

REPUBLIQUE DU CAMEROUN

Paix-Travail-Patrie

.....
DEPARTEMENT DU BUI

.....
COMMUNE DE KUMBO



REPUBLIC OF CAMEROON

Peace-Work-Fatherland

.....
BUI DIVISION

.....
KUMBO COUNCIL

KUMBO TOWN LANDUSE PLAN



SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT PERSPECTIVES



Bureau d'Appui Technique à l'Immobilier

Et Aux Services Urbains

**ETUDES URBANISTIQUES, ARCHITECTURALES, ENVIRONNEMENTALES,
SOCIO ECONOMIQUES, FONCIERES, CADASTRALES ET INGENIEURIE DU BATIMENT**

November 2012

Rapport n°II

KUMBO TOWN LANDUSE PLAN

First workshop on the Existing Situation

02 – 11 – 2012

Workshop moderation team:

- **Dr François Nanfack: Director General , BATISU Sarl**
- **Mr Zachary Fru Nsutebu : Chief of mission**
- **Mr Sendze David Layili : Chief of project**
- **Mr Nchouwat Mouchili Idrissa : Town Planner**
- **Mrs Brigitte Folefack : Facilitator**

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INTRODUCTION

SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT PERSPECTIVES



INTRODUCTION

The workshop began at about 11:30 am after the official launching ceremony by the SDO, till about 6:00 pm. The workshop consisted of two parts. The first consisted of PowerPoint presentation of the existing state of the development of Kumbo town. The second part consisted of five working groups organized by functional planning sectors as follows:

WORKSHOP GROUPS

1.0 NETWORKS AND INFRASTRUCTURES SECTOR

- 1.1. Sewage networks and systems
- 1.2. Drainage networks
- 1.3. Rail way networks
- 1.4. Road way networks
- 1.5. Water supply

2.0 ECONOMIC BASE SECTOR

- 2.1. Primary economic activities : primary products : Extraction, agriculture, fishing, Farming
- 2.2. Secondary economic activities (constrains)
- 2.3. Tertiary economic activities

3.0 INSTITUTIONAL SECTOR

- 3.1. Land management
- 3.2. Local finance
- 3.3. Local Governance
- 3.4. Partnership

4.0 SOCIAL SECTOR

- 4.1. Population and housing
- 4.2. Public and community facilities
- 4.3. Educational facilities
- 4.4. Health facilities
- 4.5. Civic and cultural activities
- 4.6. Markets
- 4.7. Parking facilities
- 4.8. Sports and recreation
- 4.9. Access to basic services and utilities
- 4.10. Social welfare facilities and services

5.0 LAND USE AND SPATIAL SECTOR

5.1- Land Use

5.2- Urban spatial structures:

5.3- Organization of space

WORKSHOP PROGRAM

- Presentation of the power point of the Kumbo city master plan regarding the existing state of kumbo;
- Discussion in general assembly with the various participants;
- Formation of the various workshop groups;
- Terms of reference for all the various workshops;
- Holding of the various workshops ;
- Presentation of the various reports of the workshops to the general assembly

TERMS OF REFERENCE FOR WORKING GROUPS

- Each group should select a moderator and a reporter
- Brainstorm and clarify the sector and its elements
- For each element of your sector:
 - Describe the situation in kumbo
 - Evaluate if it is satisfactory
 - If not, what is the core land use problem of each element?
 - Identify the cause of the core problem
 - Identify the effects and the consequences of the core problems
 - Who are the most affected?
 - How can we resolve the problems?
 - Who should take action to resolve the problems?

The final results of the workshop have been analyses and presented in the following summary urban diagnosis:

**PREPARATION OF THE LANDUSE PLAN OF THE TOWN OF
KUMBO**

SUMMARY OF URBAN DIAGNOSIS

**SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT
PERSPECTIVES**



SUMMARY OF URBAN DIAGNOSIS

1.0 CENTRAL PROBLEM

The urban environment of Kumbo town is not conducive to those who live in or visit Kumbo. This environment is characterized by the following undesirable effects: -

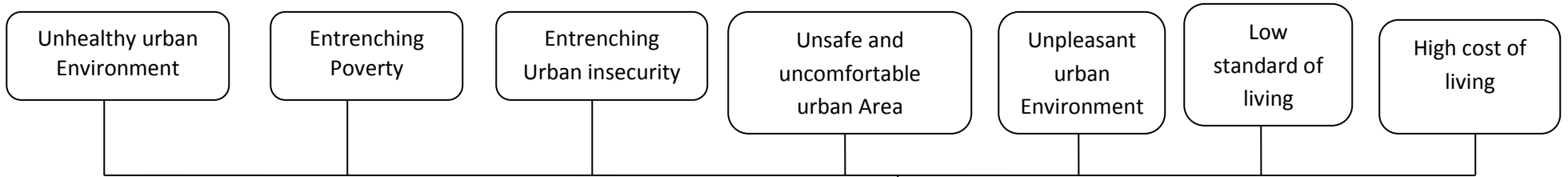
- An unhealthy living environment ;
- Entrenching poverty ;
- Entrenching urban security ;
- Unsafe and uncomfortable urban environment ;
- Unpleasant urban environment ;
- Low standard of living ;
- Low cost of living.

2.0 CORE PROBLEMS

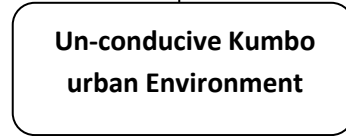
- Unstructured and unorganized land use pattern
- Unplanned, Spontaneous Land Development and Construction
- Incoherent and degraded urban road networks
- Poor transport facilities and services
- Inadequate and doubtful quality of water supply
- Inadequate, unreliable and irregular energy supply
- Absence of an organized storm drainage system
- Poorly constructed and managed individual sewage systems
- Inadequate and unreliable communication facilities
- Unsatisfactory state of public and community facilities
- Poor Housing Conditions
- Entrenching Environmental Degradation
- Weak and Unstable Economic Base
- Unsatisfactory management of Urban Land
- Inadequate, Unreliable and Unstable Local Finance
- Ineffective local governance and partnership

The causes of these core problems are shown on the following problem trees.

