

Bamenda III Land Use Plan

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Approval of Bamenda III 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 III land Use Plan;
- d) Minutes of the Bamenda III Sub-divisional Council deliberation of _____adopting the proposed Bamenda III Land Use Plan

On the recommendation of the Mayor of Bamenda III 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 III Land Use Plan and Rules and Regulations accordingly.

Executive Summary Bamenda III

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The land use vision of Bamenda III is to make optimum use of the overspill of city central activities and make Bamenda III an attractive place to live, invest and visit by ensuring the rational use of urban land; conserving rural lands and protecting; conserving panoramic view of the Bamenda escarpment; minimizing unnecessary pressure on urban land and streamlining land use conflicts and incompatibilities.

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

Item	Name	Hectares	Estimated Population
01	Upper Bayelle	597	72640
02	Lower Bayelle-Ntenefor	548	65760
03	Ntasen-Mbelewa	757	90840
04	Menda-Mbelem	1126	135120
05	Njenefor	938	112560
06	Ndzah	930	111600
Total			588 520

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

- Bamenda Sub-city centre at Mugheb, Nkwen
- Bamenda III Sub-divisional service centres
- District or sector centres
- Neighbourhood centres

The proposed road network for Bamenda III is based on minimizing traffic through the inner area of Bamenda II in general. People should only come to this area because they need a service or have something to do there. Those entering Bamenda III 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 III.

There is a real need in Bamenda III to ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda III 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 further necessary to continuously provide Bamenda III 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 III 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 infrastructure 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. If sewage waste can be collected and treated at community levels it could provide a useful source of biogas energy for energy. This shall require building combined sewage and biogas plants side by side.

Bamenda III needs 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.

The overall objective of residential land use in Bamenda III 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.

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 enormous industrial potentials and scope of Bamenda III need to be optimally developed by the creation of functional industrial villages which are properly located, laid out and developed.

The economic base of Bamenda III 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 III than it leaves. It is also necessary to ensure the fast circulation of money within Bamenda III 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 III 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 III should be carried so as to build its planning and executing capacities.

Bamenda III Council should be made to obtain its fair share of local revenue in consideration of its population and surface area. However, Bamenda III Council should rationally budget for capital investment on an annual basis. Bamenda III Council can increase and diversify its revenue 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 III Council should increase and diversify access to government subsidies and Subventions 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 III 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. It also attracts investors in low, medium and high density residential development for self-occupation or rent.

The land use vision of Bamenda III is to make optimum use of the overspill of city central activities and make Bamenda III an attractive place to live, invest and visit by ensuring the rational use of urban land; conserving rural lands and protecting; conserving panoramic view of the Bamenda escarpment; minimizing unnecessary pressure on urban land and streamlining land use conflicts and incompatibilities.

1.1 Background and Context

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

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

- Bamenda II Sub-divisional Council to the West
- Bafut Sub-division to the North
- Tubah Sub-divisional to the East and
- Bamenda I sub-division to the Southwest

It has a total surface area of 4887hectares.

At the moment, Bamenda III is the gateway in and out of Bamenda to Boyo, Ngohkentunja, Bui and Donga and Mantung divisions.

The natural site of Bamenda III 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.
- d) Across the Mezam River to the North is found suitable and well drained land for urban development. The area to the North is also characterized by well drained undulating land suitable for urban development. **See Map: 1.1.**
- c) According to the 2005 census the estimated population of Bamenda III was 112718. Assuming a constant growth rate between 2005 and 2015, the population of Bamenda III by 2015 is estimated at 168208. Assuming an equitable distribution of the projected population of Bamenda within the three sub divisional councils, the population carrying capacity of Bamenda III from 2015 to 2035 will be as follows: -

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

Bamenda	Area	%	2015	2020	2025	2030	2035
III	4887	30.5	168208	230459	323229	464038	688160

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 III is made up of an indigenous population of Nkwen and Dzah people; a transient population of civil servants who are likely to be transferred at any time and those who have built and are permanently living in their houses and work or do business in Bamenda.

1.2 Urban Sectors

Table no. 2.2 shows the Bamenda III Sub-divisional Council area which falls within the proposed planning area subdivided into the following urban sectors as shown in **plan 1.2**
Table 2.2: Estimated land carrying capacity by 2035

Item	Name	Hectares	Estimated Population
1.2.1	Upper Bayelle	597	72640
1.2.2	Lower Bayelle-Ntenefor	548	65760
1.2.3	Ntasen-Mbelewa	757	90840
1.2.4	Menda-Mbelem	1126	135120
1.2.5	Njenefor	938	112560
1.2.6	Ndzah	930	111600
Total			588 520

1.3 Bamenda III Networks and Infrastructure

1.3.1 Road network

The proposed road network for Bamenda III is based on minimizing traffic through the inner area of Bamenda II in general. People should only come to this area because they need a service or have something to do there. Those entering Bamenda III 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 III.

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

- Two freeways which take traffic from outside Bamenda III to Bafut and Wum and to Santa and Bafoussam respectively without passing through the lower sectors of Bamenda III;
- A sub-freeway which carries traffic from the Bambui/Bambili direction through Bamenda III to the City Centre;
- A sub-freeway which carries traffic from Mile Two Nkwen to Bangshie to connect to the East Bourne freeway;
- Primary roads which take traffic from the freeways and sub-freeway to specific communities or activity areas in Bamenda III and to the City centre;
- Secondary distributors which take traffic and distribute within communities or activity areas within Bamenda III;

- 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 III is to ensure the smooth, safe and comfortable movement of goods and people in and out Bamenda III 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 III 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 III 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 III on foot, two and three wheeled transport facilities and mass transportation.

1.3.3 Drainage Network

A coherent drainage network and structures are indispensable for the expected rapidly growing Bamenda III. 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 III 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 III 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. Particular attention needs to be given to drainage in the Ndzah plateau and water catchment which supplies Bamenda III and parts of Bamenda II with 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 III 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**

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 also needed to maintain or re-establish the balance between man-made and the natural environment. Water is a local natural and essential resource which should be made available at minimum cost all the time and everywhere.

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

The overall goal is to provide adequate, safe and regular water supply at affordable cost to all and for all purposes to match the expected rapid growth and expansion of Bamenda III over time and space. To realize this goal, there is need to upgrade and rehabilitate existing water supply infrastructure 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**

1.3.5 Combined semi-collective sewage and biogas Plant

The present situation of sewage systems in Bamenda III 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 sewage facilities are unavailable. At the moment, Bamenda III 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. If sewage waste can be collected and treated at community levels it could provide a useful source of biogas energy for energy. This shall require building combined sewage and biogas plants side by side. **See plan: 1.3.5**

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

- a) Mulang flood plain
- b) The Mezam river confluence below the Mile Three stream
- c) Below Mile Four market
- d) Mile Six Wetlands or flood plains and below

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 III 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 III 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**

1.4 Hierarchy of Service Centres

At the moment, Bamenda III accommodates the city sub centre in Nkwen market. A new service centre is developing at Mile Four Junction and market while a sub-divisional service centre is planned in Menda where the new Bamenda II Council office is located to include a sub-divisional shopping centre, cultural centre and recreational facilities.

