
 - ❖ Status of plot ownership
 - ❖ Development on each plot
 - ❖ Owner of each plot
 - ❖ Existing networks and public utility infrastructure
 - ❖ Existing open spaces and public and community facilities
 - ❖ Vulnerable sites to be protected
- iv. Prepare a topographic plan of declared area
 - v. Prepare terms of reference for urban upgrading
 - vi. Discuss terms of reference for urban upgrading with stakeholders
 - vii. Prepare and sign an urban upgrading contract with representatives of stakeholders and authorities
 - viii. Prepare upgrading and boundary adjustments plans for the area
 - ix. Subdivide land into building plots
 - x. Obtain approval of stakeholders and authorities for upgrading plan, rules and regulations
 - xi. Redevelop site and improve on networks as approved
 - xii. Propose rational reallocation of plots to stakeholders
 - xiii. Obtain approval of stakeholders and authorities for the reallocation of plots
 - xiv. Reallocate plots as approved
 - xv. Resettle displaced land owners
 - xvi. Control land development as per urban upgrading rules and regulations
 - xvii. Prepare as developed and built urban upgrading plans
 - xviii. Register as planned and built urban upgrading plans
 - xix. Regularly maintain as developed and built area

Article 5: All vacant buildable plots within the built areas of Bamenda I which are accessible by road and to public utility networks shall pay a tax on undeveloped urban land to be determined by Bamenda I Council.

Article 6: The Bamenda I Council in collaboration with the Bamenda City Council shall declare priority planning and developments areas for managing urban expansion in each sub-divisional council area in accordance with the following procedures: -

- i. Select and declare priority development areas in short term periods of 5 years;
- ii. Prevent the anarchical and spontaneous development and construction in non-priority development areas by:
 - Forbidding the subdivision and sale of buildable plots
 - Forbidding the construction of urban type houses on non-priority development areas
 - Limiting the extension of urban networks and public utilities to non-priority

- development areas
- iii. Plan and layout priority development areas
- iv. Develop road networks and public utility networks in priority development areas
- v. Systematically subdivide land into regular building plots
- vi. Allocate building plots to those in need for land for different purposes
- vii. Control the development and construction on allocated building plots
- viii. Continuous upgrade roads and public utility networks, infrastructure and structures
- ix. Construct public and community facilities in the right places and at the right time
- x. Regularly maintain priority development areas
- xi. Declare new priority development areas

Article 7: Urban land pooling operations within Bamenda I shall be governed by: -

7.1 The Bamenda I Council in collaboration with the Bamenda City Council shall carry out urban land pooling operations aimed at improving the planning, development and servicing of land for the benefit of concerned land owners and the communities

7.2 Urban land pooling shall be done shall be carried out in accordance with the following operational procedures: -

- i. Delineate, justify and declare areas for urban land pooling
- ii. Sensitize land owners and occupants on urban land pooling
- iii. Prepare a cadastral plan of pattern of land ownership and development on declared areas showing:
 - Boundaries and dimensions of each plot
 - Surface area of each plot
 - Status of plot ownership
 - Development on each plot
 - Owner of each plot
 - Existing networks and public utility infrastructure
 - Existing open spaces and public and community facilities
 - Vulnerable sites to be protected
- iv. Prepare a topographic plan of declared area
- v. Prepare a memorandum of understanding for land pooling with all stakeholders
- vi. Sign a land pooling memorandum of understanding with representatives of stakeholders and authorities
- vii. Plan and layout declared area
- viii. Propose necessary boundary adjustments
- ix. Prepare land pooling rules and regulations
- x. Obtain approval of stakeholders and authorities for land pooling plan, rules and regulations
- xi. Develop site and provide networks as approved

- xii. Beacon building plots and adjust property boundaries as per approved land pooling plan
- xiii. Propose rational reallocation of plots to original land and real property owners
- xiv. Obtain approval of stakeholders and authorities for the reallocation of plots
- xv. Reallocate plots as approved
- xvi. Resettled displaced land owners
- xvii. Control land development as per land pooling rules and regulations
- xviii. Prepare as developed and built land pooling plans
- xix. Register as planned and built land pooling plans
- xx. Regularly maintain as developed and built areas

Article 8: The sale of land within council site and service schemes shall be governed by: -

8.1 The marketing of plots within council site and service schemes shall be carried out by a Bamenda I Council land market commission made up of: -

- i. Mayor, Bamenda I: Chairperson
- ii. Representative of Government delegate Bamenda City Council: chairperson
- iii. BCC real estate officer: secretary
- iv. Mezam land revenue collector, MINDCAF
- v. Representative of the concerned traditional authority
- vi. Land owners