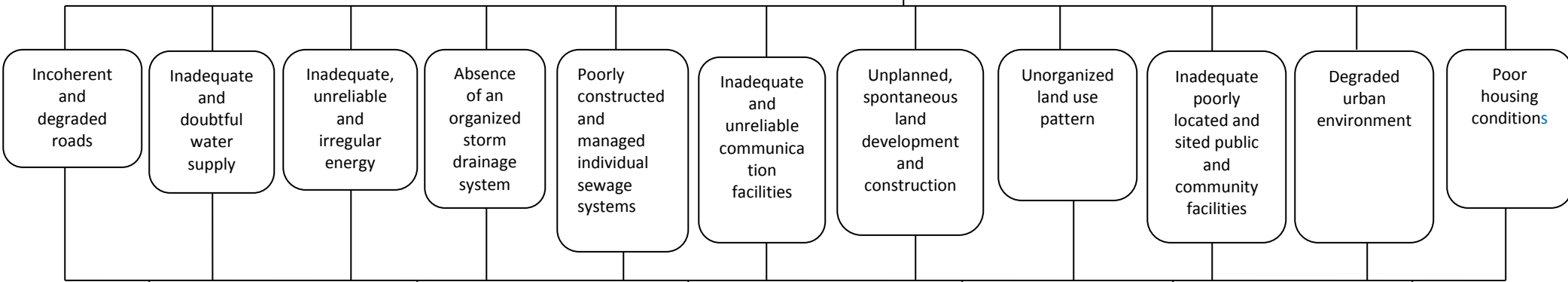
Consequences



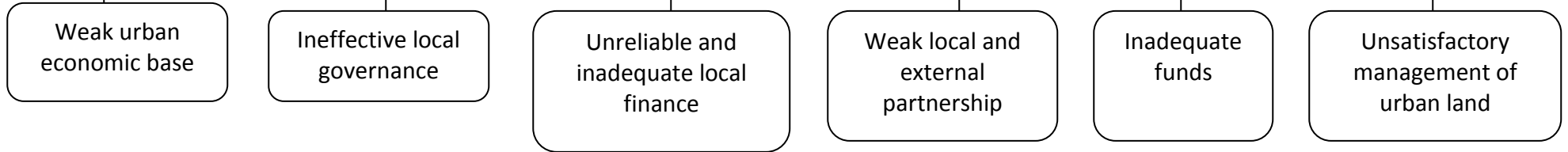
Central Problem



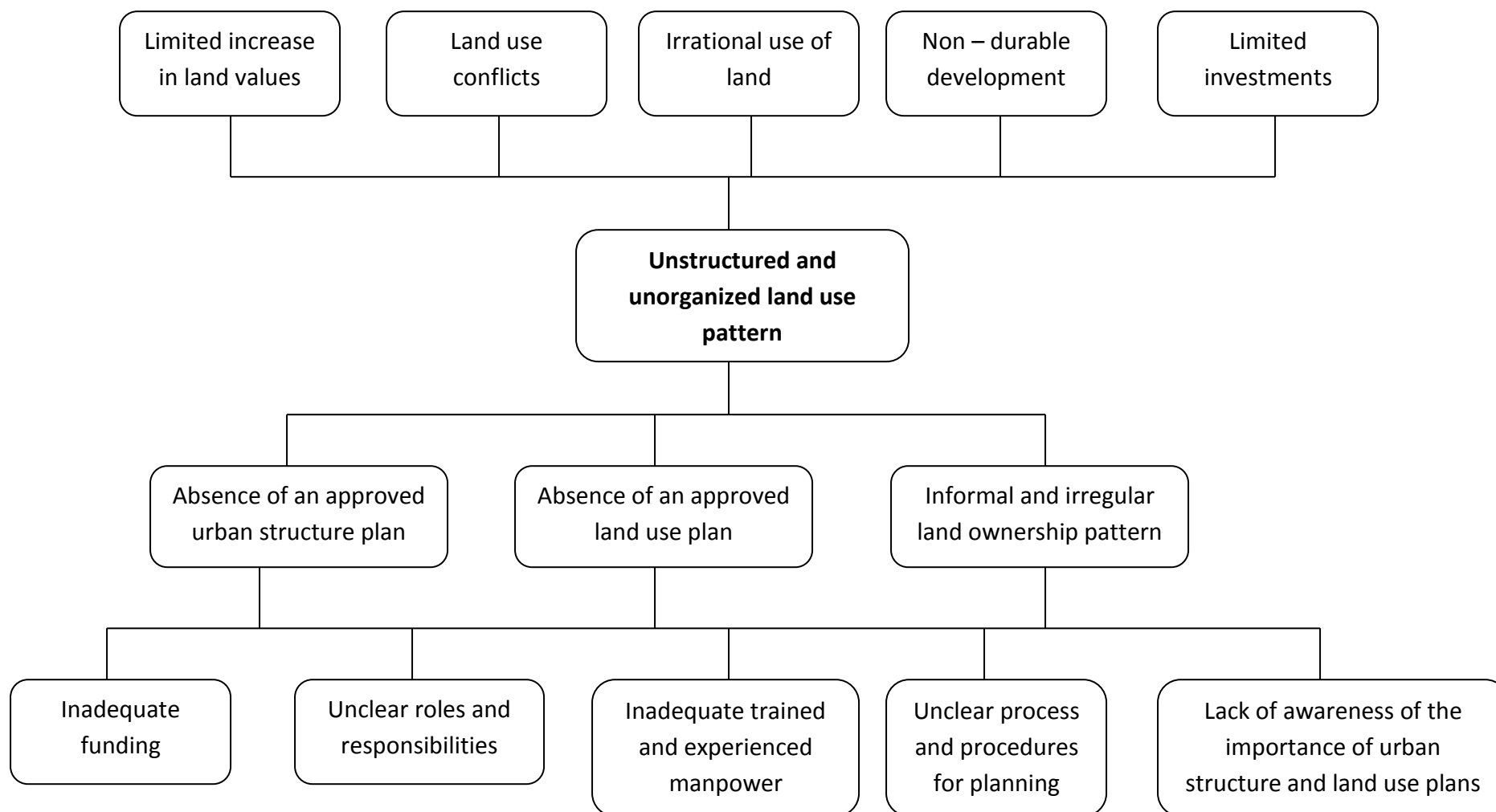
Core Problems



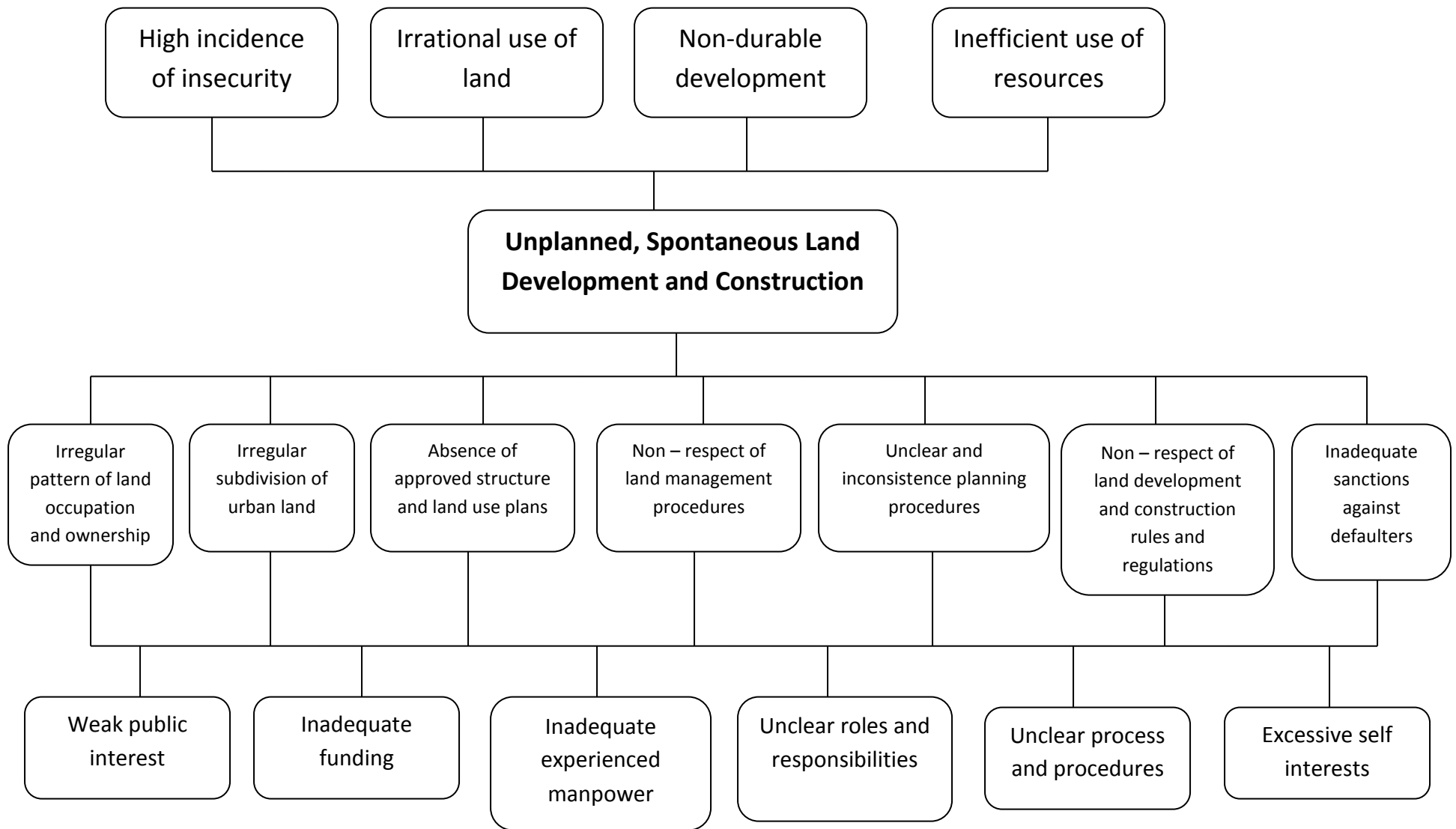
Causes