An emerging service centre is developing at Mile six opposite National Polytechnic where a sub-regional free trade zone park and trade centre has been proposed..

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: 1.4.**

1.5 Bamenda III Residential Land Use and Housing

The demand for low income housing in Bamenda III 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 III 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 III. It is in this respect that the land use plan of Bamenda III 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 III 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 III from 2015 to 2025. Based on this projection, the Bamenda III 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. Estimated increase in demand for houses by income categories

Item	Residential Category	%	Increase 2015-2020	Dwelling Units	Increase 2021-2025	Dwelling Units	Household size
1.5.1	Mixed residential	5	3113	1246	4639	1855	2.5
1.5.2	Very high income	15	9338	1868	13916	2783	5
1.5.3	High income	20	12450	2664	18554	3374	5.5
1.5.4	Medium income	20	12450	2075	18554	3092	6
1.5.5	Low income	25	15563	2395	21393	3291	6.5
1.5.6	Very low income	15	9338	1334	13916	1988	7
Total		100	62251	11319	92770	16867	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 III. Further, technical assistance 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 III 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 III 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.

1.6 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.

An operational process for urban upgrading and renewal involves the following 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. Resettled 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

The areas recommended for urban upgrading within the inner suburbs include New layout, Mugheb, Lower and Upper Bayelle, Ntaghem, Ntakekah, Mmenda, Ntamuche.

See Plan: 1.6

1.7 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, pen 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 Town Green, Mambu, Nkwaseh, Ntenfor, Tekem, Alalie

1.8 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.

Many large parcels of land in the fringe zone of Bamenda III 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: -

- 1.8.1 That irregular subdivision of family land within the declared planning area should stop;
- 1.8.2 Each family land within the planning area must be formally subdivided and approved before it is allocated;
- 1.8.3 The subdivision of family land must conform to approved land use plans and requirements;
- 1.8.4 It must also conform to planning principles and standards;

- 1.8.5 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.

1.9 Urban Land Pooling

The existing situation of land ownership in Bamenda III 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 III include Menteh, Ntasen, Belewa, Mbessi and the upper part of Mbelem.

It is absolutely necessary for regulatory text to be prepared and approved at the level of the City Council to guide urban upgrading and renewal, urban infilling and priority planning areas. Eventually, a national guideline for these should be prepared and applied at national level.

1.10 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 a punishment 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 III where occupants and land owners need to be resettled include: -

- The slopes of the Bamenda escarpment stretching from above New Layout to Sisia

- Watercourses and wetlands:
 - Mugheb watercourse down to Mulang flood plain
 - Bamend III ecological parks and gardens watercourse down to Mezam River

1.11 Bamenda III Public Facilities

There is an evident inadequate provision of public and 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 public and community facilities makes users travel long distances at high cost and long duration to use facilities.

1.11.1 Public Offices

The land use plan proposes a sub-divisional office precinct to accommodate Bamenda III Council and sub-divisional government services at Menda where the Bamenda III Council office has been built. This shall facilitate access to services and enable effective coordination.

A land reserve for a future regional government and assembly office zone has been proposed on the site initially acquired for the Catholic university in Ndzah.

1.11.2 Educational Facilities

Although several parties contribute to the provision of educational facilities within Bamenda III, 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 III 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 confessionnal 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 at Ntenfor between the two technical

government high schools, Menteh, Ntasen, Belewa, Mbelem and Ndzah. These schools should progressively be provided as the areas become urbanized. However, the site should be acquired and reserved.

Further, new government secondary technical and high schools have been proposed at Belewa, Menteh, Mbelem, Njenefor and Bangshie.

Bamenda II has more than its share of private and government higher education facilities as compared with Bamenda I and II. However, there is still a need to balance the location of government higher education facilities in Bamenda III. In this respect the land use plan proposes that it would be a good idea if the college of technology of the University of Bamenda is located on already acquired and vacant land between the two government technical high schools at Ntenefor, Nkwen. This shall make it possible for these technical schools to share experiences, equipment and human resources. It will also decongest the University of Bamenda Campus in Bambili, shorten journeys and cost of travel to school. **See plans 1.11.1; 1.11.2; 1.11.3.**

1.11.3 Public health facilities

Bamenda III accommodates a district health hospital at Mile Two, Nkwen which serves mainly those who live in Nkwen sectors. As such, the land use plan proposes that eventually a district hospital should be provided at Bangshie to serve the Ndzah and Bamendankwe zones.

In addition, each urban sector with a projected population of 100 000 should reserve a site for an integrated public health centre and each neighbourhood with 10 – 15 000 people should have a public health post. **See Plan: 1.11.4.**

1.12 Community Facilities

Public facilities are generally provided by the government in partnership with local councils and communities for use by the population at different levels.

1.12.1 Sports, recreational and physical education facilities

Bamenda III lacks community sports and recreational facilities. 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, is proposed at Ntasen.etc.
- A modern 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.;
- Bamenda III ecological parks and gardens at Mile Three, Nkwen is expected to provide a wide range of recreational activities for all age groups;

- 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

1.12.2 Transportation terminals

Bamenda III 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 flow movement of goods and people. In this respect, Bamenda III is expected to accommodate the following transportation terminals: -

- A regional trade zone lorry and motor park to accommodate traffic from and to Boyo, Ngohkentunja, Bui and Donga and Mantung divisions has been proposed on the wetlands in Mile Six Nkwen
- Mile Four motor park to accommodate traffic from Mentchum and Bafut through Mbelewa and hinterlands
- Commuter parks to and from Bafut, Bambui/Bambili and Santa etc.;
- Tipper parks in the Bamenda-Bambui direction should be located at Mile Six Nkwen directions
- Municipal bus station at the Bamenda III sub-divisional service centre
- Express bus stations at approved locations
- Taxi stops and rank areas along primary and secondary roads
- Motor taxi stops at approved
- On-street parking at regulated stretches of roads
- Off-street parking at major activity areas

See plan 1.12.1

1.12.3 Civic and Cultural Centres

Civic and cultural activities in Bamenda III 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 III: -

- Sub-divisional cultural centre within the service centre to accommodate: -
 - Sub-divisional council library
 - Sub-divisional council museum
 - Council hall
 - Ceremonial grounds
- Village cultural centre comprising of:
 - Village museums
 - Ceremonial grounds

- Library
- Community hall
- Sacred grounds
- Urban sector cultural centres comprising of:
 - Community hall
 - Library
 - Ceremonial grounds
- Neighbourhood centres comprising of:
 - Neighbourhood community hall and library
 - Ceremonial grounds

1.12.4 Cemeteries

At the moment, the practice in Bamenda III 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 III. More so, a single public cemetery for Bamenda is largely unrealistic. Within the limits of the planning area of Bamenda III 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 III 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 III Sub-divisional Council should create its public cemeteries. In this respect, given the geographical and ethnic configuration of Bamenda III, a public cemetery is needed in the Nkwen sector and another in the Ndzah 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.

