

Bamenda II Land Use Plan

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Approval of Bamenda II 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;
- c) Report of the working Group of the Technical Steering Committee dated _____ recommending the adoption and approval of the Bamenda II land Use Plan;
- d) Minutes of the Bamenda II Sub-divisional Council deliberation of _____ adopting the proposed Bamenda II Land Use Plan

On the recommendation of the Mayor of Bamenda II 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 II Land Use Plan and Rules and regulations accordingly.

Executive Summary Bamenda II

Executive Summary Bamenda II

The land use vision of Bamenda II is to consolidate the advantages of the city centre and the nodal and strategic location of Bamenda II by making rational use of available urban land while curbing pre-mature invasion of rural lands; minimizing unnecessary pressure on the city centre and making Bamenda II an attractive place to live, invest and visit by protecting and conserving panoramic view of the Bamenda escarpment and streamlining land use conflicts and incompatibilities. The planned land use pattern shall encourage the development of self-contained urban sectors or communities which are not over dependent on the city centre.

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

Item	Name	Surface Area	Population 2035
01	Inner area	1747	209640
02	Ntankah	724	86880
03	Mbingfibieh	449	53880
04	Ntambeng	1952	234240
05	Alabukam	920	110400
06	Ntaturu-Mile 90	714	85680
07	Mbachongwa	892	107040
08	Atuafor-Ngwakang	1569	188280
09	Muwatchu-Ngoh	1196	143520
Total			1 219 560

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

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

The proposed road network for Bamenda II is based on minimizing traffic through the City Centre in general and the Central Business District in particular. People should only come to these areas because they need a service or have something to do there. Those entering Bamenda

II 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 II.

The overall transport goal for Bamenda II is to ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda II 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.

It is necessary to continuously provide Bamenda II 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, each plot and building should be well-drained. There is need to ensure the regular clearing and maintenance of drainage channels.

Bamenda II needs to 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 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.

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 for energy. This shall require building combined sewage and biogas plants side by side.

It is also necessary 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.

Each urban community service centre is expected to offer services and goods to residents and visitors of its catchment area within walking distance; local employment to its residents in particular and those from outside its catchment area; opportunities and facilities for cultural development and manifestation and serve as the economic centre of the community unit.

The overall objective of residential land use in Bamenda II is to ensure the adequate supply of planned and serviced housing land in advance of the demand for housing. To do this, it is necessary to curb the current trends of land hoarding and speculation by facilitating and guaranteeing access to secured housing land in appropriate locations ahead of demands.

The land use plan proposes distinct government office precincts at Mulang and Ntambag. It is further recommended that all Mezam Divisional services should be transferred from Up-station to Down Town where the majority of regular users can reach. A sub-divisional office precinct has been proposed to accommodate Bamenda II Council and sub-divisional government services at Mbingfibieh where the Bamenda II Council office has been built. This shall facilitate access to services and enable effective coordination.

The overall industrial goal for Bamenda II is to optimally develop the enormous industrial potentials and scope by the creation of functional industrial villages which are properly located, laid out and developed.

In the long run, it is necessary to stop the continuous degradation of the urban and rural environment and ensure a sustainable, durable, healthy, safe, convenient and comfortable living environment. To do so, we need to ensure the rational and systematic conversion of rural land into urban land; minimize the destruction of the natural environment; ensure the systematic and rational development of urban land and the effective management of the environment. This requires that we take preventive measures by planning and carrying out systematic urban land development before allocating and issuing land titles. It further requires that we take measures to resettle those occupying vulnerable and risky zones, reclaim, develop and protect environmentally fragile areas.

The economic base of Bamenda II needs to be stabilized and consolidated by making optimum use of the economic potentials of Bamenda and the North West Region and ensuring that more money flows in and stays in Bamenda II than it leaves. It is also necessary to ensure the fast circulation of money within Bamenda II by upgrading and stimulating consumption of local goods and services. This requires the reorganization of the local economy by shifting from a largely informal to a more formal economy.

The continuous planning and development of Bamenda II depends on the organization and functioning of the council technical service. It is on this basis that the reorganisation and upgrading of the technical services of Bamenda II should be carried out so as to build its planning and executing capacities.

Bamenda II Council should be made to obtain its fair share of local revenue in consideration of its population and surface area. However, Bamenda II Council should rationally budget for capital investment on an annual basis. Bamenda II Council can increase and diversify its revenue by 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 II 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 site of Bamenda II is well drained, dissected and undulating terrain which is densely built and occupied in the inner and middle areas. Its main asset is the nodal and central location with an attractive view of the Bamenda escarpment which attracts local as well as external tourists and investors.

The land use vision of Bamenda II is to consolidate the advantages of the city centre and the nodal and strategic location of Bamenda II by making rational use of available urban land while curbing pre-mature invasion of rural lands; minimizing unnecessary pressure on the city centre and making Bamenda II an attractive place to live, invest and visit by protecting and conserving panoramic view of the Bamenda escarpment and streamlining land use conflicts and incompatibilities. The planned land use pattern shall encourage the development of self-contained urban sectors or communities which are not over dependent on the city centre.

1.1 Background and Context

Bamenda II Sub-divisional Council was created by presidential decree No 2007/1171 of 24 April 2007 alongside the Bamenda I and III sub-divisional councils within the Bamenda City Council. Bamenda II sub-divisional council is within the territorial limits of the Mankon, Mbatu, Chomba and Nsongwa villages.

The Bamenda II Sub-divisional Council is bounded by: -

- Bamenda III sub-divisional Council to the East
- Bafut Sub-division to the North
- Mbengwi Sub-divisional to the Northwest
- Bali Sub-division to the West
- Santa Sub-division to the Southwest
- Bamenda II Sub-divisional council to the Southeast

It has a total surface area of 86 square km.

In addition to its Sub-divisional status, Bamenda II is also the seat of the regional economic capital of the North West Region. At the moment, Bamenda II 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 from Nigeria, Mamfe, Momo and Mentchum divisions.

The natural site of Bamenda II is characterized by: -

- a) A dissected and undulating low lying terrain which is well drained in most parts;
- b) It is flanked from the Southwest to the Northeast by the Bamenda Station \escarpment which constitutes a divide between Up-station plateau and down Town;
- c) This expansive area is characterized by an undulating terrain which is dissected by permanent streams and rivers with fairly regular patterns of mounts and knolls. It stretches as far as the Momo ranges to the Mbengwi and Bafut directions. From a bird's eye view, it looks like an undulating bottom of a bowl;
- d) Across the Mezam River to the North and from the West to East is found suitable and well drained land for urban development. The area to the Northwest (toward Mbengwi) is also characterized by well drained undulating land suitable for urban development. Beyond the escarpment to the Southwest is suitable land for urban development in the Nakah plain and across Nsongwa, Mbatu and Chomba.

See Map: 1.1.

- e) According to the 2005 census the estimated population of Bamenda II was 179346. Assuming a constant growth rate between 2005 and 2015, the population of Bamenda II by 2015 is estimated at 295053. Assuming an equitable distribution of the projected population of Bamenda within the three

sub divisional councils, the population carrying capacity of Bamenda II from 2015 to 2035 will be as follows: -

Table No.2.1: Population carrying capacity of Bamenda I: 2015 – 2035

Bamenda II	Area	%	2015	2020	2025	2030	2035
	8620	53.5	295053	404248	566977	813968	1207101

This projection is based on an optimal carrying capacity of 140 persons per hectare of land suitable for urban development.

In principle, the composition of population of Bamenda II is made up of;

- i. An indigenous population of Ngemba people in Mankon, Mbatu, Chomba and Nsongwa
- ii. A transient population of civil servants who are likely to be transferred at any time.
- iii. Those who have built and are permanently living in their houses and do business in Bamenda II.

1.2 Urban Community Organisation

Table No. 1.2 shows the Bamenda II Sub-divisional Council area which falls within the proposed planning area subdivided into the following urban sectors as shown in plan no. below: -

Table 1.2: Estimated land carrying capacity by 2035

Item	Name	Surface Area	Population 2035
1.2.1	Inner area	1747	209640
1.2.2	Ntanhah	724	86880
1.2.3	Mbingfibieh	449	53880
1.2.4	Ntambeng	1952	234240
1.2.5	Alabukam	920	110400
1.2.6	Ntaturu-Mile 90	714	85680
1.2.7	Mbachongwa	892	107040
1.2.8	Atuafor-Ngwakang	1569	188280
1.2.9	Muwatchu-Ngoh	1196	143520
Total			1 219 560

See plan: 1.2

1.3 Bamenda II Networks and Infrastructure

1.3.1 Road Network

The proposed road network for Bamenda II is based on minimizing traffic through the City Centre in general and the Central Business District in particular. People should only come to these areas because they need a service or have something to do there. Those entering Bamenda

II 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 II.