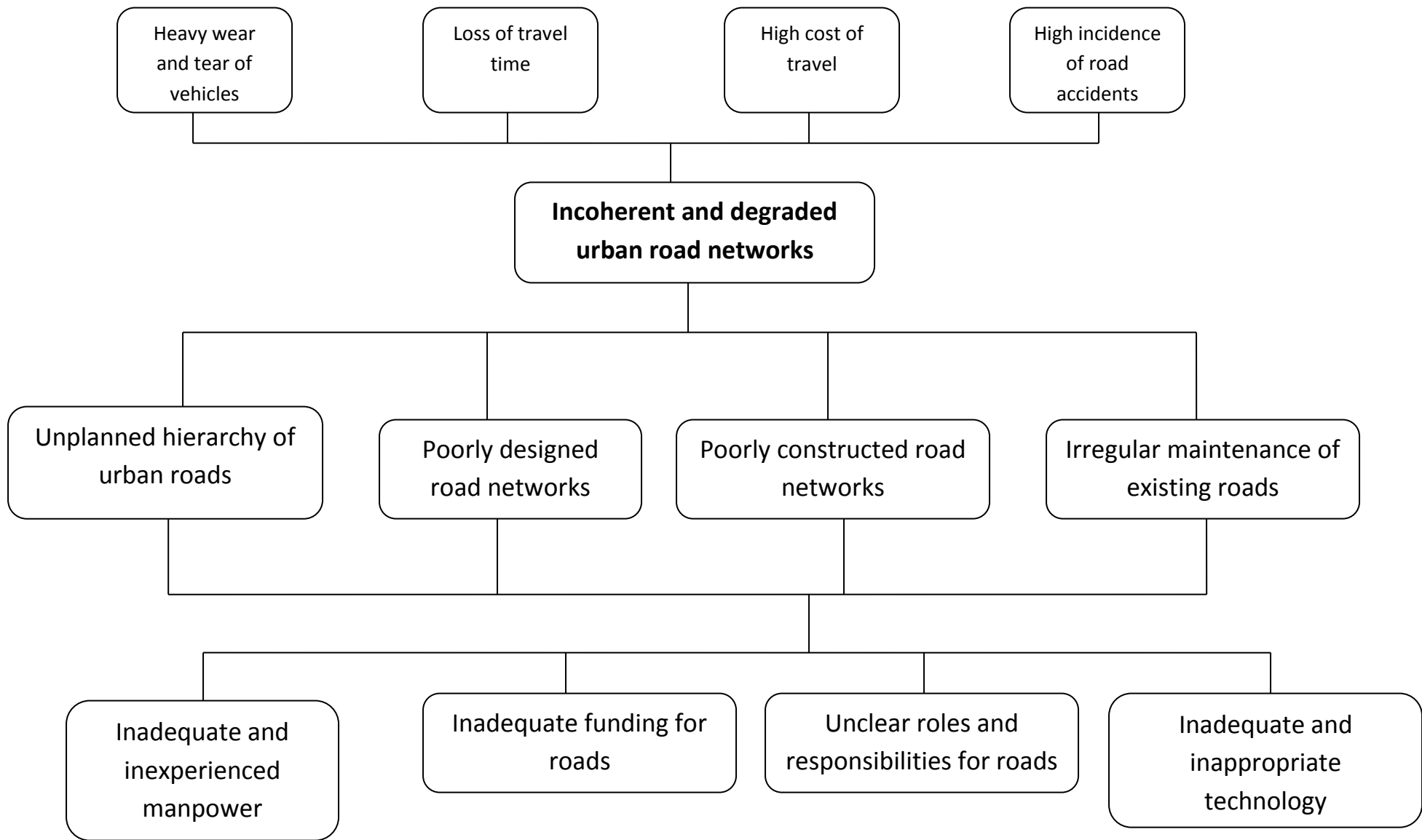
Problem Tree N° 1 : Existing State of Development of Kumbo town



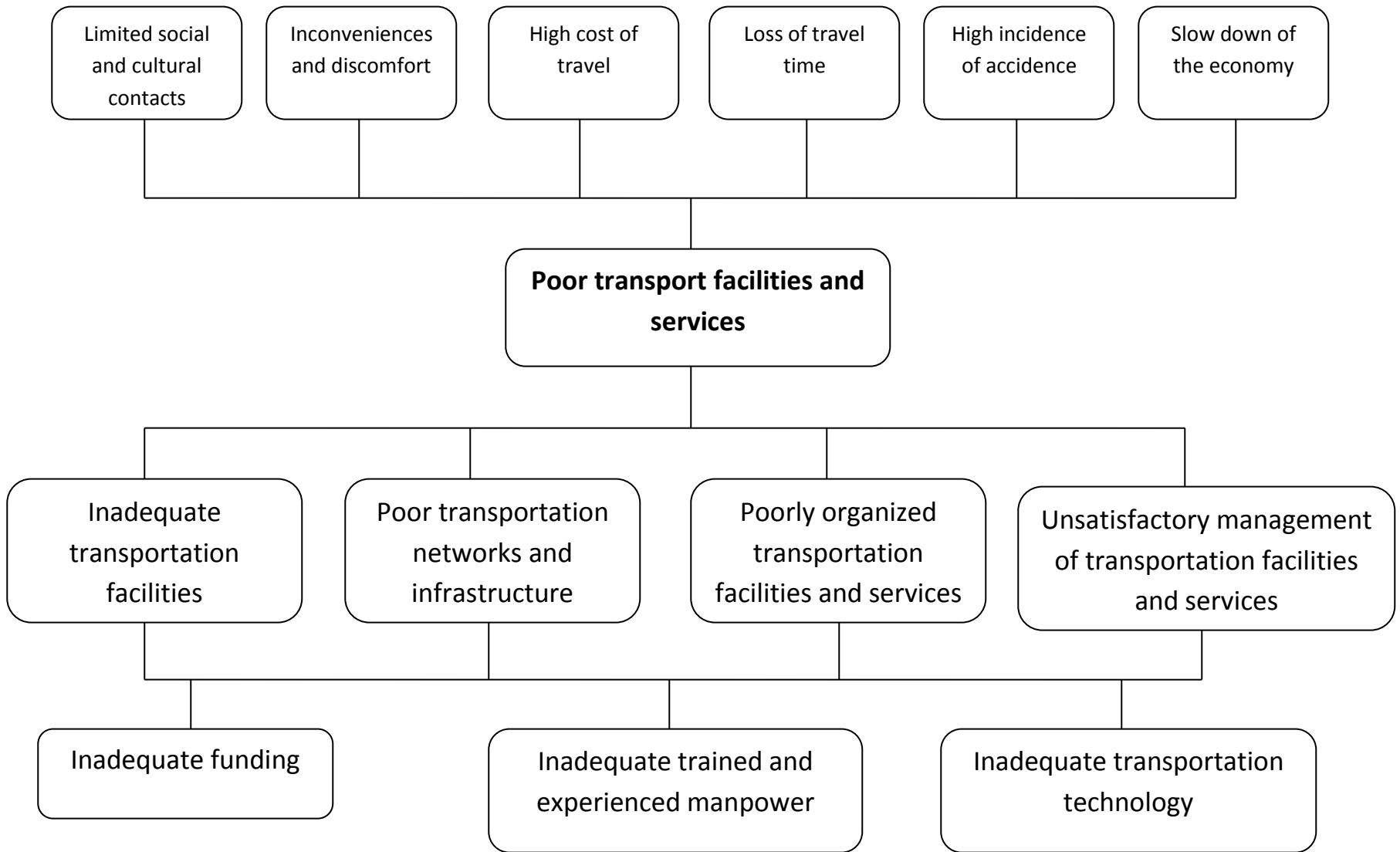
Problem Tree N° 2 : Unstructured and Unorganized Land Use Patterns