1.12.5 Parks and gardens

Formal open spaces and greens are not a common feature of Bamenda III. 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 III proposes the following parks and gardens for future development: -

- Bamenda III ecological parks and gardens along the watercourses within the inner area
- Mile Six parks and gardens
- Palace parks and gardens in Nkwen and Ndzah villages
- Urban sector park and gardens
- Neighbourhood park and gardens
- Cluster green

See plan: 1.12.2.

1.13 Tourism

The proposed land use plan of Bamenda III can contribute to attracting and keeping tourists in Bamenda III as long as possible. The tourist attractions include: -

- Bamenda III cultural centre
- Bamenda II ecological parks and gardens, Mile Four, Nkwen
- Mile Six parks and gardens
- Palace cultural centres
 - Museums
 - Sacred forest reserves
 - Ceremonial grounds and halls
 - Park and gardens
- Waterfalls on the Bamenda escarpment
- Hotels and catering facilities and services

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

1.14 Industrial Land Use Development

Industrial activities in Bamenda III 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 III; 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 III 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 III Sub-divisional industrial land use plan includes: -

- a) A proposed heavy industrial zone by MAGZI at Mile Six Nkwen;
- b) A main building material industrial zone at Mile Six Nkwen
- c) A vehicle assembly plant in Mbelewa
- d) An agro-industrial processing plant at Mbelewa
- e) A main auto-repair and metal industrial site by the proposed free trade zone at Mile Six, Nkwen
- f) Subsidiary auto-repair and metal zones at Mbalewa to be developed and managed by Bamenda III sub-divisional Council;
- g) A handicraft industrial centre at Menda, Nkwen within the Bamenda III primary service centre

It is also necessary to explore the possibilities of creating wood processing, furniture and craft industrial zones in the Bambui direction. 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 III is 5 years from 2016-2020. During this period, it is expected that Bamenda III 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 III;
- 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: 1.14.**

1.15 Bamenda III Environmental Management Plan

The existing state of the urban environment in Bamenda III 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 III must associate and continuously implicate waste generators, neighbourhood development committees, district or sector development associations, village development and cultural associations, Bamenda III Sub-divisional Council and Bamenda City Council in the management of solid waste.

Those who generate solid waste should be educated and continuously sensitized by Bamenda III 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 should be prohibited and heavily punishable by a penalty instituted by Bamenda III 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 especially around Sisia should gradually be resettled within the expanding zones of Bamenda III.

Bamenda III Council should take sustained actions to prohibit the planting of eucalyptus along watercourses and built areas within the declared planning area; cut down all eucalyptus trees along watercourses and built up areas within the planning 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: 1.15**

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.

1.16 Bamenda III Economic Base Plan

The ultimate objective of the economic base of Bamenda III 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 III than it leaves. It is also necessary to ensure the fast circulation of money within Bamenda III 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 Bamenda-Kumbo-Nkambe road which is being reconstructed opens Bamenda III to a large regional market. As such, Bamenda III is expected to become the centre for goods and produce to Boyo, Ngohkentunja, Bui and Donga Mantung divisions and beyond. Goods and produce from this sub-region shall also pass through Bamenda III. Bamenda III shall become an important stop over to this sub-region.

At the moment, industrial development in Bamenda III is still at the infancy stage. Yet the opportunities for industrial development are enormous and undeveloped. This land use plans group's industrial activities in functional and related categories. The development of industries shall attract capital to Bamenda III 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 III accommodates a major travel agency and a motor park and serves as a nodal sub-regional and local transit node. As such, transportation services constitute one of the major sources of capital flow into Bamenda III. The contribution of transportation to the economy of Bamenda III shall be enhanced by the re-constructed highway linking Bamenda Kumbo and Nkambe. The land use plan for Bamenda provides for adequate transportation facilities and the smooth flow of traffic to and from Bamenda III.

Bamenda III is a sub-regional trading and commercial centre and is gradually becoming an important trading in the sub- regions. Trading and commercial activities contribute significantly to the flow of cash to and out of Bamenda III. They also contribute to accelerate the circulation of cash within Bamenda III. However, the land use plans offers opportunities for the increase of export of value added goods and services out of Bamenda III. In this way, it is hoped that more cash shall flow into Bamenda III than it shall leave.

Bamenda III has a rapidly growing building industrial sector due to its population compared with Bamenda I and III. The building industry also employs a large number of people who live in Bamenda III. 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 III.

Bamenda III 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 III does not benefit significantly from tourism. The land use plan widens the scope and range of touristic attractions to Bamenda III which can make significant contributions to economic growth and expansion.

Bamenda III has a large expanse of urban land and accommodates prime urban land in the city sub-centre in Mugheb. Land values in Bamenda III are constantly on the increase and attract enormous cash flow from land transactions into Bamenda III. This contributes significantly to the economy of Bamenda III. However, the unsatisfactory management of urban land means Bamenda III 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 III and reinforce economic growth and expansion.