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

- A sub-freeway which carries traffic from outside Bamenda through Santa. Mile 8 Akum, Mbatu to the City Centre in Bamenda II;
- A sub-freeway which carries traffic from Wum through Bafut to the City Centre;
- A sub-freeway which carries traffic from Mbengwi to the City Centre;
- A freeway which carries through traffic from Bali to Mbengwi and Bafut
- Primary roads which take traffic from the freeway and sub-freeway to specific communities or activity areas in Bamenda II and to the City centre;
- Secondary distributors which take traffic and distribute within communities or activity areas within Bamenda II;
- Tertiary roads distribute traffic within neighbourhoods or local activity areas;
- Access roads provide access to individual property.

See Plan: 1.3.1.

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: 1.3.2.

1.3.2 Transportation

The overall transport goal for Bamenda II is to ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda II 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 II 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 II 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 II on foot, two and three wheeled transport facilities and mass transportation.

1.3.3 Drainage Networks

A coherent drainage network and structures are indispensable for the expected rapidly growing Bamenda II. It 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 one. Although it is expensive to provide and manage, it is a necessity which cannot be delayed or neglected.

The existing state of urban drainage in Bamenda II 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 II 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 II 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, each plot and building should be well-drained. There is need to ensure the regular clearing and maintenance of drainage channels.

See plan: 1.3.3.

In addition to providing a coherent drainage network for Bamenda II 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.

1.3.4 Water supply

While on the one hand, urban growth and expansion increases 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 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 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 II is characterised by inadequate capacities of water supply, unreliable 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 II 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: 1.3.4

- a) Public standpipes should be provided on either side of primary and secondary roads to avoid children crossing busy roads to fetch water.
- b) In high income residential areas, public stand pipes should be provided within residential clusters
- c) Each urban Sector with about 100 000 population should have a water reservoir

1.3.5 Combined Semi-collective Sewage and Biogas Plant

The present situation of sewage systems in Bamenda II 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 II 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 for energy. This shall require building combined sewage and biogas plants side by side.

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

- a) Mulang flood plain
- b) Nitop watercourse
- c) Nakah confluence
- d) Alakumah confluence
- e) Mbingfibie confluence
- f) Ntambeng
- g) Mezam central treatment

See Plan: 1.3.5

These combined sewage/biogas plants can be multiplied as the need arises depending on the designed capacities of plants.

This shall involve 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 a 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.

1.3.6 Communication installations

The present situation of communication networks and infrastructure in Bamenda II 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 II 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: 1.3.6

2.0 Hierarchy of Service Centres

At the moment, Bamenda II has a fairly developed hierarchy of service centres. It accommodates the City Centre with the central business district and a sub commercial centre in Ntarikom. It further accommodates two administrative zones in Mulang and Ntambag.

Eventually, a sub-divisional service centre should be developed in Mbingfibie where the new Bamenda II Sub-divisional Council office has been built. This should include a sub-divisional shopping centre, cultural centre and recreational facilities.

An emerging service centre is developing in the Mbachongwa zone with a government bilingual high school, a government technical school and a government health centre. This emerging service centre shall eventually be enhanced by a Southwest free trade zone when the Mile 8 Akum-Mbatu sub-freeway would be constructed.

Each proposed urban sector should eventually be provided with a sector service centre focused on a government bilingual secondary and high school; a government technical secondary and high school, a sector shopping and cultural centre and a university college.

See plan: 2.1

3.0 Bamenda II Residential Land Use and Housing

3.1 Demands for Housing

The demand for low income housing in Bamenda II is high and increases rapidly. Most of those who invest in low income housing usually do not have adequate funds and cannot pay for land, materials and construction services. Most of those who invest in medium and high income houses usually have adequate money but lack the technological and technical experience and advice to make proper use of their money.

On the contrary, the demand for medium and high income housing in Bamenda II is relatively lower than that for low income housing. However, there is a real need to increase the supply of medium and low income housing to correct the imbalance between housing supplies in Bamenda II. It is in this respect that the land use plan of Bamenda II proposes proportionally more land for low income high density residential land use than for medium and high income groups.

However, the overall objective of residential land use in Bamenda II is to ensure the adequate supply of planned and serviced housing land in advance of the demand for housing. To do this, it is necessary to curb the current trends of land hoarding and speculation by facilitating and guaranteeing access to secured housing land in appropriate locations ahead of demands.

The following table the projected number of dwelling units by socio-economic group needed to accommodate the expected increase of population in Bamenda II from 2015 to 2025. Based on this projection, the Bamenda II Council should ensure that housing in urban upgrading, urban infilling and priority planning areas should provide enough housing dwelling units to satisfy the expected increase in housing demands over time and space.

Table no. 5.1: Estimated increase in demand for houses by income categories

Item	Residential Category	%	Increase 2015-2020	Dwelling Units	Increase 2021-2025	Dwelling Units	Household size
3.1.1	Mixed residential	5	5459	2184	8137	3255	2.5
3.2	Very high income	10	10920	2184	16273	3255	5
3.1.3	High income	15	16379	2978	24410	4438	5.5
3.1.4	Medium income	25	27299	4550	40682	6780	6
3.1.5	Low income	25	27299	4550	40682	6780	6.5
3.1.6	Very low income	20	21839	3120	32545	4649	7
Total		100	129195	23490	162729	29587	5.5

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 II. 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 II 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 II 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.

3.2 Urban Upgrading and Renewal

Urban upgrading is usually carried out in densely built and dilapidated urban areas and aimed at improving the physical, environmental and living conditions of slum areas. It involves improving on the existing state of road and drainage networks. It usually also involves the extension and upgrading of public utility networks and the renovation of existing houses. In this process some moderate rearrangements of land uses can be done and open spaces provided where feasible and necessary.

The areas recommended for urban upgrading within the inner suburbs include Azire B, Atuazire, Ntarikom, Musang, Nitob I, II II and IV, Northeast Ngomham, and Sonac street area.

3.3 Urban Infilling

Urban infilling involves improving on the physical, environmental and living conditions of moderately dense middle urban suburbs by upgrading the existing road and drainage networks; extending and upgrading existing public utility networks and capacities; providing lacking public and community facilities such as schools, health centres, open spaces etc.; building on vacant plots and encouraging high rise buildings where necessary. The process and procedures for urban infilling are similar to those of urban upgrading.

The suburbs recommended for urban infilling include Njimafor, Mile 90, Azana, Ntaturu, Alakuma, Nhuhuh, Chinde, Mekwebu, Mulang and Alamatu.

3.4 Priority Planning Areas (PPA)

To curb spontaneous and haphazard land development in urban fringe zones, it is necessary to officially declare the limits of urban areas. However, this is usually not enough. It is further necessary to delineate and declare priority planning areas which should be planned, developed and serviced to provide adequate and secured plots for urban expansion.

The declaration and development of priority planning areas is an important tool for managing rapid urban growth and expansion.

Many large parcels of land in the fringe zone of Bamenda II Planning Area are occupied and owned by families within which each member of the family is entitled and

claims part. Family lands are usually subdivided informally into irregular plot shapes and sizes. Some members of the families may have land titles while others do not.

To ensure the regular subdivision of family lands in conformity with an approved land use plan shall require: -

- That irregular subdivision of family land within the declared planning area should stop;
- Each family land within the planning area must be formally subdivided and approved before it is allocated;
- The subdivision of family land must conform to approved land use plans and requirements;
- It must also conform to planning principles and standards;
- From the date of approval of the land use plan all informal, irregular and illegal subdivision of land within the planning area should be forbidden.

3.5 Urban Land Pooling

The existing situation of land ownership in Bamenda II makes it extremely difficult for any meaningful town plans to be prepared and implemented. This requires fundamental land reforms for urban upgrading, infilling, planning and systematic development of priority areas which necessitates the pooling of land within the planning area.