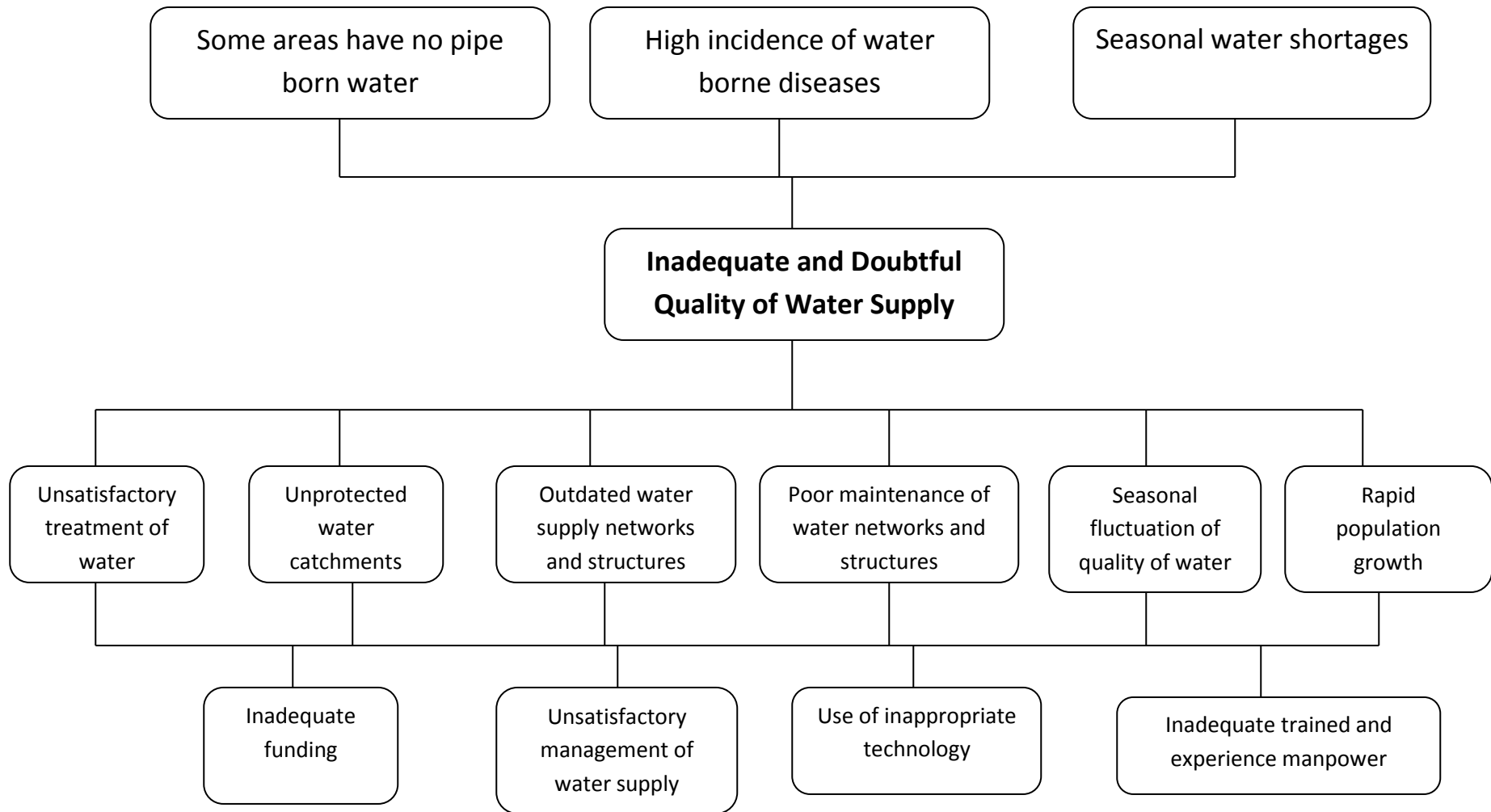
Problem Tree N° 3: Unplanned, Spontaneous Land Development and Construction



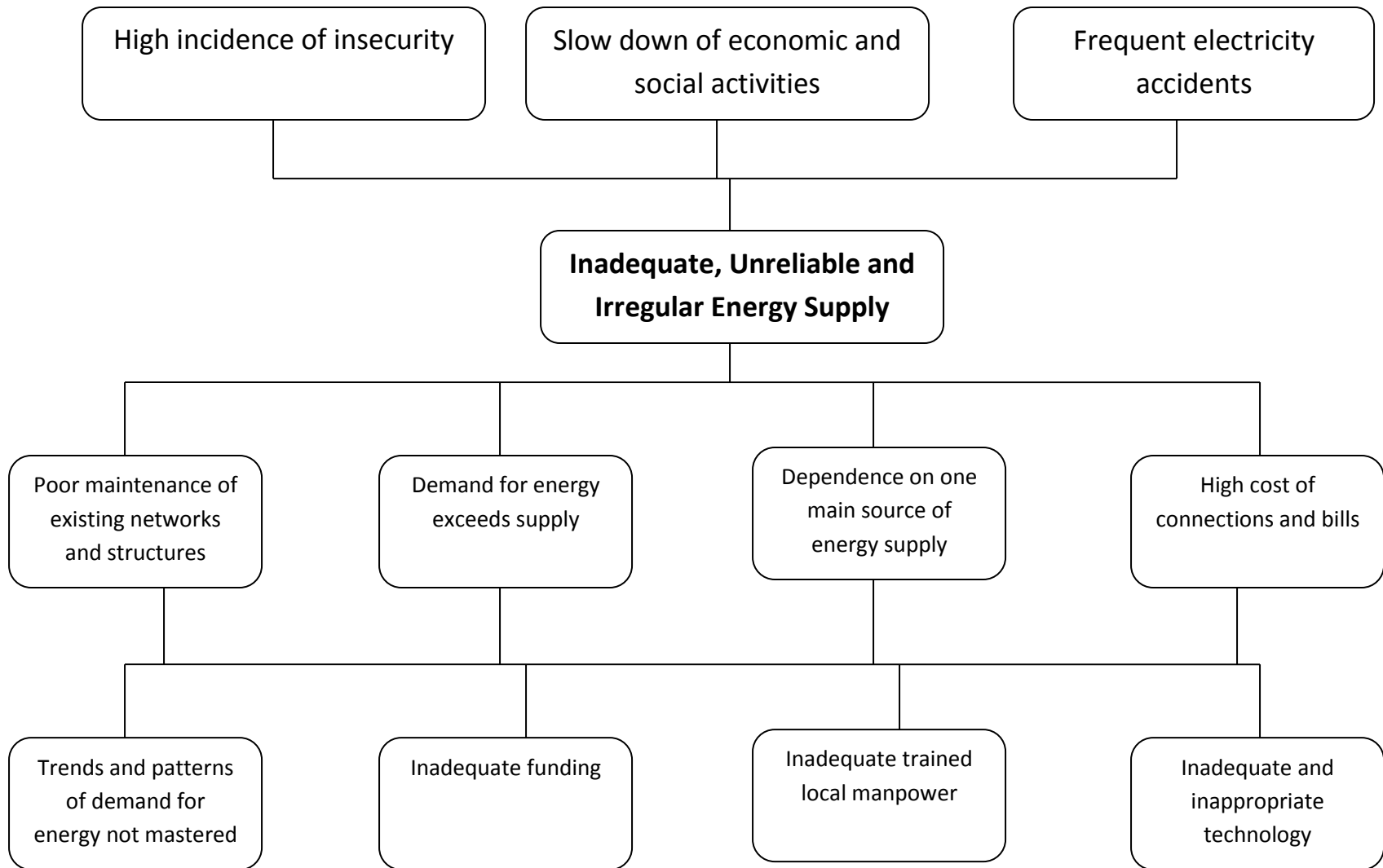
Problem Tree N° 4: Incoherent and Degraded Urban Road Networks and Infrastructure