1.17 Bamenda III Institutional Development Plan

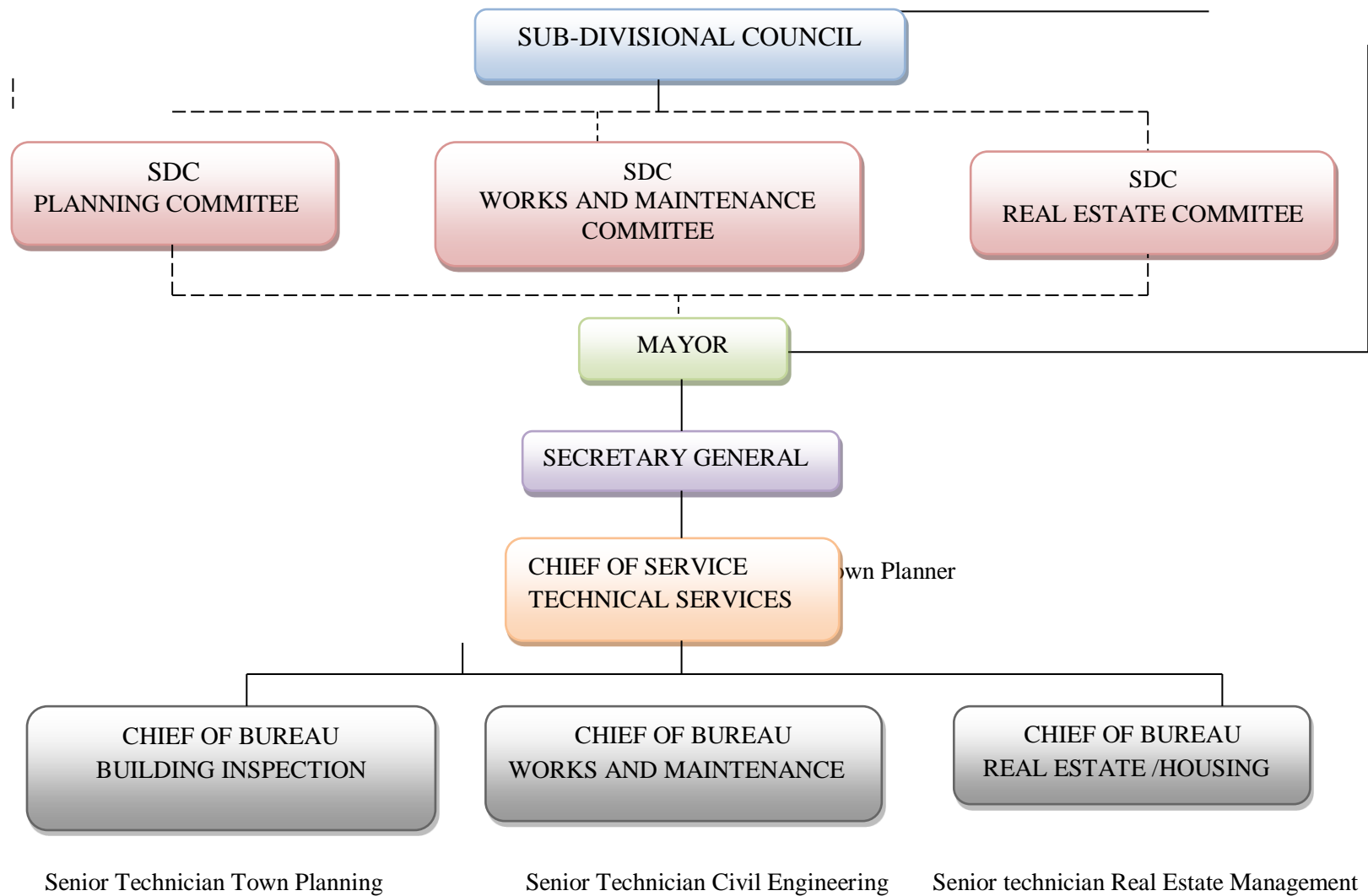
The continuous planning and development of Bamenda III depends on the organization and functioning of the council technical service. It is on this basis that the reorganisation and upgrading of the technical services of Bamenda III should be carried so as to build its planning and executing capacities.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

1.18 Bamenda III Financial Development Plan

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

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

The land use plan of Bamenda III can only effectively be realised in collaboration with Bamenda City Council and neighbouring sub-divisional councils of Bamenda I and II, Tubah and Bafut local councils. In this respect, it is necessary to establish a collegial working relationship with these local councils. It is further necessary for Bamenda III 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 III 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 III Councils are limited. Yet, there exist enormous potentials for foreign and international agencies and partners to contribute directly to the development of Bamenda III. 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 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 III Sub-divisional Council can prepare triennial budgets in line with current government expectations.

2.0 Plan of action for Bamenda III land use plan

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.1 Plan of Action 202 - 2025							
2.1.1	Upgrading of priority secondary roads	Irregular and poorly constructed road networks	Develop a coherent secondary road network	Survey existing tertiary roads Prepare a programme for upgrading Mobilise resources Carry out works	BCC Bamenda III 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	Bamenda III Council Beneficiary communities Funding	2015- 2020	Awaiting studies and cost estimates

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
				Carry out works	partners FEICOM		
13.1.3	Rehabilitating and upgrading of existing parking facilities	Poor state of existing parking facilities	Improve on the conditions of existing parking facilities	Prepare action plans Mobilise resources Rehabilitate and upgrade facilities	Bamenda III Council	2020-2025	Awaiting studies and cost estimates
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 III 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 III Council Beneficiary communities Water supply agencies	2017-2020	Awaiting studies and cost estimates

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
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 III 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 III Council	2015-2017	5 000 000
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 III 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 III Council AES-SONEL	2020-2025	Awaiting studies and cost estimates
2.1.10	Preparation of plan for Bamenda III service centre	Topographic plans available	Ensure the rational development and use of	Prepare terms of reference Call for tender	Bamenda III Council MINCAF	2017-2020	30 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
			land	Prepare and approve plan	FEICOM		
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 III Council FEICOM MINHDU BCC	2015-2020	Awaiting studies and cost estimates
2.1.12	Preparation of plans for Bamenda III 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 III Council BCC	2015-2020	Awaiting studies and 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 III Council ➤ Beneficiary communities ➤ Traditional authorities 	2015-2017	5 000 000
2.1.2	Tourism promotion	Limited council involvement	Create conducive conditions	Prepare a council plan of action for tourism	Bamenda III Council	2015-2017	5 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
			for tourism		MINTOUL		
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 III 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 III Council Traditional authorities Beneficiary communities	2017- 2020	Awaiting studies and cost estimates
2.2 Priority Action Plan (PAP): 2015 - 2017							
	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.2.1	Upgrading of priority secondary roads	Irregular and poorly constructed road networks	Develop a coherent secondary road network	Survey existing tertiary roads Prepare a programme for upgrading Mobilise resources	BCC Bamenda III Council MINHDU	2015.2017	25 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
2.2.2	Harmonising and upgrading of existing priority tertiary roads	Irregular and poorly constructed road networks	Develop a coherent tertiary road network	Survey existing tertiary roads Prepare a programme for upgrading	Bamenda III Council Beneficiary communities	2015- 2017	10 000 000
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 III Council	2015-2017	5 000 000
2.2.4	Preparation of plans for Bamenda III Council service centre	Side acquired and topographic plan available	Ensure the rational development and use of land	Prepare terms of reference Hire consultant Prepare and approve plan	Bamenda III Council MINCAF FEICOM	2015-2017	30 000 000
2.2.5	Preparation of plans of priority urban sectors	None existent	Provide a basis for orderly development	Delineate sectors	Bamenda III Council BCC	2015-2017	5 000 000
2.2.6	Preparation of plans for Bamenda III site and service	Inadequate supply of regular urban land	Complement the supply of adequate urban land	Prepare and action plan for council site and service scheme	Bamenda III Council BCC	2015-17	5 000 000

S/N	Description	Present state	Objectives	Activities	Sponsors	Timeframe	Estimated costs
	schemes						
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 III 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 III 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 III Council BCC	2015-2017	5 000 000
2.2.10	Prepare plans for council parks and gardens	Not available	Facilitate programming for development of parks and gardens	Prepare a plan of action for council parks and gardens	Bamenda III Council	2015-2017	10 000 000
Total							105 000 000

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.

Part I: General Provisions

Article 1: The Bamenda II land use zoning rules and regulations provide the legal framework for the implementation of the Bamenda III land use plan. These rules and regulations have been derived directly from the proposals of the city and 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 III.