The objectives of urban land pooling include facilitating urban upgrading; urban land infilling and systematic planning and development of priority development areas. It also enhances land ownership security and makes it possible to conserve cultural heritage and protect the environment.

The recommended urban priority development areas within Bamenda II include Ntankah, Alachu, Ntambeng, Alabukam, Nchulam, Atuafor, Njanga, Akokekam, Mekwebu, Mbingfibieh and the Southwest Free Trade Zone.

See Plan: 3.1.

3.6 Resettlement Schemes

Urban resettlement schemes involve humanely removing occupants and land owners from vulnerable zones and sites; those to be displaced by development and redevelopment projects and permanently resettling them in suitable locations and sites in a durable and sustainable manner which improves their living conditions and conserve and improve on their social, economic and cultural statuses. Those usually to be resettled include occupants, land and property owners on steep slopes, watercourses, flood plains or wetlands and public right of ways of roads, utility networks and installations occupants and land and property owners to be displaced by development and redevelopment projects.

Resettlement schemes are not punishments but rather a means of improving the lives and reducing the risks of occupants of vulnerable sites and development and redevelopment areas. As such, the objectives of resettlement schemes include:

- a) To liberate and restore vulnerable sites, development and redevelopment zones;
- b) Humanely and permanently resettle those affected in appropriate locations and suitable sites and provide them with adequate and needed facilities, amenities and services;
- c) Prevent the occupation of vulnerable zones and development and redevelopment areas

The areas within Bamenda II where occupants and land owners need to be resettled include: -

- The slopes of the Bamenda escarpment stretching from above New Layout to the Mbatu water reservoir;
- Watercourses and wetlands:
 - Lower Ayaba watercourse and its tributaries down to Mezam River;
 - Above and below Ngeng Junction watercourse down to Mulang flood plain
 - Ntamulung watercourse

4.0 Bamenda II Public and Community Facilities

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 II 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 distinct government office precincts at Mulang and Ntambag. It is further recommends that all Mezam Divisional services should be transferred from Up-station to Down Town where the majority of regular users can reach. A sub-divisional office precinct has been proposed to accommodate Bamenda II Council and sub-divisional government services at Mbingfibieh where the Bamenda II Council office has been built.. This shall facilitate access to services and enable effective coordination. A land reserve for a future office zone has been allocated on the Chomba plateau where the Mbachongwa government health centre is located.

4.1 Educational Facilities

Although several parties contribute to the provision of educational facilities within Bamenda II, the state has the primary responsibility to provide all levels of educational facilities within the reach of each citizen. It is on this basis that urban communities within Bamenda II are centred on public educational facilities.

Eventually, each residential cluster with 1000 to 1500 population should be provided with a public nursery school at walking distance. This should generate a nursery school threshold population of 100 to 150 which can supply two nursery schools.

A government primary school is expected to serve as the nucleus of each neighbourhood community with 7000 to 10 000 population which can supply 300-400 pupils. The catchment area of a government primary school should be 1.5 km. maximum. Each urban district shall be expected to have a confessional and a private primary school which provides alternatives for those who do not want to send their children to government primary schools.

In addition to the existing government secondary/high schools new government secondary and high schools are proposed in Ngomham, Muwatchu Ngoh, Alabukam, Ntankah, Ntamafe and Atuafor. These schools should progressively be provided as the areas become urbanized. However, the sites should be acquired and reserved.

Further, new government secondary technical and high schools have been proposed at Njimafor, Mbingfibieh, Nchulam, Ngomham and Nitob. It is absolutely necessary that Njimafor, Ngomham and Nitop should immediately be provided with government technical schools so as to shorten the distance to travel to schools outside these areas.

At the moment, despite the fact that Bamenda II has the largest population and surface area compared with Bamenda I and III; the latter is completely deficient of higher education opportunities and facilities. The Catholic and Christian universities are temporary in Big Mankon and Church Centre respectively. This means most of those who live in Bamenda II and wish to benefit from existing higher education opportunities must travel to Bamenda III and Tubah. There is a glaring imbalance in the location of higher education in disfavor of Bamenda II which needs to be redressed.

It is in this respect that the land use plan strongly recommends the development of a campus of the University of Bamenda at Ntumbong, a site already set aside by the Mankon Traditional Council for this purpose. It is further recommended that in future a university college should be established in Atuafor, after the CAMTEL Antenna. In the long run, each urban community with 100 000 population should be provided with a higher education institution.

See Plan: 4.1.

4.2 Public health facilities

Bamenda II accommodates the Bamenda general hospital which at the moment offers specialized healthcare services across Mezam Division and the North West region. It also accommodates two district hospitals. However, the Mbachongwa zone lacks a

district hospital. As such, it is recommended that a district hospital should eventually be provided at Mile 90 to serve the Mbachongwa zone. In the long run when the Ntankah sector would have developed, it would also need a district hospital.

In addition, each urban sector with a projected population of 50 - 70 000 should reserve a site for an integrated public health centre and each neighbourhood with 7000 – 10 000 people should have a public health post.

There exist a functional relationship between a regional reference and a general hospital which makes it necessary for both to be located close to each other or at list easily accessible to each other. Specialists and patients from the general hospital shall constantly need the reference hospital. It is on this basis that the SMAUL recommended the location of the reference hospital in Ntankah in Mankon which should be maintained.

See Plan: 4.2.

4.3 Sports, recreational and physical education facilities

At the moment, the only community sports facilities are found in the old and dilapidated municipal stadium. Other sports and recreational facilities are found within school or hotel premises. Considering the population of Bamenda II, it is seriously deficient in community sports and recreational facilities.

In this respect, the land use plan proposes a wide range of sports, recreational and physical education facilities at each level of community organisation.

- A regional/national stadium of international standards with a football field, athletics tracks and a swimming pool, etc.;
- A modern city sports complex has been proposed to be located in the reclaimed wetlands of Mulang to accommodate among others an international gymnasium; a basketball pitch; lawn tennis courts; a volley ball pitch; etc.;
- Sub-divisional stadium with a football field, athletic tracks and a sub-divisional sports complex with a gymnasium, basketball pitch, lawn tennis court, a volley ball pitch, etc.;
- A regional and sub-divisional horse race tracks
- Urban sector sports complex comprising of a government secondary/high school sports facilities with a football field and athletic tracks; a basketball pitch; a volley ball pitch; a lawn tennis pitch; etc.;
- Neighbourhood sports facilities comprising of a government primary school field and athletic tracks and;
- Neighbourhood parks and gardens for residents of each neighbourhood

4.4 Transportation terminals

Bamenda II is a major regional, national and international transportation centre. As such, it should be provided with a wide range of transport terminals to accommodate the flow of traffic without disrupting the smooth movement of goods and people. In this respect, Bamenda II is expected to accommodate the following transportation terminals:

-

- A free trade zone lorry and motor park to accommodate traffic from Nigeria and from Cameroon and the CEMAC zone to Nigeria
- Muwachu motor park to accommodate traffic from Mentchum and hinterlands
- Mbengwi motor park to accommodate traffic from Mbengwi and hinterlands to Bamenda and beyond;
- Commuter parks to and from Bali, Bafut, Bambui/Bambili, Santa etc.;
- Tipper parks in the Bafut, Mbemgwi and Bali directions
- Municipal bus station at Abakwa and stops along bus routes
- Express bus stations at approved locations
- Taxi stops and ranks along primary and secondary roads
- Motor taxi stops at approved locations
- On-street parking at regulated stretches of roads
- Off-street parking at major activity areas
- Train station to be eventually constructed when Bamenda shall be connected to the planned national rail network.
- Airport for commercial flights

See Plan: 4.3

4.5 Civic and Cultural Centres

Civic and cultural activities in Bamenda II are in the decline and yet they are important for cultural and economic development. They are also an important tourist attraction.