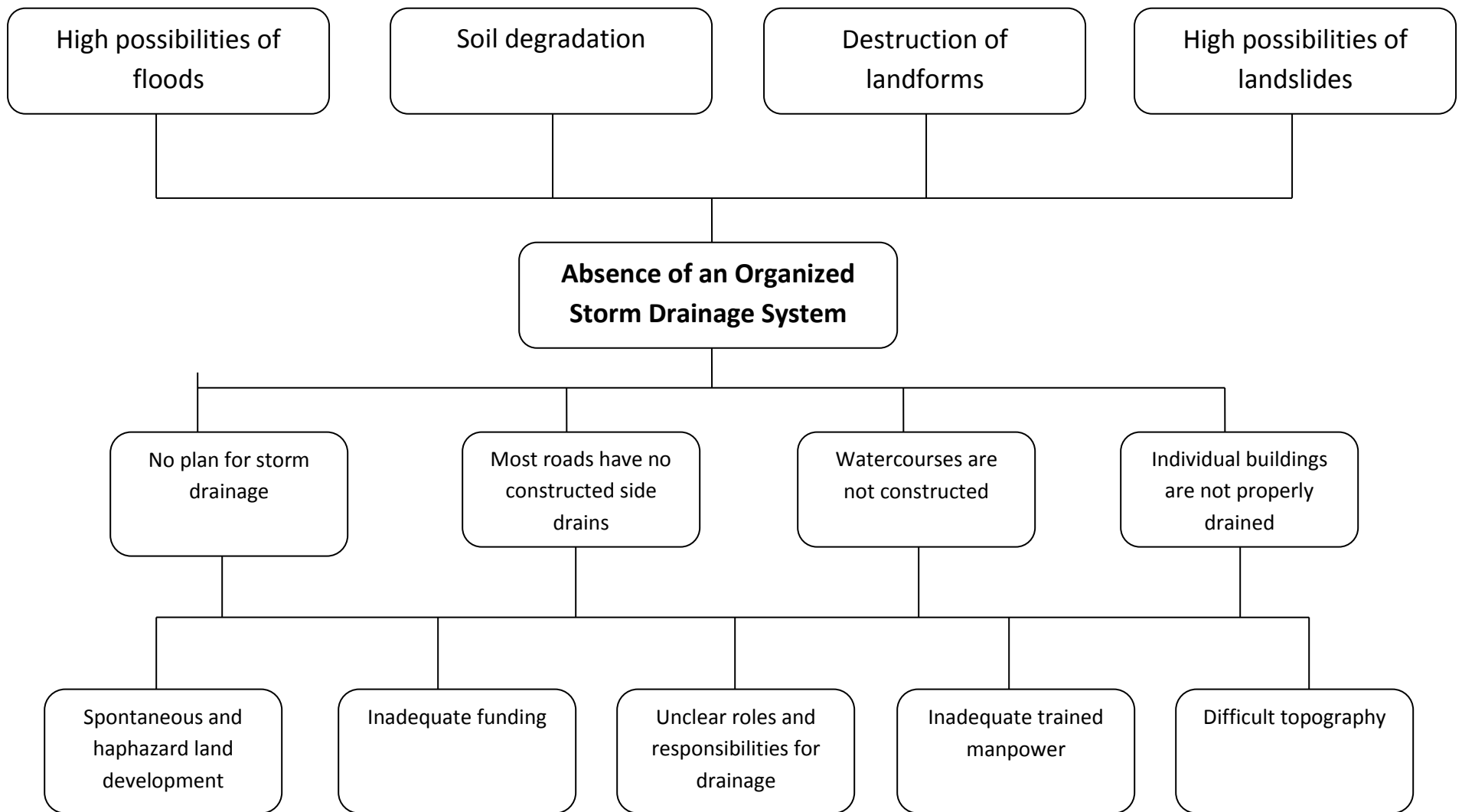
Problem Tree N° 5: Poor Transportation Facilities and Services



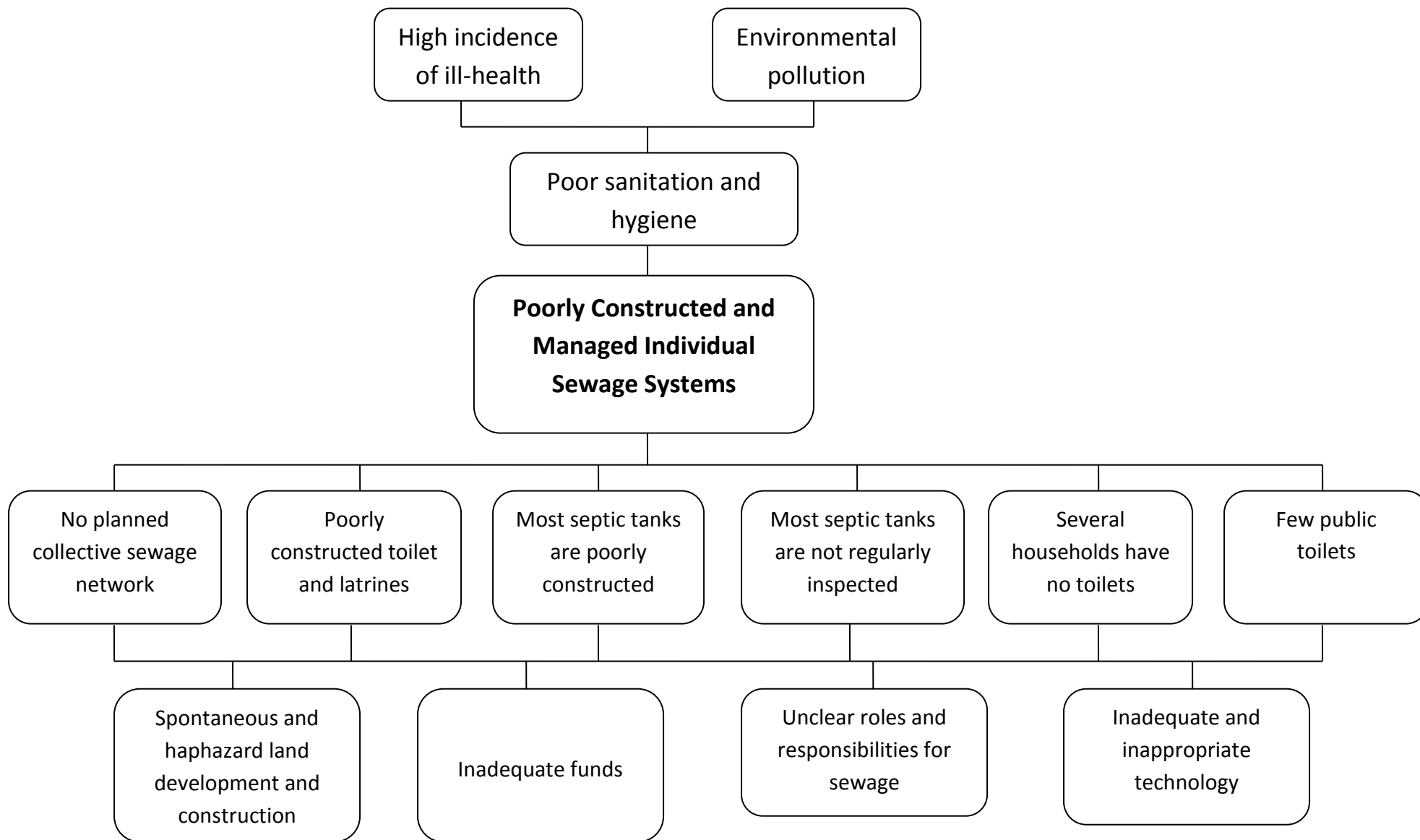
Problem Tree N° 6: Inadequate and Doubtful Supply of Water Supply



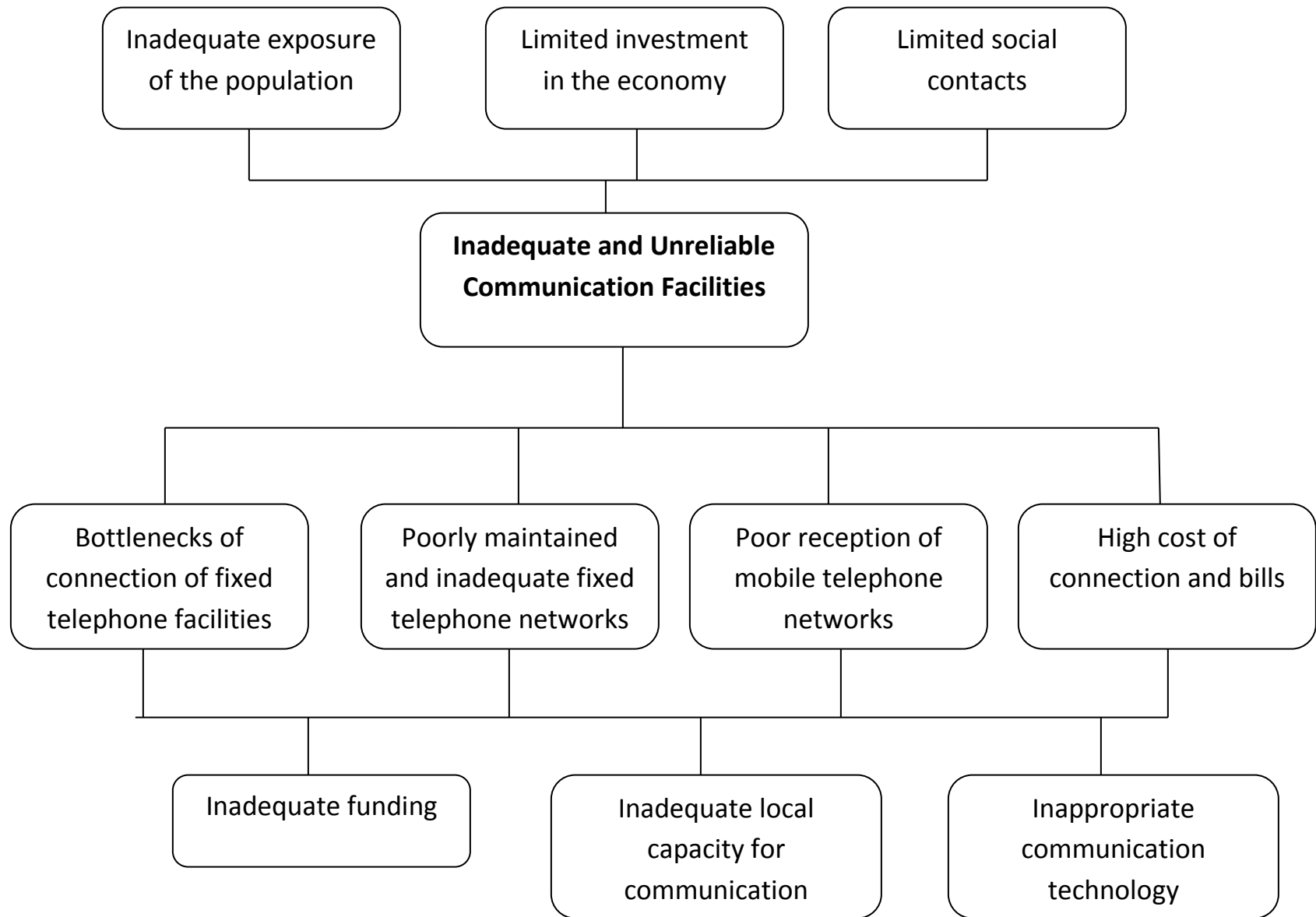
Problem Tree N° 7: Inadequate, Unreliable and Irregular Energy Supply