Article 2: The Bamenda III Council has the powers to: -

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

Article 3: The Bamenda III 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 III Council deliberative organ;

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

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

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

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

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

- 6.1 Bamenda City sub-centre at Mugheb, Nkwen
- 6.2 Bamenda III Sub-divisional service centres at Menda
- 6.3 District or sector centres
- 6.4 Neighbourhood centres

Part II: Provision pertaining to urban networks and infrastructure in Bamenda III

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

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: -

1.2 Arterial roads which bring traffic from outside into Bamenda;

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

1.3.1 Sub-freeways which carry traffic from arterial roads and freeways to major parts of the city;

- 1.3.2 Primary roads which take traffic from sub-freeways to specific communities or activity areas;
- 1.3.3 Secondary distributors which take traffic and distribute within communities or activity areas;
- 1.3.4 Tertiary roads distribute traffic within neighbourhoods or local activity areas;
- 1.3.5 Access roads provide access to individual property;
- 1.3.6 Cycle and motor cycle paths reserved for two wheel;
- 1.3.7 Pedestrian walkways linking service centres and along busy roads.

Article 2: The following standards and specifications of hierarchy of road networks shall be respected: -

- 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;
- 2.2 All setbacks of plots and building lines begin from the road axes
- 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
2.111	Freeways	25m	30.0m	No direct access to property No on-street parking	Ministry of Public Works
2.3.2	Sub-freeways	20m	25.0m	Controlled on-street parking	Ministry of Housing and Urban development
2.3.3	Avenues	12.5m	15.0m	Controlled on-street parking	Bamenda City Council
2.3.4	Primary roads	15m	20.0m	Controlled on-street parking	Bamenda City Council
2.3.5	Secondary	12.5	15.0m	Uncontrolled on-street parking	Bamenda City Council
2.3.6	Tertiary road	7.5m	10.0m	Uncontrolled on-street parking	Sub-divisional councils
2.3.7	Access roads	5.0m	7.5m	No on-street parking	Property owners
2.3.8	Bicycle/motorcycle paths	3.0m	5.0m	Paved and flanked by green verges	Bamenda City Council
2.3.9	Pedestrian walkways	2.5m	5.0 m	Occupation of pedestrian walkways if completely prohibited	Bamenda City Council and Sub-divisional councils

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

Article 3: The following roles and responsibilities for naming roads, streets and places shall be respected within the Bamenda III Council area:-

S/N	Initiating Authority	Deliberation Authority	Approving Authority	Implementing Authority
3.1	National roads	Ministry of public works	Prime Minister	Governor/Regional delegation of public works
3.2	Regional roads	Regional assembly	Regional Governor	Regional delegation of public works
3.3	Divisional roads/urban sub-freeways	Bamenda City Council	Senior Divisional Officer, Mezam	Divisional delegation of public works
3.4	Urban primary roads	Bamenda City Council	Senior Divisional Officer, Mezam	Bamenda City Council
3.5	Urban secondary roads	Bamenda City Council	Senior Divisional Officer, Mezam	Bamenda City Council
3.6	Urban tertiary roads	Sub-divisional councils	Concerned Divisional Officer	Sub-divisional councils
3.7	Access roads and footpaths	Sub-divisional councils	Concerned Divisional Officer	Sub-divisional councils
3.8	Unclassified village roads	Village development council	Village traditional council	Village development council
3.9	National	MINADT		Governor
3.10	Regional	Regional assembly	Governor	Senior Divisional Officer, Mezam
3.11	Divisional	Divisional council	Senior Divisional Officer, Mezam	Bamenda City Council
3.12	Bamenda City Council area	Bamenda City Council	Senior Divisional Officer, Mezam	Bamenda City Council
3.13	Sub-divisional	Local council	BCC	Mayor
3.14	Sector or Urban sector	Local council	Concerned Divisional Officer	Mayor
3.15	Quarter or neighbourhood	Local council	Mayor	Mayor
3.16	Residential cluster	Local council	Mayor	Mayor
3.17	Residential block	Local council	Mayor	Mayor

Article4: The following micro land use controls along Roads shall be respected: -

4.2 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 III Council;

4.3 All road furniture and fixtures within Bamenda III 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 III Council. All unauthorized street furniture shall be removed and the defaulters fined according to the laws in force.

Article 5: Transportation routes and parking facilities in Bamenda III shall be governed by the following: -

5.1 The following schedule of provision of parking facilities must be respected: -

S/N	Parking Facilities	Location	Space Needs	Provider
5.1.1	Regional trade lorry and inter urban bus station	Mile six Nkwen	3.0 hectares	Bamenda City Council/Bamenda III Council
5.1.2	Inter urban bus stations	Bangshie	0.5 hectare	Bamenda City Council
5.1.3	Mini bus parks	Mile Four Park	2500 meters square	Bamenda III Sub-divisional council
5.1.4	Commuter motor parks	Sub-divisional council area	Linear in appropriate location	Bamenda III Sub-divisional council
5.1.5	Public off-street parks	Sub-divisional council area	As per approved plans	Bamenda City Council/ Bamenda III Sub-divisional council
5.1.6	Public on-street parks	Sub-divisional council area	As regulated	Bamenda City Council/ Bamenda III Sub-divisional council
5.1.7	Tipper parks	Sub-divisional council area	2500 meters square	Bamenda III Sub-divisional council
5.1.8	Lorry parks	Sub-divisional council area	5000 meters square	Bamenda III Sub-divisional council
5.1.9	Private off-street parks	Within private premises	As specified in approved building plans	Developer/landlord

- 5.2 The provision and management of parking facilities within Bamenda III Council area shall be governed by the following rules and regulations: -
- 5.3 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;
- 5.4 Pedestrian and two wheeled modes of transport must be separated from vehicular modes of transportation;
- 5.5 Municipal bus service stations and stops shall be designated, developed and marked by Bamenda III Council and shall be prohibited for parking other than municipal buses;
- 5.6 The parking of heavy trucks and articulators along road carriageways within Bamenda III is completely prohibited;
- 5.7 The on-street loading and off-loading of cargo within Bamenda III is prohibited from 6.00 am to 6.00 pm from Monday to Saturday except on specially prepared and approved off-street bays;
- 5.8 All premises for off-license shops and bars must be provided with individual or collective off-street loading and off-loading bays;
- 5.9 All motor, lorry and bus parks are prohibited from locating along arterial and primary roads within the planning area;
- 5.10 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;
- 5.11 Motor, lorry and bus parking facilities can be located at least 50 meters from the axes of secondary and tertiary roads ;
- 5.12 Each motor, lorry and bus park must have a separate entry and exit not less than 50 meters apart;
- 5.13 The minimum area of a motor, lorry and bus park is 2500 meters square;
- 5.14 On-street parking within the city sub-centre at Mugheb, service centres and main activity areas is prohibited except at designated and marked areas;
- 5.15 Motor taxi parks within the Bamenda III shall be designated and marked by the Bamenda III Council and parking in unauthorized locations is prohibited;
- 5.16 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;

- 5.17 Parking and occupation of pedestrian walkways are strictly prohibited;
- 5.18 Parking and stopping of vehicles on pedestrian crossings is strictly prohibited;
- 5.19 Adequate off-street parking facilities shall be provided for each activity as approved and specified in the building permit.