The land use plan proposes the following civic and cultural centre for Bamenda II: -

- 4.5.1 City Cultural Centre comprising of:
 - i. Cultural ceremonial grounds
 - ii. Opera house or performing arts theatre
 - iii. Cultural museum
 - iv. Historical museum
 - v. Technological museum
 - vi. City Council library
- 4.5.2 Bamenda II cultural centre comprising of:

- i. Sub-divisional council library
- ii. Sub-divisional council museum
- iii. Sub-divisional council hall
- iv. Bamenda II ceremonial grounds

4.5.3 Village cultural centre comprising of:

- i. Village museums
- ii. Ceremonial grounds
- iii. Library
- iv. Community hall
- v. Sacred grounds

4.5.4 Urban sector cultural centres comprising of:

- i. Community hall
- ii. Library
- iii. Ceremonial grounds

4.5.5 Neighbourhood centres comprising of:

- i. Neighbourhood community hall and library
- ii. Ceremonial grounds

4.6 Cemeteries

At the moment, the practice in Bamenda II is to bury the dead within family compounds, church cemeteries or the single city public cemetery. As urbanization increases, it is environmentally unfriendly to continue to bury the dead within private premises. Yet this tradition is very entrenched especially within the indigenous population of Bamenda II. More so, a single public cemetery for Bamenda is largely unrealistic. Within the limits of the planning area of Bamenda II the burying of the dead within private premises should be prohibited. Outside the planning area, the dead can be buried within private premises with the authorization of the Bamenda II Council. Within the planning area, the dead should be buried either within mission or public cemeteries.

As such, it is recommended that in the long term, Bamenda II Sub-divisional Council should create its public cemeteries. In this respect, given the geographical and ethnic configuration of Bamenda II, a public cemetery is needed in the Mankon sector and another in the Mbachongwa sector. Within each cemetery, space should be allocated for each ethnic group and for general purpose.

A public cemetery is an important element of the urban landscape which should be developed, landscaped and enclosed. It should also be properly managed and maintained.

Bamenda II needs two public cemeteries, one in Mankon and the other in the Mbachongwa zone.

4.7 Parks, Gardens and Open Space

Formal open spaces and greens are not a common feature of Bamenda II. Available green and open spaces are either unoccupied spaces or areas not suitable for development. The socio-cultural backgrounds of the population at the moment do not support the development and management of open spaces and greens. However, future generations shall need these open spaces. As such, it is necessary to plan and reserve open spaces and greens for future needs. More so, it is necessary to educate and sensitise the population on the values and importance of open spaces and greens. It is in this respect that the land use plan for Bamenda II proposes the following parks and gardens for future development: -

- 4.5.1 Bamenda Disney park which should accommodate golf course , horse race track, swimming pool, lawn tennis, cricket pitch, picnic gardens, conference centre, Entertainment facilities, catering facilities, etc.
- 4.5.2 Bamenda city zoo on the slopes of Jangman Hill in Mbatu
- 4.5.3 Central park and gardens along the watercourses within the inner area
- 4.5.4 Bamenda II parks and gardens at Mbingfibieh
- 4.5.5 Palace parks and gardens in each village
- 4.5.6 Urban sector park and gardens
- 4.5.7 Neighbourhood park and gardens
- 4.5.8 Cluster green

See Plan: 4.4.

5.0 Tourism

The proposed land use plan of Bamenda II can contribute to attracting and keeping tourists in Bamenda

5.1 City cultural centre

- i. Opera house
- ii. Cultural museum
- iii. Historical museum
- iv. Technological museum
- v. Cultural ceremonial ground

5.2 Palaces

- i. Museums
- ii. Sacred forest reserves
- iii. Ceremonial grounds and halls
- iv. Park and gardens

5.3 Bamenda Disney Park and botanical gardens

5.4 City Zoo

5.5 Njangman Catholic Shrine

5.6 Ngohnwabah Ranch

5.7 Waterfall in Chomba

5.8 Cave in Chomba

- 5.9 Hotels and catering facilities and services such as Ayaba, Azam, Mondial etc.;
- 5.10 Prescraft

However, the development of tourism in Bamenda II shall depend on the degree of promotion by Bamenda City Council and Bamenda II Sub-divisional Council.

6.0 Industrial Land Use Development

Industrial activities in Bamenda II are characterised by dispersed, unplanned and spontaneous location of industrial land uses; mixed and conflicting industrial land uses; limited and informal scale of industrial development; undeveloped industrial potentials of Bamenda II; poorly developed industrial sites; noisy industrial activities; unsightly industrial activities; industrial solid waste pollutes the environment; industrial liquid waste pollutes streams and the environment.

Those who venture to establish industrial activities are not provided with technical, financial and management assistance. Informal industrial activities occupy prime urban land which could be used for more profitable activities. Road side industrial activities contribute to traffic holdups along busy roads.

The overall industrial goal for Bamenda II is to optimally develop the enormous industrial potentials and scope by the creation of functional industrial villages which are properly located, laid out and developed.

In line with the Bamenda City wide industrial land use policy and strategies, Bamenda II Sub-divisional industrial land use plan includes: -

- 6.1 A proposed heavy industrial zone in Atuafor, Mankon to be developed and managed by Bamenda City Council;
- 6.2 A main building material industrial zone in Alachu, Mankon where ongoing quarrying activities are concentrated and subsidiary building material zones along the Mbengwi and Bali directions;
- 6.3 A main auto-repair and metal industrial site in Atuafor, Mankon to be developed and managed by Bamenda City Council;
- 6.4 Subsidiary auto-repair and metal zones in Muwachu to be developed and managed by Bamenda II sub-divisional Council;
- 6.5 An agro-industrial zone along the Bamenda-Bafut road to be developed and managed by Bamenda City Council;

It is also necessary to explore the possibilities of creating wood processing, furniture and craft industrial zones in the Bafut, Mbengwi and Bali directions. In the long run, large hardware, electrical and electronic repair areas should be created at strategic locations.

The lead time for implementing the proposed industrial land use plan for Bamenda II is 5 years from 2015-2020. During this period, it is expected that Bamenda II Sub-divisional Council in collaboration with Bamenda City Council and key stakeholders shall: -

- a) Carry out a feasibility study of the industrial base of Bamenda II;
- b) Locate and acquire sites for industrial zones;
- c) Plan and lay out industrial zones;

- d) Develop industrial zones
- e) Allocate plots within developed industrial zones and
- f) Control the construction of industrial infrastructure

During the lead time, existing and new industrial operators should be sensitized and assisted to prepare to relocate on new industrial sites. However, all parties and actors in the industrial sector shall be obliged to respect the Bamenda City Council rules and regulations for industrial development, location, construction and management.

See Plan: 6.1

7.0 Bamenda II Environmental Management Plan

The existing state of the urban environment in Bamenda II is characterised by the entrenching degradation of the urban and rural environment; the continuous degradation of the natural environment and the unpleasant and unhealthy living environment.

The overall environmental management goal is in the long run to stop the continuous degradation of the urban and rural environment and ensure a sustainable, durable, healthy, safe, convenient and comfortable living environment. To do so, we need to ensure the rational and systematic conversion of rural land into urban land; minimize the destruction of the natural environment; ensure the systematic and rational development of urban land and the effective management of the environment. This requires that we take preventive measures by planning and carrying out systematic urban land development before allocating and issuing land titles. It further requires that we take measures to resettle those occupying vulnerable and risky zones, reclaim, develop and protect environmentally fragile areas.

Solid waste management within Bamenda II must associate and continuously implicate waste generators, neighbourhood development committees, district or sector development associations, village development and cultural associations, Bamenda II Sub-divisional Council and Bamenda City Council.

Those who generate solid waste should be educated and continuously sensitized by Bamenda II Sub-divisional Council to minimize waste generation, separate, compact and deposit waste at specific collection points.

Bamenda City Council should have the responsibilities of collection, transportation, treatment, recycling and disposal of by-products of solid waste.

Due to current problems of inaccessibility of residential areas, Bamenda City Council should designate and label waste collection points. The common practice of weeding farms and cleaning premise and depositing waste on road surface should be prohibited and heavily punishable by a penalty instituted by Bamenda II Sub-divisional council.

The grass land nature of the Bamenda escarpment should be restored and protected. This requires that all construction on the slopes of the escarpment must be prohibited and all existing buildings on the escarpment should eventually be demolished and the vegetation restored. Those who have occupied the escarpment should gradually be resettled within the expanding zones of Bamenda II.

Bamenda II Council should take sustained actions to prohibit the planting of environmentally unfriendly trees along watercourses and built areas; cut down all unfriendly trees along watercourses and built up areas and propagate the planting of environmentally friendly and ornamental trees within the declared planning area. It is also necessary for the council to regulate urban agriculture, livestock production and forestry production to ensure that they are environmentally friendly.

The protection of natural landforms can be assured in the process of land development control whereby land owners design their buildings to conform to the natural site or obtain authorisations to distort the natural landforms.