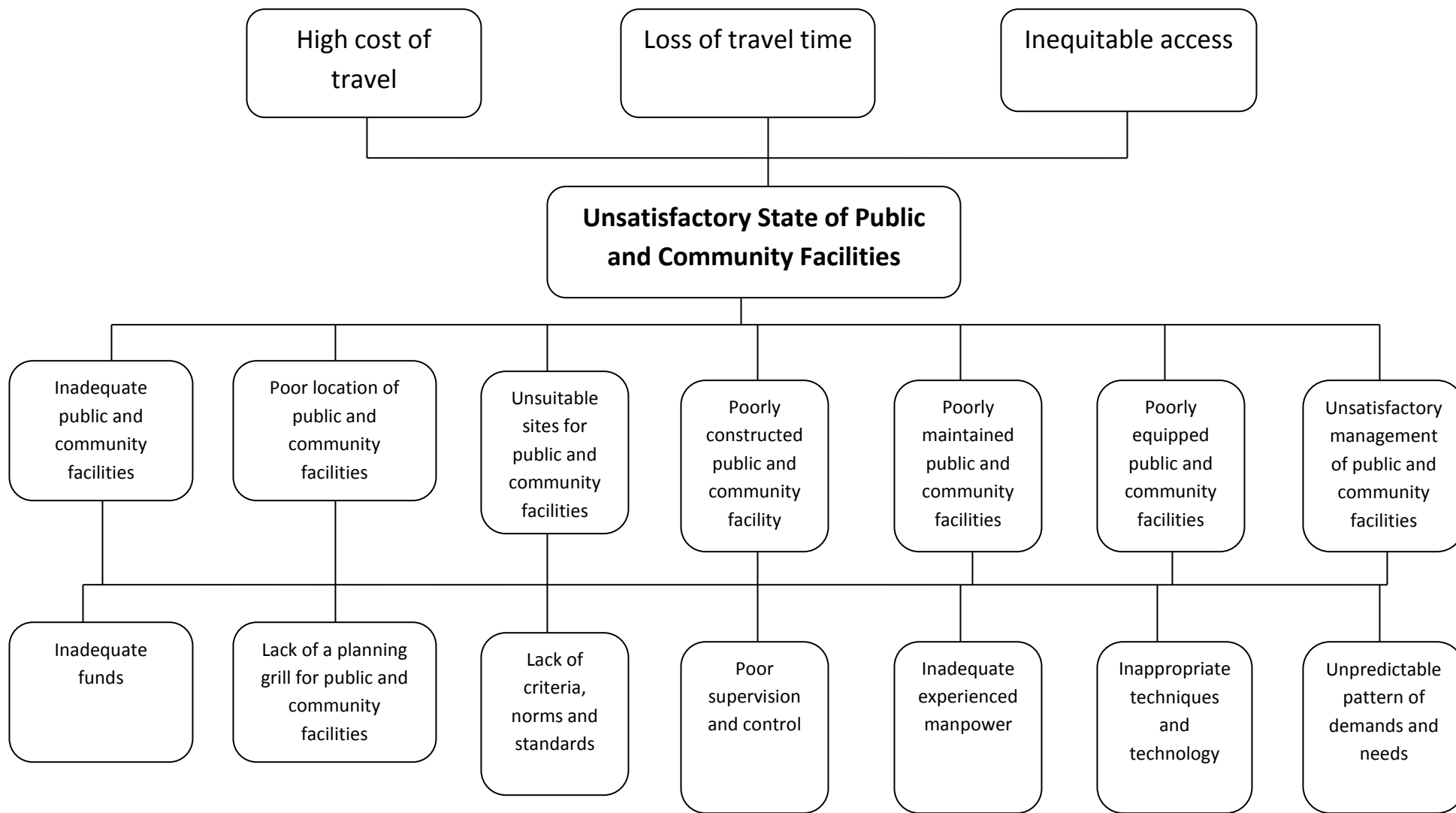
Problem Tree N° 8: Absence of an Organized System of Storm Drainage



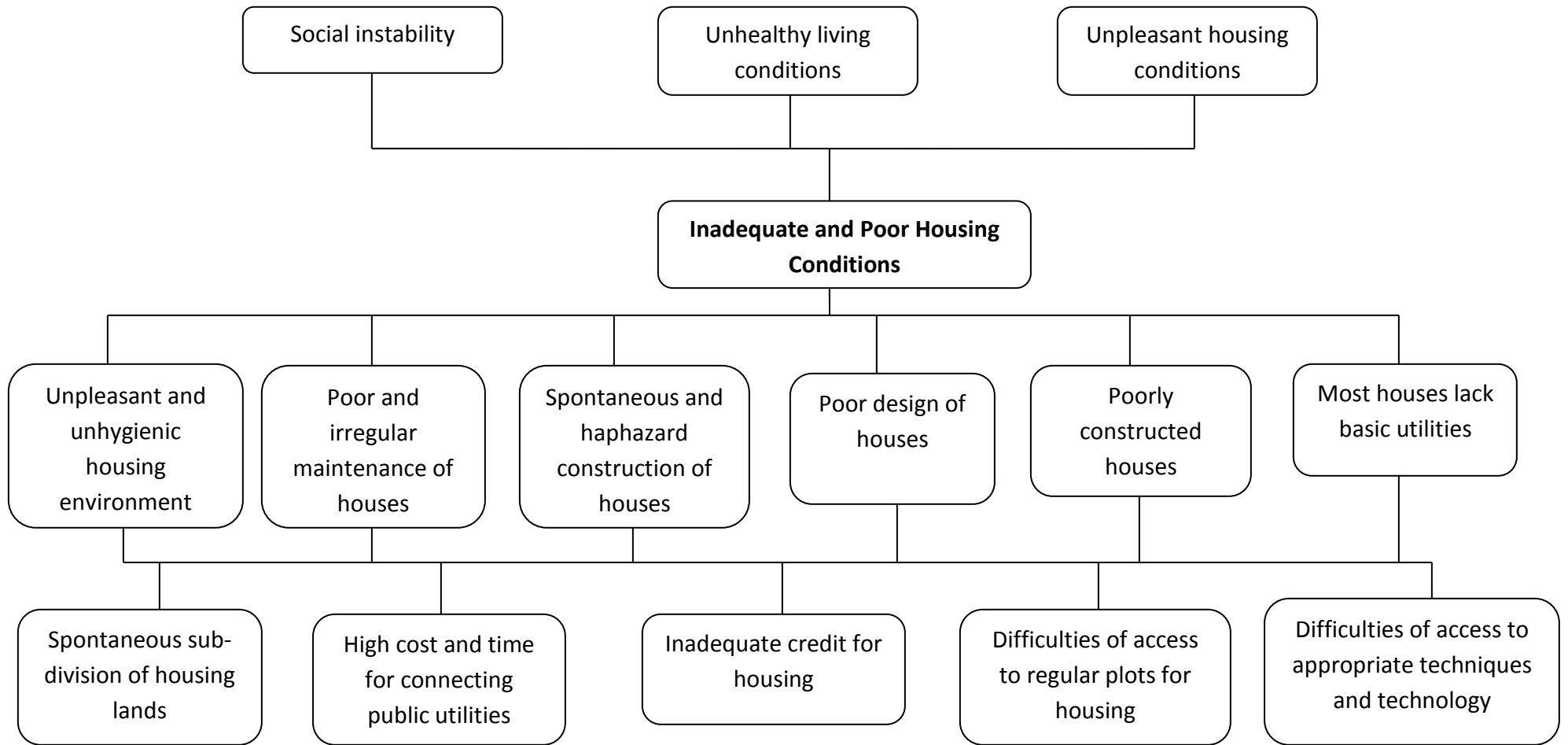
Problem Tree N° 9: Poorly Constructed and Managed Individual Sewage Systems