Article 6: Urban Drainage Networks and Infrastructure within Bamenda III Area shall be governed by: -

6.1 All public right-of-ways and setbacks of buildings begin from the banks of rivers, streams and watercourses on either side;

6.2 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
6.2.1	Primary collectors	25.0m	28.0m	Bamenda City Council
6.1.2	Secondary collectors	20.0m	23.0m	Bamenda City Council
6.1.3	Tertiary collectors	15.0m	18.0m	Bamenda III Sub-divisional council
6.2.4	Local collectors	10.0m	13.0m	Bamenda III Sub-divisional council
6.2.5	Property drainage	5.0m	7.5m	Landlords and occupants

6.3 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 7: The design, construction and management of sewage networks and structures within Bamenda III shall be based on the following standards and specifications: -

S/N	Hierarchy	Specifications	Responsible Parties
7.1	Individual collectors	From dwelling units to buildings	Landlords and beneficiaries
7.2	Local sewage collectors	From buildings to plots	Bamenda II Sub-divisional council/Service provider
7.3	Tertiary collectors	From plots to blocks along easements of access and tertiary roads	Bamenda III Sub-divisional council
7.4	Secondary collectors	From blocks of buildings to clusters along tertiary and secondary roads	Bamenda City Council/Service provider
7.5	Primary collectors	From clusters to neighbourhoods along easements of secondary and primary roads	Bamenda City Council/Service provider
7.6	Sewage collector mains	From neighbourhoods to district treatment plant along watercourses	Bamenda City Council/Service provider
7.7	Combined semi sewage/biogas plant	Lowest point of water catchment	Bamenda City Council/Service provider

7.8	Final collectors	From semi-treatment plant to central plant along watercourses	Bamenda City Council/ Service provider
7.9	Central sewage treatment plant	Lowest point of water catchments	Bamenda City Council/ Service provider

Article 8: Water supply networks and infrastructure within Bamenda III shall be governed by: -

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

S/N	Hierarchy of water network	Specifications	Approving Authority
8.1.1	Trunk mains	3 meters building line on either side of water mains	Bamenda City Council
8.1.2	Primary distribution mains	Within easement of both sides of sub-freeways and primary roads	Bamenda City Council
8.1.3	Secondary distribution mains	Within easement of both sides of secondary roads	Bamenda City Council
8.1.4	Tertiary distribution mains	Within easement of both sides of tertiary roads	Bamenda III Sub-divisional Council
8.1.5	Connection mains	Within easements of both sides of access roads	Bamenda III Sub-divisional council

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

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

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

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

Article 9: Energy supply networks and installations within Bamenda III shall be governed by:-

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

S/N	Hierarchy	PRW/Setbacks	Remarks	Approving Authority
9.1.1	High tension line	50 meters on either side	Overhead	Bamenda City Council
9.1.2	Medium tension line	Within easements on either side of primary and secondary roads	Underground	Bamenda City Council
9.1.3	Low tension line	Within easements on either side of tertiary and access roads	Underground	Bamenda III Sub-divisional Council
9.1.4	Connection lines	To individual properties	Underground	Bamenda III Sub-divisional council

9.2 The following specifications of hierarchy of biogas supply networks shall be respected in Bamenda III: -

S/N	Hierarchy	Specification	Responsible Parties
9.2.1	Trunk supply pipe line	3 meters building line on either side of trunk supply pipe line	Bamenda City Council/service provider
9.2.2	Primary supply pipe line	Within easement of both sides of sub-freeways and primary roads	Bamenda City Council/service provider
9.2.3	Secondary supply pipe line	Within easement of both sides of secondary roads	Bamenda City Council/service provider
9.2.4	Tertiary supply pipe line	Within easement of both sides of tertiary roads	Bamenda III Sub-divisional Council/service provider
9.2.5	Connection pipe line	Within easements of both sides of access roads	Bamenda III Sub-divisional council/service provider

Article 10: The following specifications of hierarchy of communication networks and structure shall be respected in Bamenda III: -

S/N	Hierarchy of network	Specification	Remarks	Approving Authorities
10.1	Trunk communication cable	Within easements on both sides of arterial roads	At least 50cm underground	Bamenda City Council
10.2	Primary communication cable	Within easements on both sides of primary roads	At least 50cm underground	Bamenda City Council
10.3	Secondary communication cable	Within easements on both sides of secondary roads	At least 50cm underground	Bamenda City Council
10.4	Tertiary communication cable	Within easements on both sides of tertiary roads	At least 50cm underground	Bamenda III Sub-divisional Council
10.5	Access and connection cable	Within easements on both sides of access roads	At least 50cm underground	Bamenda III Sub-divisional Council

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

Article 1: The following community service centre in Bamenda III 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 Sub-city centres at Mugheb, Nkwen

- i. Sub-markets
- 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

1.2 Bamenda III 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

1.3 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

1.4 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

1.5 Cluster centres

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

Article 2: One public office precincts shall be developed as follows: -

- 2.1 Bamenda III Council offices at **Menda** should be maintained.
- 2.2 Sub-divisional government office precinct to be created side by side with sub-divisional council offices in **Menda**.

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

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

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

Item	Residential category	Plot Sizes	% of plot coverage	Number of dwellings	No. of Dwelling Units	Housing types
3.1.4	Medium density/medium income residential area	500 – 750 meters square	40	Duplex/detachment	Two and two dependences	Three bedrooms/parlour
3.1.5	High to medium density/income residential area	Not less than 300 meters square	50	High rise residential flats	Multiple without dependences	Two bedrooms/parlour
3.1.6	High density/low income residential area	150 – 300 meters squares	60	One	Multiple without dependences	Room/parlour
3.1.7	Very high density/ very low income residential area	Less than 150 meters square	80	One	Multiple	Studios

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

3.3 The Bamenda III 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 shall be respected: -

S/N	Description	Location	Facilities	Space Needs	Max. Building Heights
4.1	Northeast regional trade zone and bus station		<ul style="list-style-type: none"> ❖ Lorry parks ❖ Motor park ❖ Car park ❖ Warehouses ❖ Shops ❖ Open market ❖ Services ❖ Security 	3 hectares	3 stories
4.2	Sub-divisional	Bamenda III:	❖ Sub-divisional council	5 hectares	3 stories

S/N	Description	Location	Facilities	Space Needs	Max. Building Heights
	service centre		<ul style="list-style-type: none"> offices and hall ❖ Sub-divisional public office precinct ❖ Shopping centre ❖ Cultural centre ❖ Open space ❖ Car parks 		
4.4	Shopping centres	<ul style="list-style-type: none"> ➤ Bamenda III Sub-divisional service centre ➤ Sector centres 	<ul style="list-style-type: none"> ❖ Shops ❖ Car park ❖ Offices ❖ Open space ❖ Recreational facilities 	5000 meters square	3 stories
4.5	Neighbourhood centre	Within each neighbourhood	<ul style="list-style-type: none"> ❖ Grocery store ❖ Shops ❖ Community hall ❖ Government primary/nursery school 	3 hectares	2 stories
4.6	Food markets	➤ Mile Four Nkwen	<ul style="list-style-type: none"> ❖ 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	<ul style="list-style-type: none"> ➤ Mankon ➤ Mile Four Nkwen ➤ Mendankwe ➤ Chomba 	<ul style="list-style-type: none"> ❖ Enclosed market space ❖ Slaughter slab ❖ Public conveniences ❖ Parking facilities ❖ Loading and off-loading bay 	5000 meters square	Single floor
4.8	Shopping mall	➤ Towards Bambui	<ul style="list-style-type: none"> ❖ Supermarkets ❖ Shops ❖ Warehouses ❖ Parking space ❖ Public conveniences ❖ Loading and off-loading bays ❖ Security services ❖ Catering services ❖ Recreational services ❖ Wholesale stores 	5-10 hectares	3 stories