To achieve desirable harmony in urban architecture it is necessary to regulate plot shapes and sizes; control the heights and sizes of buildings; control the alignment and arrangements of buildings and ensure the integration of natural features in urban the fabric. This can effectively be done through effective land use zoning control, land development and building construction control based on laid down procedures, zoning regulations and building codes.

See Plan: 7.1.

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.

8.0 Bamenda II Economic Base Plan

Bamenda II is the economic nerve centre of Bamenda City Council and the North West Region. The ultimate objective of the economic base of Bamenda II is to stabilize and consolidate the economic base by making optimum use of the economic potentials of Bamenda and the North West Region and ensuring that more money flows in and stays in Bamenda II than it leaves. It is also necessary to ensure the fast circulation of money within Bamenda II by upgrading and stimulating consumption of local goods and services. This requires the reorganization of the local economy by shifting from a largely informal to a more formal economy.

It is in this respect that the land use plan proposes the creation of regional financial centre in Old Town to accommodate a regional stock and share market; an international foreign exchange centre; a regional investment centre; a regional insurance and reinsurance centre; a regional commercial banking centre and a regional micro-finance centre. This shall considerably increase the cash flow into Bamenda II and reinforce the development of the local economic base.

The Bamenda-Mamfe-Ekok road opens Bamenda II to a large regional market in Nigeria and ECOWAS. As such, Bamenda II is expected to become the centre for goods and produce to and from Nigeria and ECOWAS. Goods and produce from Cameroon and CEMAC region shall also pass through Bamenda II. Bamenda II shall become an important stop over to and from Nigeria and ECOWAS states.

At the moment, industrial development in Bamenda II is still at the infancy stage. Yet the opportunities for industrial development are enormous and undeveloped. This land use plan groups industrial activities in functional and related categories. The development of industries shall attract capital to Bamenda II and facilitate the local circulation of money. More so, it shall

add value to local goods and services for local consumption and export. In doing so, it shall also contribute to reducing the dependence on imported goods and services which drain the local economy.

Bamenda II accommodates several travel agencies and serves as a nodal regional and local transit node. As such, transportation services constitute one of the major sources of capital flow into Bamenda II. The contribution of transportation to the economy of Bamenda II shall be enhanced by the newly constructed highway linking Bamenda to Nigeria. The land use plan for Bamenda provides for adequate transportation facilities and the smooth flow of traffic to and from Bamenda II.

Bamenda II is a regional trading and commercial centre and is gradually becoming an international trading centre between ECOWAS and CEMAC regions. Trading and commercial activities contribute significantly to the flow of cash to and out of Bamenda II. They also contribute to accelerate the circulation of cash within Bamenda II. However, the land use plans provides opportunities for the increase export of value added goods and services out of Bamenda. In this way, it is hoped that more cash shall flow into Bamenda II than it shall leave. Bamenda II is a centre for local, regional, national and international information and communication which facilitate the local circulation of money as well as bring in money from outside. The information and communication industry is still young and growing rapidly. As such, it has strong potentials of contributing to the economic growth of Bamenda II.

Bamenda II has a large building industrial sector due to its large population compared with Bamenda I and III. More so, Bamenda II extracts and sells local building materials in large quantities which bring in money from outside. The building industry also employs a large number of people who live in Bamenda II. The land use plan proposes the development of building material industrial sites to reinforce the economic contributions of the construction sector to the economy of Bamenda II.

The imbalanced location and development higher education facilities in Bamenda in disfavour of Bamenda II means Bamenda II is not getting its fair share of revenue from higher education. The land use plan proposes a balanced redistribution of higher education opportunities to enable Bamenda II have its fair share of revenue and its residents should spend less to access higher education facilities.

Bamenda II has a large number of a variety of touristic facilities. Yet it is unable to attract many tourists and keep them for long. As such, Bamenda does not benefit significantly from tourism. The land use plan widens the scope and range of touristic attractions to Bamenda II which can make significant contributions to economic growth and expansion.

Bamenda II has a large expanse of urban land and accommodates prime urban land in the city centre. Land values in Bamenda II are constantly on the increase and attract enormous cash flow from land transactions into Bamenda II. This contributes significantly to the economy of Bamenda II. However, the unsatisfactory management of urban land means Bamenda II is not yet obtaining optimum returns from land transactions. The land use plan proposes significant land reforms which shall add value to urban land in Bamenda II and reinforce economic growth and expansion.

9.0 Bamenda II Institutional Development Plan

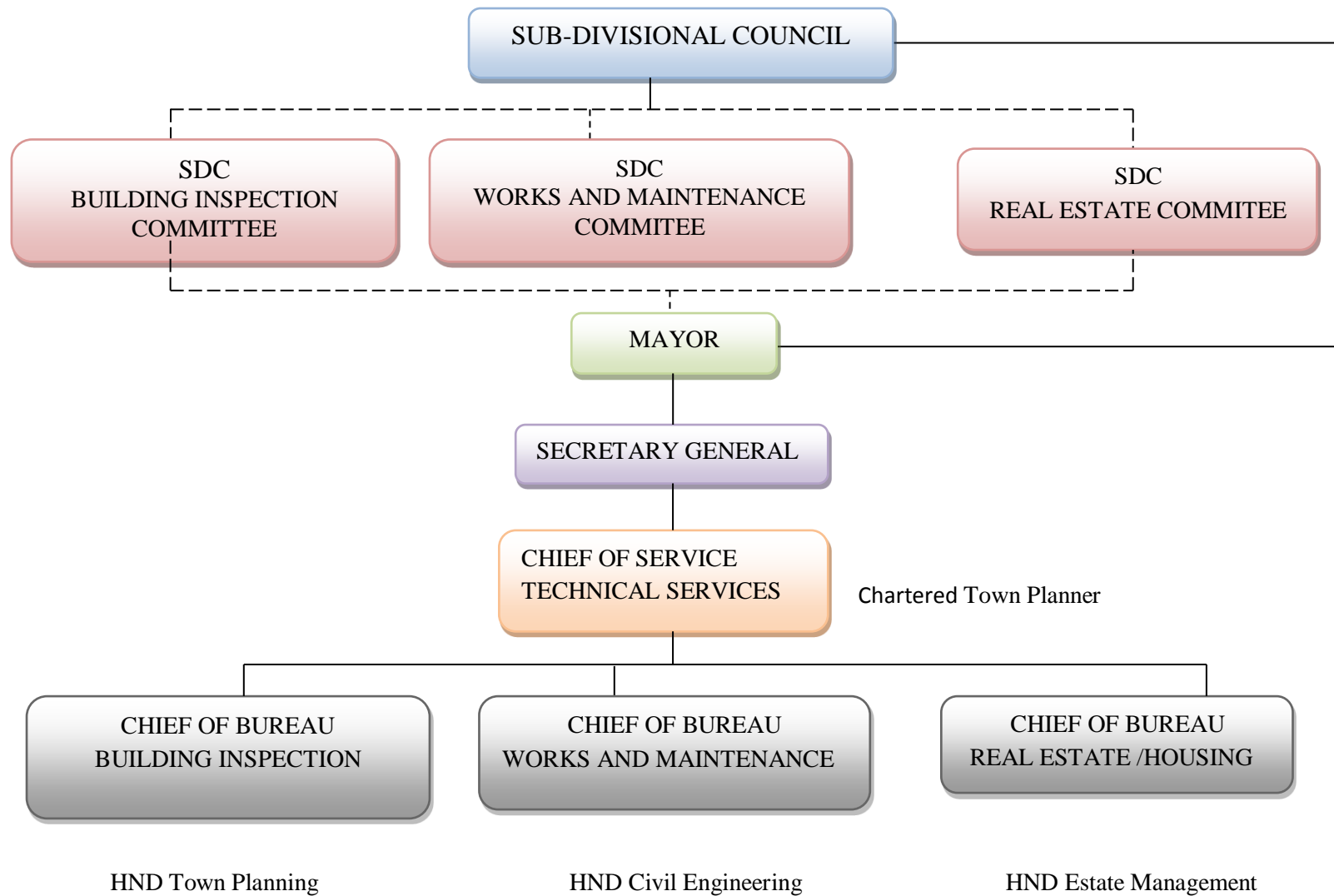
The continuous planning and development of Bamenda II depends on the organization and functioning of the council technical service. It is on this basis that the reorganisation and upgrading of the technical services of Bamenda II should be carried out so as to build its planning and executing capacities. 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 chief of bureaux.