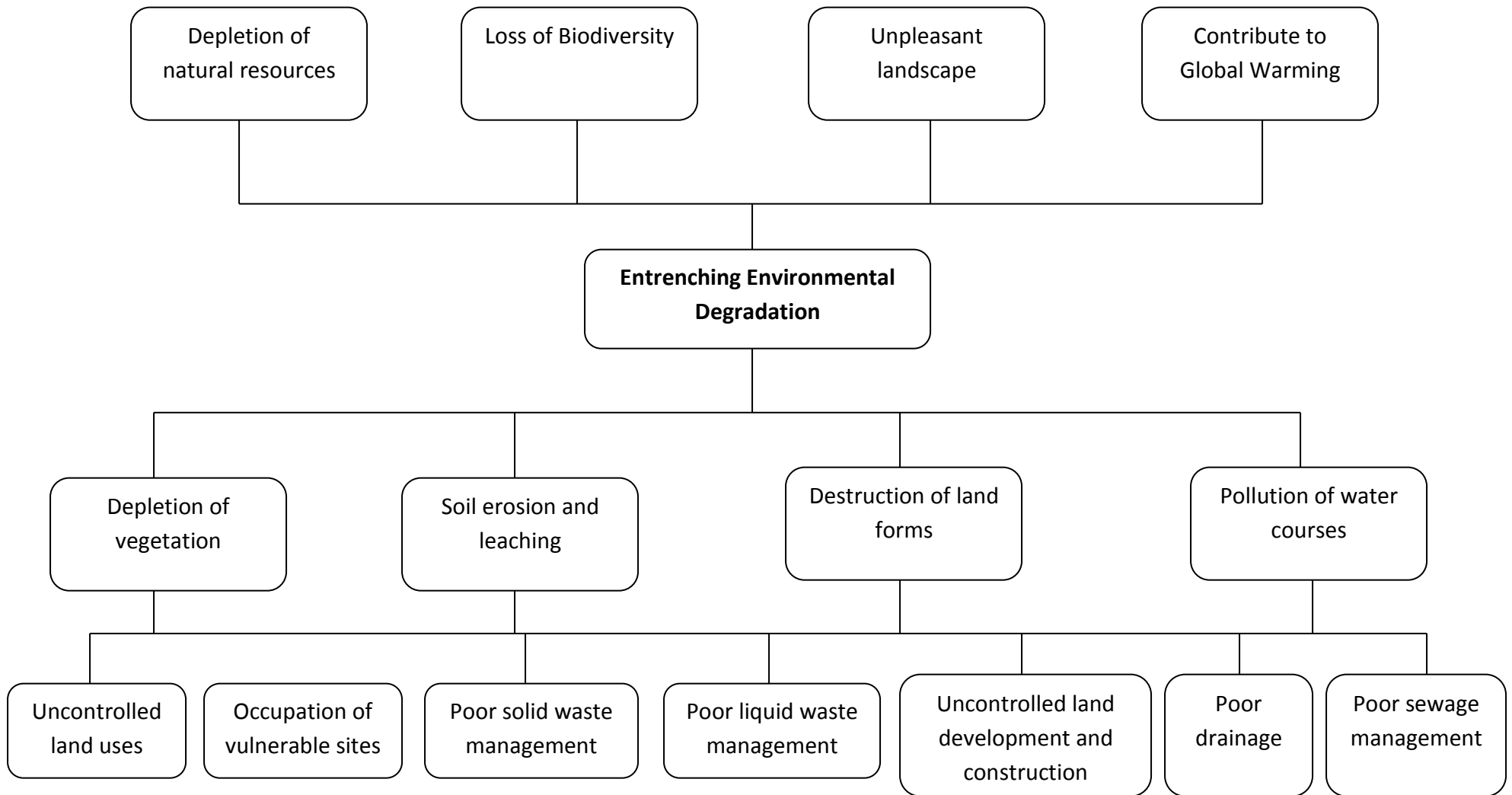
Problem Tree N° 10: Inadequate and Unreliable Communication Facilities



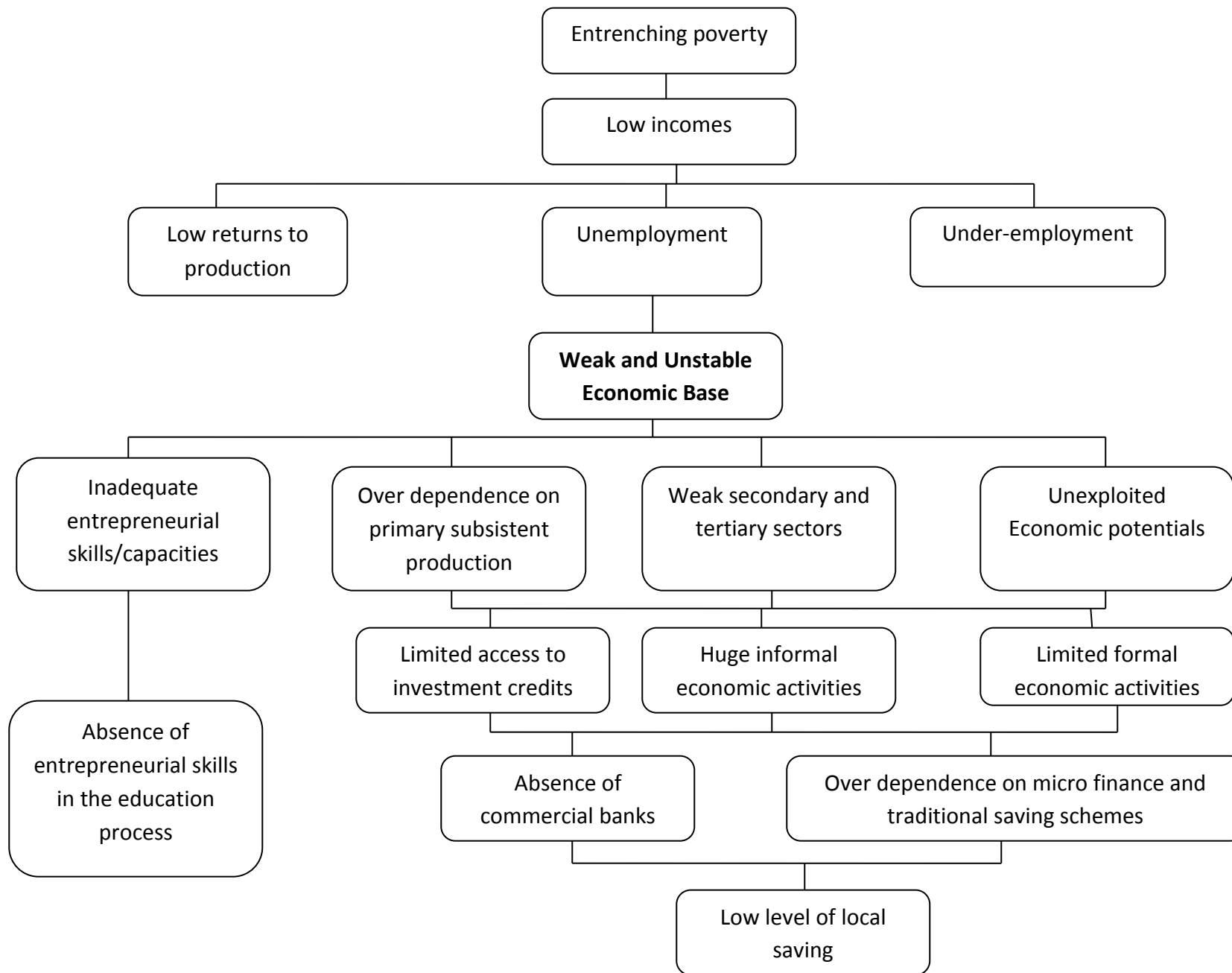
Problem Tree N° 11: Unsatisfactory State of Public and Community Facilities