Article 5: The provision of public educational facilities In Bamenda III shall be governed by: -

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

S/N	Educational Institutions	Location	Catchment Radius	Facilities	Minimum Area	Maximum Building Heights
5.1.1	Public nursery school	Cluster	0.5Km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground 	0.5 hectare	1
5.1.2	Systemic nursery schools	Sector	1.5 km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground 	0.5 hectares	1
5.1.3	Private nursery schools	sector	1.5km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Games/toy room ➤ Playground 	0.5 hectares	1
5.2.1	Public primary school	Neighbourhood	1.5km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm 	1.5 hectares	2
5.2.2	Systemic primary school	Sector	1.5 km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm 	1.5 hectares	2
5.2.3	Private primary schools	sector	1.5km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm 	1.5 hectares	2
5.3.1	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
5.3.2	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
5.3.3	Private secondary/high schools	Two Urban sectors	3.5 km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Library ➤ Administration ➤ Assembly ground ➤ Playground ➤ Garden/farm 	3.0 hectares	3
5.3.4	Public technical/high school	Urban sector	2.5Km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Library ➤ Administration ➤ Assembly ground ➤ Playground 	3.0hectares	3

S/N	Educational Institutions	Location	Catchment Radius	Facilities	Minimum Area	Maximum Building Heights
				Garden/farm		
5.3.5	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
5.3.6	University of Bamenda COTECH	Ntenefor, Nkwen	5.0Km	<ul style="list-style-type: none"> ➤ Classrooms ➤ Library ➤ Administration ➤ Assembly ground ➤ Playground ➤ Gymnasium ➤ Workshops/laboratories ➤ Halls of residence 	5.0 hectares	3

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

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

S/N	Facilities	Location	Catchment Radius	Facilities	Space Needs
6.1	District hospitals:	❖ Nkwen ❖	Sub-division council area	<ul style="list-style-type: none"> ➤ Resident doctor ➤ Developed medical laboratory ➤ Pharmacy ➤ Maternity ➤ Casualty theatre 	2 hectares
6.2	Pharmacies	❖ Districts or sectors	District or sector	Comprehensive pharmaceutical facilities and services	Adequate built space
6.3	Improved health centres: ❖	❖ Urban sectors	Urban sector	<ul style="list-style-type: none"> ➤ Experience nurse ➤ Laboratory technician 	1 hectare

S/N	Facilities	Location	Catchment Radius	Facilities	Space Needs
				<ul style="list-style-type: none"> ➤ Pro-pharmacy ➤ Maternity 	
6.4	Health posts:	❖ Neighbourhoods	Neighbourhood	➤ Nursing aid	300 square meters

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

S/N	Postal Services	Location	Catchment Area	Facilities	Parties
7.1	Sub-divisional post office	Bamenda III Sub-divisional service centre	Sub-divisional council area	<ul style="list-style-type: none"> ❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes 	CAMPOST
7.2	Urban sector post office	Urban sector centres	Urban sector community	<ul style="list-style-type: none"> ❖ Letter and parcels ❖ Money transfer ❖ Internet services ❖ Post office boxes 	CAMPOST
7.3	Neighbourhood postal agency	Neighbourhood centre	Neighbourhood community	❖ Letters	Community
7.4	Letter boxes	Each dwelling unit	Dwelling unit	Boxes and keys	Landlords/occupants

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

S/N	Facilities	Location	Catchment Area	Facilities	Space Needs	Building Heights	Parties
8.1	Sub-divisional cultural centres <ul style="list-style-type: none"> ❖ Arts and culture museum ❖ Sub-divisional library 	Bamenda III Sub-divisional service centre	Sub-divisional council area	<ul style="list-style-type: none"> ➤ Built space ➤ Parking facilities ➤ Open space ➤ Recreational facilities 	3000 square meters	2 floors	SDCs
8.3	Urban sector	Urban	Urban sector	➤ Built space	1000	1 floor	SDCs

S/N	Facilities	Location	Catchment Area	Facilities	Space Needs	Building Heights	Parties
	cultural centres ❖ Arts and culture museum ❖ Urban sector library	sector service centres	communities	➤ Parking facilities ➤ Opens space	square meters		/sector communities
8.4	Village cultural centres ❖ Arts and culture museum ❖ Village library	Nkwen and Dzah Palaces	Villages and environs	➤ Built space ➤ Parking facilities ➤ Opens space ➤ Recreational facilities	1500 square meters	2 floors	Village authorities
8.5	Neighbourhood cultural hall ❖ Arts and culture museum ❖ Neighbourhood library	Neighbourhood centres	Residential neighbourhoods	➤ Built space ➤ Parking facilities ➤ Opens space	600 square meters	1 floor	Neighbourhood committees
8.6	Council Cemeteries	Sub-divisional council areas	Sub-divisional council area	Open space	3.5 hectares	NA	SDCs
8.7	Family and private burial grounds	Where approved	Not applicable	Open space	As approved	Not applicable	SDC/Providers

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

S/N	Sports and Physical education facilities	Location	Facilities	Capacity	Parties
9.1	Sub-divisional stadiums ❖ Nkwen ❖ Mbachongwa ❖ Mendankwe/Ndza h	Outskirts of Bamenda III Sub-divisional Council	➤ Football field ➤ Athletic tracks ➤ Gymnasium ➤ Indigenous sports facilities ➤ Etc	20 000	Bamenda III Council
9.2	Sub-divisional gymnasiums	Bamenda III Sub divisional	➤ Basketball pitch	5000	Bamenda III Council

S/N	Sports and Physical education facilities	Location	Facilities	Capacity	Parties
	❖ Mankon ❖ Nkwen ❖ Mbachongwa ❖ Mendankwe/Ndza h	service centre/	➤ Table tennis ➤ Physical fitness facilities ➤ Etc.		
9.3	Horse race grounds	❖ Sub-divisional	➤ Grand stand ➤ Race tack ➤ Pavilion ➤ Public conveniences ➤ Security services	3.0 hectares	Bamenda III Sub-divisional council
9.4	Urban sector sports complex	Urban sector centre/Public High School	➤ Football field ➤ Gymnasium ➤ Indigenous sports facilities	5000	Bamenda III Council/community
9.5	Neighbourhood playground	Neighbourhood centre/Public Primary School	➤ Football field ➤ Indoor games ➤ Indigenous sports facilities	5000	Bamenda III Council/community
9.6	Cluster green	Cluster /Public Nursery School	Playground	100	Community
9.7	Mission schools	Within institution	➤ Football field ➤ Athletic tracks ➤ Indigenous sports facilities ➤ Indoor games	3000	Providing agencies
9.8	Private lay schools	Within institution	➤ Football field ➤ Athletic tracks ➤ Indigenous sports facilities ➤ Indoor games	3000	Providing agencies
9.9	Public schools	Within institution	➤ Football field ➤ Athletic tracks ➤ Indigenous sports facilities ➤ Indoor games	5000	Providing agencies