8.2 All plots within Bamenda I council site and service schemes for private development must be sold within the timeframe determined by Bamenda I Council;

8.3 All applications for land within council site and service schemes must be addressed to the Mayor, Bamenda I;

8.4 The Bamenda I land marketing commission shall hold quarterly to auction available lands in council site and service schemes;

8.5 The revenue from land sales shall be allocated as follows:

| | |
|-----------------------------|-------------|
| i. Bamenda City Council | 15% |
| ii. Sub-divisional council | 10% |
| iii. Land revenue collector | 10% |
| iv. Traditional authorities | 5% |
| v. Land owners | 60% |
| Total | 100% |

Article 9: Urban land sub-division in Bamenda I shall be governed by: -

- 9.1 The irregular and random subdivision of land within the planning area is strictly prohibited;
- 9.2 The modification of boundaries of building plots within the planning area must be approved by Bamenda I Council;
- 9.3 The sub-division of any plot into more than one and less than five must be approved by the Bamenda I Council;
- 9.4 The sub-division of land into more than five plots must be in the form of an approved layout plan;
- 9.5 All applications for land certificates must be supported by a recent town planning permission or certificate;
- 9.6 All building blocks must have at list 10 and not more 20 plots;
- 9.7 Each building plot must have a width along the front access of not less than 10m and a length not less than 15m;
- 9.8 As far as possible, both sides of each building plot should be as close as possible at right angle to the axis of the access road;
- 9.9 All permanent and temporary structures and buildings within the planning area must be based on an approved building plan;
- 9.10 The Bamenda I Council in collaboration with Bamenda City Council and in conformity with the approved land use plan shall determine the land use and minimum and maximum heights of buildings within each building block.

Article 11: The processes and procedures of the issue of land certificates; planning permissions or certificates; building permit, certificates of fitness; authorizations to modify, demolishing of buildings or change of use of space which must be strictly applied and respected.

Article 12: The administration of the preparation of town plans within Bamenda I shall be governed by: -

12.1 The administration and implementation of this land use plan shall respect the following operational procedures: -

- i. Preparation of local or sector plans
- ii. Preparation of neighbourhood and cluster plans
- iii. Design of: -
 - Major networks
 - Critical junctions
 - Major activity areas
 - Urban landscape
- iv. Construction of primary and secondary networks
- v. Urban upgrading and renewal of inner areas
- vi. Development and construction of major activity areas:
 - City service centre
 - Sub-divisional and Urban sector centres
 - Government administrative precincts
 - Shopping centres
 - Markets
 - Civic and cultural centres
 - Industrial zones
 - Regional, divisional and city sports facilities
 - City parks and gardens
- vii. Urban housing programmes
- viii. Effective development control
- ix. Regular maintenance of primary and secondary networks and major activity facilities

12.2 All plans and designs must be accompanied by log books of specific rules, regulations, norms and standards

Part V: Provisions Related to Rural Land Use Zoning Regulations in Bamenda I

The management of rural land use in Bamenda I shall be governed by: -

Article 1: All rural settlements with plots less than 1000 meters square must be laid out and approved by the competent local council;

Article 2: The minimum building line from the axis of all arterial roads within rural areas is 25 meters from the centre line of the road;

Article 3: The subdivision of rural land into building plots with less than 1000 meters square is prohibited;

Article 4: The construction of permanent buildings within rural areas must be authorized with the issue of building permits accordingly;

- Article 5:** The location and selection of sites for public and community facilities within rural areas must be approved by the competent local council;
- Article 6:** The alignment and construction of roads and public utility networks and structures within rural areas must be approved by the competent local council;
- Article 7:** All sacred, risky or fragile and scenic sites within rural areas are protected and prohibited from human occupation of any sort.
- Article 8:** All human activities which degrade and pollute natural water sources within rural areas are prohibited;
- Article 9:** The occupation and use of public right-of-ways within rural areas must be authorized by the competent local council;
- Article 10:** The deformation and destruction of natural landforms and landscape in rural areas is strictly prohibited;
- Article 11:** All rural settlements with more than 1000 population must be provided with a public convenience of a toilet and urinary;
- Article 12:** All habitable dwellings within rural areas must be provided with safe and decent toilets and urinals;
- Article 13:** All solid waste in rural areas must be safely disposed of by those who generate it.

Annex N^o 1: Report of the meeting group of the Technical Steering Committee