The head of 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 work 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.



Functional Organisational Structure of Sub Divisional Council Technical Services

The effective implementation of the land use plan also depends considerably on the capacity of Bamenda II 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.

10.0 Bamenda II Financial Development Plan

The effective implementation of the Bamenda II land use plan shall depend on the financial capacities of Bamenda City and Bamenda II 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 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 II Sub-divisional councils while at the same time increasing the revenue of land developers and residents.

Bamenda II Council should be made to obtain its fair share of local revenue in consideration of its population and surface area. However, Bamenda II Council should rationally budget for capital investment on an annual basis. Bamenda II Council can increase and diversify its revenue by 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 II 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 II to develop its own capacities in land development, housing, public utilities and public amenities and facilities, on the other hand, it is also important optimum benefits are derived from public utility and land development agencies.

The land use plan of Bamenda II can only effectively be realised in collaboration with Bamenda City Council and neighbouring sub-divisional councils of Bamenda I and III and Bali, Bafut, 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 II 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 II 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 through Bamenda II Councils are limited. Yet, there exist enormous potentials for foreign and international agencies and partners to contribute directly to the development of Bamenda II. 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 Plans

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 II Sub-divisional Council can prepare triennial budgets in line with current government expectations.

2.0 Plan of Action for Bamenda II Land Use Plan

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.1 Plan of Action 202 - 2025							
2..11	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 II 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 II 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	Prepare action plans Mobilise resources	Bamenda II Council	2020-2025	Awaiting studies and cost estimates

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
			parking facilities	Rehabilitate and 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 II 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 II 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 II Council	2015-2017	5 000 000
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 II Council	2015-2017	5 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.1.8	Initial feasibility studies for combined sewage and biogas systems	None existent	Provide alternative source of environmentally friendly energy	Select community Contact potential providers for funding	Bamenda II Council BCC	2017-2020	Awaiting studies and cost estimates
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 II Council AES-SONEL	2020-2025	Awaiting studies and cost estimates
2.1.10	Acquire site for Bamenda II 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 II 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 II Council FEICOM MINHDU BCC	2015-2020	Awaiting studies and cost estimates
2.1.12	Preparation of plans for	Inadequate supply of	Complement the supply of	Prepare and action plan for council site	Bamenda II Council	2015-2020	Awaiting studies and

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
	Bamenda II site and service schemes	regular urban land	adequate urban land	and service scheme	BCC		cost estimates
2.1.13	Reservation of sites for public and community facilities	Proposed public and community facilities have not been located and sites selected	Ensure suitable location and sites and adequate land for future facilities	Set up a Bamenda Council commission for prospecting and recommending suitable sites	<ul style="list-style-type: none"> ➤ Bamenda II Council ➤ Beneficiary communities ➤ Traditional authorities 	2015-2017	5 000 000
2.1.2	Tourism promotion	Limited council involvement	Create conducive conditions for tourism	Prepare a council plan of action for tourism	Bamenda II 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 II Council BCC	2015-2017	5 000 000
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 II Council Traditional authorities Beneficiary communities	2017- 2020	Awaiting studies and cost estimates
2.2 Priority Plan of Action 2015 - 2017							

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
	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 II Council MINHDU	2015.2017	50 000 000
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 II Council Beneficiary communities	2015-2017	20 000 000
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 II Council	2015-2017	5 000 000
2.2.4	Acquire site for Bamenda II 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 II Council MINCAF FEICOM	2015-2017	10 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.2.5	Preparation of plans of priority urban sectors	None existent	Provide a basis for orderly development	Delineate sectors	Bamenda II Council BCC	2015-2017	5 000 000
2.2.6	Preparation of plans for Bamenda II 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 II Council BCC	2015-17	10 000 000
2.2.7	Reservation of sites for public and community facilities	Proposed public and community facilities have not been located and sites selected	Ensure suitable location and sites and adequate land for future facilities	Set up a Bamenda Council commission for prospecting and recommending suitable sites	<ul style="list-style-type: none"> ➤ Bamenda II Council ➤ Beneficiary communities ➤ Traditional authorities 	2015-2017	5 000 000
2.2.8	Tourism promotion	Limited council involvement	Create conducive conditions for tourism	Prepare a council plan of action for tourism	Bamenda II 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 II Council BCC	2015-2017	5 000 000
2.2.10	Prepare plans for	Not available	Facilitate	Prepare a plan of	Bamenda II Council	2015-	5 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
	council parks and gardens		programmin g for development of parks and gardens	action for council parks and gardens		2017	
Total							120 000 000

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 II Sub-divisional Council Area.

Part I: General Provisions

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

Article 2: The Bamenda II 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 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 II 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

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

3.4 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 Land Use Plan and are subject to revision by a decision of Bamenda II 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 II 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 City centre

6.2 Bamenda II Sub-divisional service centres

6.3 District or sector centres

6.4 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 II 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;

1.1.2 Freeways which connect arterial roads and enable exogenous traffic to by-pass Bamenda II;

- 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 shall be respected In Bamenda II Sub-divisional Council Area: -

- 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
1.2.3.7	Access roads	5.0m	7.5m	No on-street parking	Property owners
1.2.3.8	Bicycle/motorcycle	3.0m	5.0m	Paved and flanked	Bamenda City

S/N	Hierarchy of roads	Public Right-of-ways	Building Lines	Specifications	Responsible Parties
	paths			by green verges	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 II 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
1.3.11	Divisional	Divisional	Senior Divisional	Bamenda City Council

S/N	Initiating Authority	Deliberation Authority	Approving Authority	Implementing Authority
		council	Officer, Mezam	
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 uses controls along roads shall be respected in

Bamenda II: -

- 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 II Council;
- 1.4.2 All road furniture and fixtures within Bamenda II 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 II 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 in Bamenda II 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	Free trade lorry and park and inter urban bus station	Bamenda City Council area	3.0 hectares	Bamenda City Council
2.1.2	Inter urban bus stations	Bamenda City Council area	0.5 hectare	Bamenda City Council
2.1.3	Municipal bus stations	City centre	2500 meters square	Bamenda City Council
2.1.4	Mini bus parks	Sub-divisional	2500 meters	Sub-divisional

S/N	Parking Facilities	Location	Space Needs	Provider
		council area	square	councils
2.1.5	Commuter motor parks	Sub-divisional council area	Linear in appropriate location	Sub-divisional council
2.1.6	Public off-street parks	Sub-divisional council area	As per approved plans	Bamenda City Council/ Sub-divisional councils
2.1.7	Public on-street parks	Sub-divisional council area	As regulated	Bamenda City Council/ Sub-divisional council
2.1.8	Tipper parks	Sub-divisional council area	2500 meters square	Sub-divisional council
2.1.9	Lorry parks	Sub-divisional council area	5000 meters square	Sub-divisional council
2.1.10	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 II 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 II is completely prohibited;

2.7 The on-street loading and off-loading of cargo within Bamenda II 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 Bamenda II 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 City centre shall be designated and marked by the City Council and parking in unauthorized locations is prohibited;
- 2.16 Moto taxis are prohibited from circulating along the commercial avenue and the inner ring road;
- 2.17 Taxi ranks and stops shall be designated and marked by Bamenda City Council and the peaking and dropping of passengers outside taxi ranks and sops are prohibited;
- 2.18 Parking and occupation of pedestrian walkways are strictly prohibited;
- 2.19 Parking and stopping of vehicles on pedestrian crossings is strictly prohibited
- 2.20 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 II 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	Bamenda II Sub-divisional council
3.2.4	Local collectors	10.0m	13.0m	Bamenda II Sub-divisional council
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 II 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	Bamenda II Sub-divisional council/Service provider
4.3	Tertiary collectors	From plots to blocks along easements of access and tertiary roads	Bamenda II Sub-divisional council
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 II 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	Bamenda II Sub-divisional Council
5.1.5	Connection mains	Within easements of both sides of access roads	Bamenda II 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 II 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
6.1.3	Low tension line	Within easements on either side of tertiary and access roads	Underground	Bamenda II Sub-divisional Council
6.1.4	Connection lines	To individual properties	Underground	Bamenda II Sub-divisional council