Article 10: Industrial Land Uses within Bamenda III 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	Northeast heavy industrial	MAGZI Industrial Zone	North West Region	Heavy industries		5 stories	MAGZI/Bamenda city Council

S/N	Industrial Zones	Location	Catchment Area	Facilities	Space Requirements	Maximum Building Heights	Responsible Parties
	l zone						
10.1.2	Development of sub-divisional industrial villages	Mbelewa, Mbelem	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 III Sub-divisional Council in collaboration with Bamenda City Council.

10.4 The location, development and operation of large and medium industrial activities shall be authorized and approved by the Mayor, Bamenda III Council;

10.5 The location, development and operation of large light industrial activities must be authorized and approved by the Bamenda III 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 III shall be respected: -

S/N	Description	Location	Catchment Area	Responsible Parties
11.1	Reclamation and development of watercourse reserves and flood plains	Across Bamenda III Council area	Bamenda City Council area	❖ City Council for primary and secondary watercourses ❖ Bamenda III Sub-divisional council for tertiary watercourses
11.2	Reclamation, protection and development of scenic and vulnerable sites	Bamenda escarpment and all steep slopes	Bamenda III Council area	❖ Bamenda City Council/Bamenda III Sub-divisional councils
11.3	Protection of public right-of-ways	Across the City	Bamenda City Council area	❖ City Council for arterial, primary and secondary roads ❖ Bamenda III Sub-divisional council for tertiary and access roads
11.4	Bamenda III Ecological parks and gardens	Sub-divisional service centres	Bamenda sub-divisional councils	❖ Bamenda III Sub-divisional council
11.5	Liberty squares	Sub-divisional service centres	Bamenda sub-divisional councils	❖ BCC/Bamenda III Council
11.6	Sector park and gardens	District service centres	Urban sectors or sectors	Bamenda III Sub-divisional council/district or sector development association
11.7	Neighbourhood park and gardens	Neighbourhood centres	Neighbourhoods	Bamenda III Sub-divisional council/district or neighbourhood development committees
11.8	Cluster greens	Clusters	Residential clusters	Neighbourhood committees and cluster residents

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

Article 13: The urban environment of Bamenda III 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 III Council in collaboration with Bamenda City 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 III 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 III Council in collaboration with Bamenda City Councils 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 III 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 III 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 III

Article 1: Social housing should be provided within Bamenda III Sub-divisional Council on a periodic basis of five years. Large social housing areas should be minimized.

Article 2: Large scale segregation of housing is prohibited. 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 III shall be governed by: -

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

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

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

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

4.1 Delineate and declare areas for urban upgrading and renewal

4.2 Sensitize land owners and occupants on urban upgrading and renewal

4.3 Prepare a cadastral plan of pattern of land ownership and development on declared area showing:

- i. Boundaries and dimensions of each plot
- ii. Surface area of each plot
- iii. Status of plot ownership
- iv. Development on each plot

- v. Owner of each plot
 - vi. Existing networks and public utility infrastructure
 - vii. Existing open spaces and public and community facilities
 - viii. Vulnerable sites to be protected
- 4.4 Prepare a topographic plan of declared area
 - 4.5 Prepare terms of reference for urban upgrading
 - 4.6 Discuss terms of reference for urban upgrading with stakeholders
 - 4.7 Prepare and sign an urban upgrading contract with representatives of stakeholders and authorities
 - 4.8 Prepare upgrading and boundary adjustments plans for the area
 - 4.9 Subdivide land into building plots
 - 4.10 Obtain approval of stakeholders and authorities for upgrading plan, rules and regulations
 - 4.11 Redevelop site and improve on networks as approved
 - 4.12 Propose rational reallocation of plots to stakeholders
 - 4.13 Obtain approval of stakeholders and authorities for the reallocation of plots
 - 4.14 Reallocate plots as approved
 - 4.15 Resettle displaced land owners
 - 4.16 Control land development as per urban upgrading rules and regulations
 - 4.17 Prepare as developed and built urban upgrading plans
 - 4.18 Register as planned and built urban upgrading plans
 - 4.19 Regularly maintain as developed and built area

Article 5: All vacant buildable plots within the inner and middle areas of Bamenda III Council 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 III Council in collaboration with Bamenda City Council shall declare priority planning and developments areas for managing urban expansion in each sub-divisional council area in accordance with the following procedures: -

- 6.1 Select and declare priority development areas in short term periods of 5 years;
- 6.2 Prevent the anarchical and spontaneous development and construction in non-priority development areas by:
 - i. Forbidding the subdivision and sale of buildable plots
 - ii. Forbidding the construction of urban type houses on non-priority
 - iii. development areas
 - iv. Limiting the extension of urban networks and public utilities to non-priority
 - v. development areas
- 6.3 Plan and layout priority development areas
- 6.4 Develop road networks and public utility networks in priority development areas
- 6.5 Systematically subdivide land into regular building plots
- 6.6 Allocate building plots to those in need for land for different purposes
- 6.7 Control the development and construction on allocated building plots

- 6.8 Continuous upgrade roads and public utility networks, infrastructure and structures
- 6.9 Construct public and community facilities in the right places and at the right time
- 6.10 Regularly maintain priority development areas
- 6.11 Declare new priority development areas

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

7.1 The Bamenda III 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 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. Resettle 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 III Council site and service schemes shall be governed by: -

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

- i. The Mayor Bamenda III: Chairperson
- ii. The representative of the Government Delegate, Bamenda City Council
- iii. Bamenda III Council 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 III Council site and service schemes for private development must be sold within the timeframe determined by Bamenda III Council

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

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

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

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

Article 9: Urban Land Sub-division in Bamenda III shall be governed by: -

9.5 The irregular and random subdivision of land within the planning area is strictly prohibited;

9.6 The modification of boundaries of building plots within the planning area must be approved by Bamenda III Council;

9.7 The sub-division of any plot into more than one and less than five must be approved by the III Council;

- 9.8 The sub-division of land into more than five plots must be in the form of an approved layout plan;
- 9.9 All applications for land certificates must be supported by a recent town planning permission or certificate;
- 9.10 All building blocks must have at list 10 and not more 20 plots;
- 9.11 Each building plot must have a width along the front access of not less than 10m and a length not less than 15m;
- 9.12 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;
- 9.13 All permanent and temporary structures and buildings within the planning area must be based on an approved building plan;
- 9.14 The Bamenda III 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 III 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