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

S/N	Hierarchy	Specification	Responsible Parties
6.2.1	Trunk supply pipe line	3 meters building line on either side of trunk supply pipe line	Bamenda City Council/service provider
6.2.2	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 II Sub-divisional Council/service provider
6.2.5	Connection pipe line	Within easements of both sides of access roads	Bamenda II Sub-divisional council/service provider

Article 7: The following specifications of hierarchy of communication networks and structure shall be respected in Bamenda II: -

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 II Sub-divisional Council
7.5	Access and connection cable	Within easements on both sides of access roads	At least 50cm underground	Bamenda II Sub-divisional Council

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

Article 1: The following community service centre in Bamenda II 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 Central Business District (CBD)
 - i. Central market
 - ii. Central food market
 - iii. Shopping centre
 - iv. Bamenda city council offices
 - v. Mezam public office precinct
 - vi. City cultural centre
 - vii. City parks and gardens
 - viii. City sports complex
 - ix. Private offices
 - x. Financial institutions
 - xi. Parking facilities
 - xii. Higher education facilities
 - xiii. Public conveniences (toilets, urinary, showers or baths)
 - xiv. Waste collection points
 - xv. Public standpipes

- xvi. public security services
- 1.2 Sub-city Centre
- i. Ntarikom market
 - ii. Shops and commercial services
 - iii. Financial institutions
 - iv. Parking facilities
 - v. Recreational facilities
 - vi. Public conveniences (toilets, urinary, showers or baths)
 - vii. Open spaces or greens
 - viii. Waste collection points
 - ix. Public standpipes
 - x. Public security services
- 1.3 Bamenda II Sub-divisional Service Centre
- 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
- 1.4 Bamenda II urban sector service 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
- 1.5 Bamenda II 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
- 1.6 Bamenda II cluster centres
- i. Waste collection points
 - ii. Cluster green
 - iii. Cluster shops
 - iv. Day care

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

- 2.1 Mezam Divisional office precincts located in Ntambag and Mulang;
- 2.2 Bamenda City Council offices at Ngoham and Mulang should be maintained;
- 2.3 Three Bamenda II Sub-divisional office precincts at Mbingfibieh.

Article 3: Residential Land Uses within Bamenda II 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	>1500 meters square	<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 Bamenda II planning area must be approved by the Bamenda II Council;

3.3 The Bamenda II 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 II shall be respected: -

S/N	Description	Location	Facilities	Space Requirements	Maximum Building Heights
4.1	Southwest free trade zone	Ndangh, Mbatu, Chomba, Nsongwa	<ul style="list-style-type: none"> ❖ Lorry parks ❖ Motor park ❖ Car park ❖ Warehouses ❖ Shops ❖ Open market ❖ Services ❖ Security 	5 hectares	3 stories
4.2	Central market	Mankon	<ul style="list-style-type: none"> ❖ Off-street parking ❖ Loading and off-loading bays 		2 stories
4.3	Sub-divisional service centre	Mbingfibieh	<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
4.4	Shopping centres	<ul style="list-style-type: none"> ➤ Old Town ➤ Mbingfibieh 	<ul style="list-style-type: none"> ❖ Shops ❖ Car park 	5000 meters square	3 stories

S/N	Description	Location	Facilities	Space Requirements	Maximum Building Heights
		➤ sector centres	❖ Offices ❖ Open space ❖ Recreational facilities		
4.5	Neighbourhood centre	Within each neighbourhood	❖ Grocery store ❖ Shops ❖ Community hall ❖ Government primary/nursery school	3 hectares	2 stories
4.6	Food markets	➤ Central area ➤ Muwatchu market ➤ Nitop market ➤ Mbachongwa	❖ Off-street parking ❖ Off-loading and loading bay ❖ Waste collection points ❖ Standpipe ❖ Police post ❖ Shops ❖ Recreational facilities	3 hectares	2 stories
4.7	Small livestock markets	➤ Mankon ➤ Mile Four ➤ Nkwen ➤ Mendankwe ➤ Chomba	❖ Enclosed market space ❖ Slaughter slab ❖ Public conveniences ❖ Parking facilities ❖ Loading and off-loading bay	5000 meters square	Single floor
4.8	Shopping mall	➤ Towards Bali	❖ Supermarkets ❖ Shops ❖ Warehouses ❖ Parking space ❖ Public conveniences ❖ Loading and off-loading bays ❖ Security services ❖ Catering services	5-10 hectares	3 stories

S/N	Description	Location	Facilities	Space Requirements	Maximum Building Heights
			❖ Recreational services ❖ Wholesale stores		

Article 5: The provision of public educational facilities in Bamenda II 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	➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground	0.5 hectare	1
5.1.2	Systemic nursery schools	Sector	1.5 km	➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground	0.5 hectares	1
58.1.3	Private nursery schools	sector	1.5km	➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground	0.5 hectares	1
5.1.4	Public primary school	Neighbourhood	1.5km	➤ Classrooms ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm	1.5 hectares	2
5.1.5	Systemic primary	Sector	1.5 km	➤ Classrooms	1.5 hectares	2

S/N	Educational Institutions	Location	Catchment Radius	Facilities	Minimum Area	Maximum Building Heights
	school			<ul style="list-style-type: none"> ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm 		
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

S/N	Educational Institutions	Location	Catchment Radius	Facilities	Minimum Area	Maximum Building Heights
5.1.10	Public technical/high school	Urban sector	2.5Km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Library ➤ Administration ➤ Assembly ground ➤ Playground Garden/farm 	3.0hectares	3
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
5.1.12	University college/faculty/school	Sub-division	5.0Km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Library ➤ Administration ➤ Assembly ground ➤ Playground ➤ Gymnasium ➤ Workshops/laboratories ➤ Halls of residence 	5.0 hectares	3
5.1.13	University	Ntumbong, Mankon	Bamenda City Area	<ul style="list-style-type: none"> ➤ Lecture halls/tutorials ➤ Library/bookshop ➤ Printing press ➤ Administration ➤ Ceremonial hall and ground 	10.0 hectares	5

S/N	Educational Institutions	Location	Catchment Radius	Facilities	Minimum Area	Maximum Building Heights
				<ul style="list-style-type: none"> ➤ Stadium ➤ Gymnasium ➤ Workshops/laboratories ➤ Botanical gardens ➤ Halls of residence 		

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 should be respected in Bamenda II:

S/N	Facilities	Location	Catchment Radius	Facilities	Space Needs
6.1	Reference hospital	Ntankah, Mankon	North west Region		5 hectares
6.2	General hospital	Inner area	Mezam		3 hectares
6.3	District hospitals:	<ul style="list-style-type: none"> ❖ Ntenkah, Mankon ❖ Up-station ❖ Mile 90 ❖ Alabukam 	Sub-division council area	<ul style="list-style-type: none"> ➤ Resident doctor ➤ Developed medical laboratory ➤ Pharmacy ➤ Maternity ➤ Casualty theatre 	2 hectares
6.4	Pharmacies	❖ Urban sectors	Urban sectors	➤ Comprehensive pharmaceutical facilities and services	Adequate built space
6.5	Improved health centres:	❖ Urban sectors	Urban sector	<ul style="list-style-type: none"> ➤ Experience nurse ➤ Laboratory technician ➤ Pro-pharmacy 	1 hectare

S/N	Facilities	Location	Catchment Radius	Facilities	Space Needs
	❖			➤ Maternity	
6.6	Health posts:	❖ Neighbourhoods	Neighbourhood	➤ Nursing aid	300 square meters

Article 7: The following proposed schedule of provision of postal facilities should be respected Bamenda II: -

S/N	Postal Services	Location	Catchment Area	Facilities	Parties
7.1	Central post office	City centre	National and international	❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes	CAMPOST
7.2.	Sub-divisional post office	Mbigfibieh	Sub-divisional council area	❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes	CAMPOST
7.3	Urban sector post office	Urban sector centres In Bamenda II	Urban sector community	❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes	CAMPOST
7.4	Neighbourhood postal agency	Neighbourhood centres in Bamenda II	Neighbourhood community	❖ Letters	Community
7.5	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 II shall be based on the following rules and regulations: -

S/N	Civic and Cultural facilities	Location	Catchment Area	Facilities	Space Requirements	Building Heights	Parties
8.1	City cultural centre ❖ Arts and culture museum/Reunification square ❖ City library ❖ Historical museum/Unity square ❖ Technological museum and trade fair ground	➤ Old municipal stadium ➤ Abakwa plateau ➤ Mulang flood plain	North West Region and beyond	➤ Built space ➤ Parking facilities ➤ Opens space ➤ Recreational facilities	5000 square meters 5000 square meters 3 hectares	3 – 5 floors	BCC
8.2	Sub-divisional cultural centres ❖ Arts and culture museum ❖ Sub-divisional library	Mbingfibieh	Sub-divisional council area	➤ Built space ➤ Parking facilities ➤ Opens space ➤ Recreational facilities	3000 square meters	2 floors	Bamenda II Council
8.3	Official ceremonial grounds	Proposed city stadium	Mezam	➤ Grand stand ➤ Parade grounds	5 hectares	2 floors	BCC/MINA TD
8.4	Urban sector cultural centres ❖ Arts and culture museum ❖ Urban sector library	Urban sector service centres	Urban sector communities	➤ Built space ➤ Parking facilities ➤ Opens space	1000 square meters	1 floor	Bamenda II Council /sector communities
8.5	Village cultural centres ❖ Arts and culture museum ❖ Village library	Chomba, Mankon, Mbatu and Nsongwa	Villages and environs	➤ Built space ➤ Parking facilities ➤ Opens space	1500 square meters	2 floors	Village authorities

S/N	Civic and Cultural facilities	Location	Catchment Area	Facilities	Space Requirements	Building Heights	Parties
		palaces		➤ Recreational facilities			
8.6	Neighbourhood cultural hall ❖ Arts and culture museum ❖ Neighbourhood library	Neighbourhood centres	Residential neighbourhoods	➤ Built space ➤ Parking facilities ➤ Open space	600 square meters	1 floor	Neighbourhood committees
8.7	Council Cemeteries	Sub-divisional council areas	Sub-divisional council area	Open space	3.5 hectares	NA	Bamenda II Council
8.8	Family and private burial grounds	Where approved	Not applicable	Open space	As approved	Not applicable	Bamenda II Council /Providers

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

S/N	Sports and Physical education facilities	Location	Facilities	Capacity	Parties
9.1	Regional stadium	Suitable location on the outskirts	International standards	50 000	Ministry of sports and physical education
9.2	Regional Disney park and gardens	Ntanti, Mbatu	<ul style="list-style-type: none"> ➤ Golf course ➤ Horse race track ➤ Swimming pool ➤ Lawn tennis ➤ Cricket pitch ➤ Picnic gardens ➤ Conference centre ➤ Entertainment facilities ➤ Catering facilities ➤ Etc. 	10 000	Bamenda City Council
9.3	Horse race grounds	<ul style="list-style-type: none"> ❖ City wide ❖ Sub-divisional 	<ul style="list-style-type: none"> ➤ Grand stand ➤ Race tack ➤ Pavilion ➤ Public conveniences ➤ Security services 	5.0 hectares 3.0 hectares	Bamenda City Council Bamenda II Sub-divisional council
9.4	Parcou Vita	Ntamulung	<ul style="list-style-type: none"> ➤ Gymnasium ➤ Basketball pitch ➤ Table tennis ➤ Physical fitness facilities ➤ Indigenous sports facilities ➤ Etc. 	5000	Bamenda City Council
92.5	City sports complex and	Mulang wetlands	<ul style="list-style-type: none"> ➤ Gymnasium 	5000	Bamenda City Council

S/N	Sports and Physical education facilities	Location	Facilities	Capacity	Parties
	gymnasium		<ul style="list-style-type: none"> ➤ Basketball pitch ➤ Table tennis ➤ Physical fitness facilities ➤ Indigenous sports facilities Etc. 		
9.6	Sub-divisional stadiums <ul style="list-style-type: none"> ❖ Mankon ❖ Nkwen ❖ Mbachongwa ❖ Mendankwe/Ndzah 	Outskirts of Bamenda II	<ul style="list-style-type: none"> ➤ Football field ➤ Athletic tracks ➤ Gymnasium ➤ Indigenous sports facilities ➤ Etc 	20 000	Bamenda II Council
9.7	Sub-divisional gymnasiums <ul style="list-style-type: none"> ❖ Mankon ❖ Mbachongwa ❖ 	Sub divisional service centre/Public Higher Education	<ul style="list-style-type: none"> ➤ Basketball pitch ➤ Table tennis ➤ Physical fitness facilities ➤ Etc. 	5000	Bamenda II Council
9.8	Urban sector sports complex	Urban sector centre/Public High School	<ul style="list-style-type: none"> ➤ Football field ➤ Gymnasium ➤ Indigenous sports facilities 	5000	Bamenda II Council /community
9.9	Neighbourhood playground	Neighbourhood centre/Public Primary School	<ul style="list-style-type: none"> ➤ Football field ➤ Indoor games ➤ Indigenous sports facilities 	5000	Bamenda II Council /community
9.10	Cluster green	Cluster /Public Nursery School	Playground	100	Community
9.11	Mission schools	Within institution	<ul style="list-style-type: none"> ➤ Football field ➤ Athletic tracks ➤ Indigenous sports facilities ➤ Indoor games 	3000	Providing agencies
9.12	Private lay schools	Within institution	<ul style="list-style-type: none"> ➤ Football field ➤ Athletic tracks 	3000	Providing agencies

S/N	Sports and Physical education facilities	Location	Facilities	Capacity	Parties
			<ul style="list-style-type: none"> ➤ Indigenous sports facilities ➤ Indoor games 		
9.13	Public schools	Within institution	<ul style="list-style-type: none"> ➤ Football field ➤ Athletic tracks ➤ Indigenous sports facilities ➤ Indoor games 	5000	Providing agencies

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

10.1 The following proposed schedule of development of industrial activities should be respected: -

S/N	Industrial Zones	Location	Catchment Area	Facilities	Space Requirements	Maximum Building Heights	Responsible Parties
10.1.1	Southwest heavy industrial zone	Atuafor, Mankon	North West Region	Heavy industries	200 hectares	5 stories	MAGZI/ Bamenda city Council
10.1.2	Development sub-divisional industrial villages	As per land use plan	Sub-divisional council	Light to medium industrial activities	50 – 100 hectares	Maximum 3 floors	Bamenda City Council
10.1.3	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
10.1.4	Establishment of industrial technological support units	Sub-divisional industrial zone	Technology Institute	Technical and technological assistance to industries	1500 meters square	Three floors	Technology agencies

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 II Sub-divisional Council 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 Bamenda II sub-divisional council;

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 II shall be respected: -

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

Article 12: Urban Agriculture within Bamenda II 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 II Council area are prohibited

Article 13: The urban environment of Bamenda II 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 Bamenda II Council in collaboration with sub-divisional councils 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 II 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 II Council in collaboration with Bamenda City council shall 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 II 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 II 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

Article 1: Social housing in Bamenda II should be provided on a periodic basis of five years. Large social housing areas should be minimized.

Article 2: Large scale segregation of housing is prohibited in Bamenda II. Each Urban sector/sector and neighbourhood shall have 50% of the housing for the poor, 30% for the medium income and 20% 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 II shall be governed by: -

3.1 All displaced households and property owners from risky zones, development and redevelopment project sites in Bamenda II 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 In Bamenda II 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 II 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 inner and middle areas of Bamenda II which are accessible by road and to public utility networks shall pay a tax on undeveloped urban land to be determined by Bamenda City Council.

Article 6: The Bamenda II Council in collaboration with Bamenda 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 II shall be governed by: -

7.1 The Bamenda II Council in collaboration with 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 Bamenda II Council site and service schemes shall be governed by:

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8.1 The marketing of plots within council site and service schemes shall be carried out by a Bamenda II Land Market Commission made up of: -

- i. Mayor of Bamenda II: Chairperson
- ii. Representative of the Government delegate
- iii. Bamenda II 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 II Council site and service schemes for private development must be sold within the timeframe determined by Bamenda II Council;

8.3 All applications for land within Council Site and service Schemes must be addressed to the Mayor of Bamenda II;

8.4 The Bamenda II land marketing commission shall hold quarterly to sell available lands in Bamenda II 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: The subdivision of urban land in Bamenda II 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 II Council;

9.3 The sub-division of any plot into more than one and less than five must be approved by the II 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 II Council in collaboration 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 10: 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 11: The administration of the preparation of town plans within Bamenda II shall be governed by: -

11.1 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

11.2 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

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

Article 1: The management of rural land use in Bamenda III 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