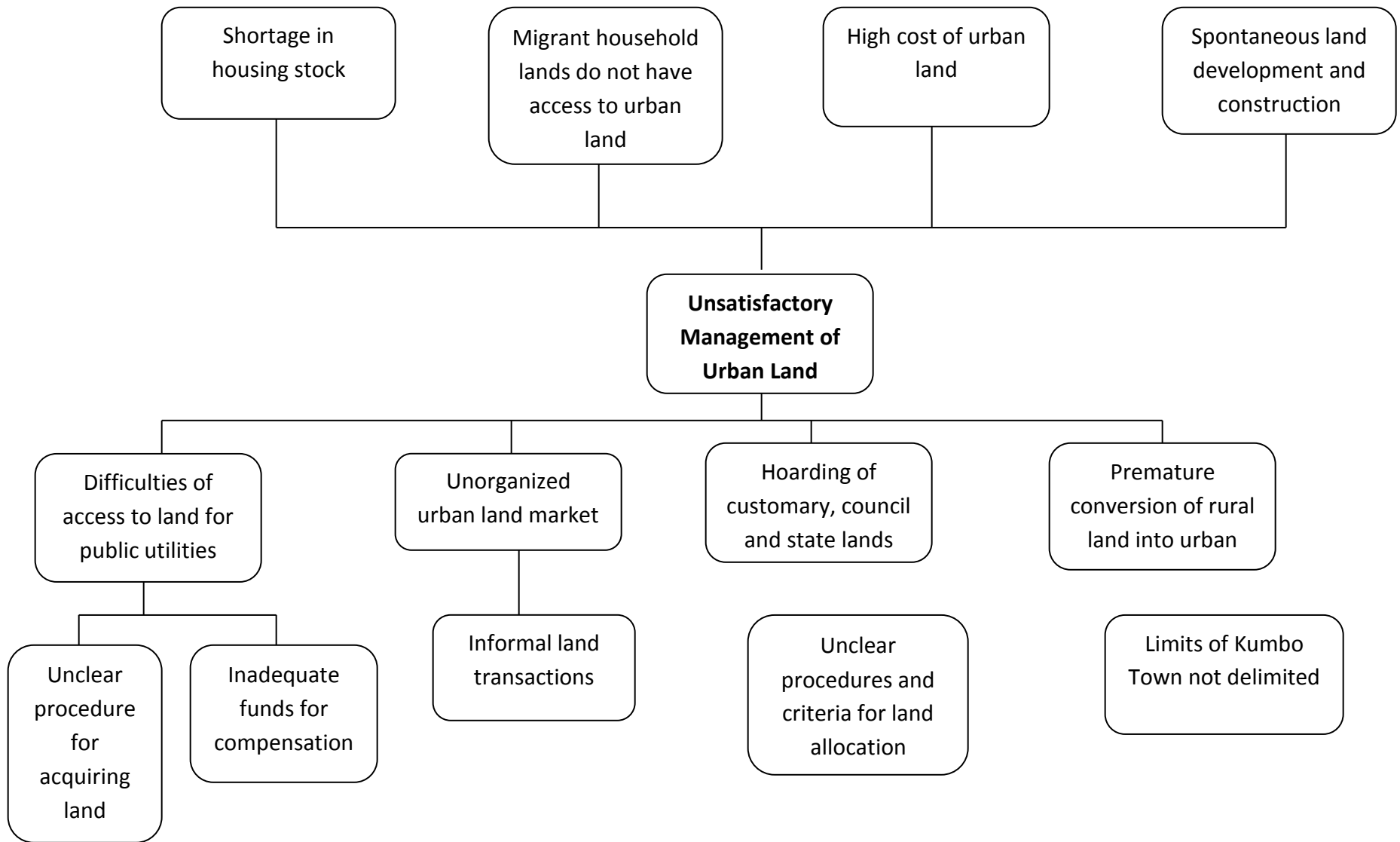
Problem Tree N° 12: Inadequate and Poor Housing Conditions



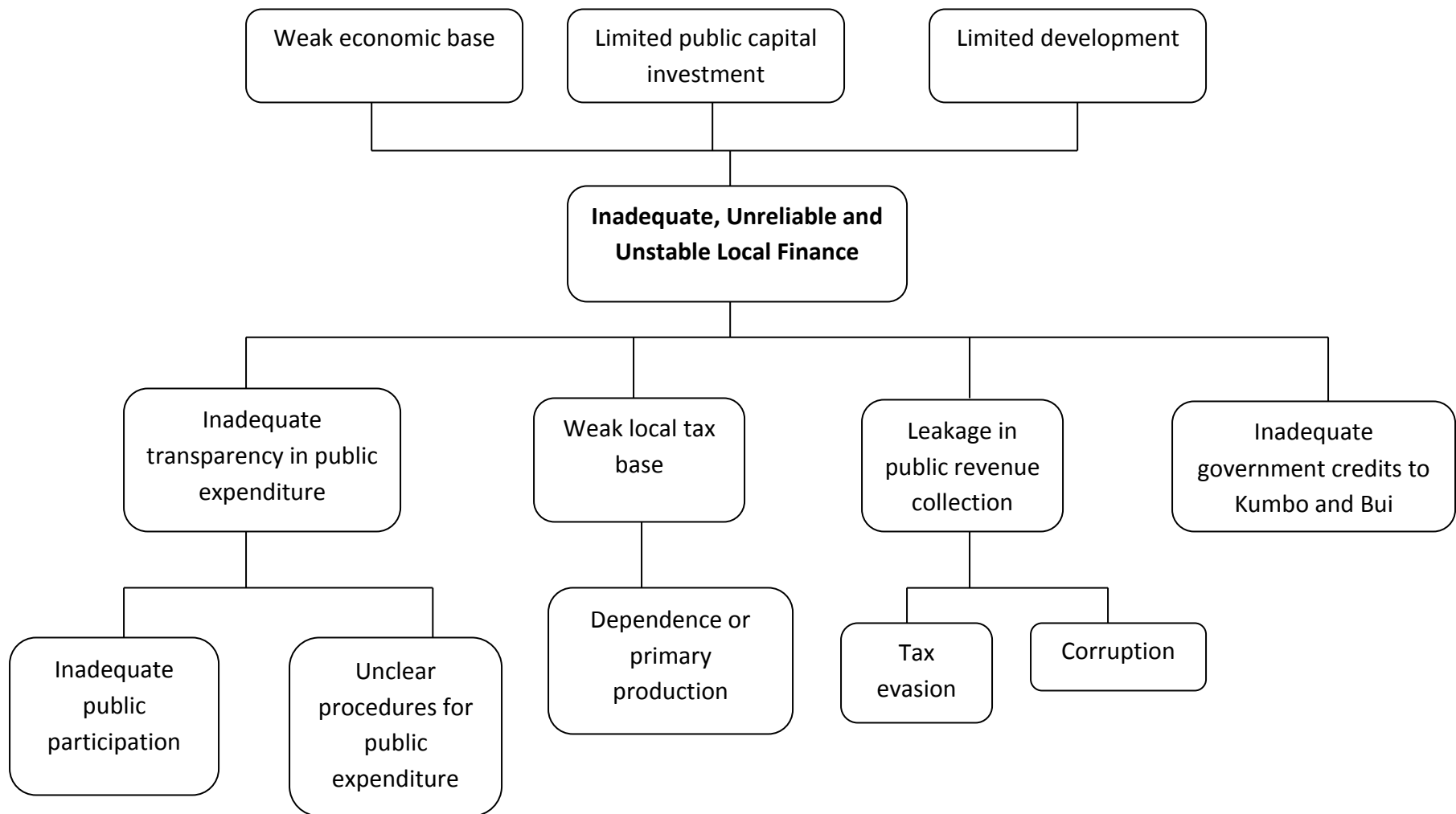
Problem Tree N° 13: Entrenching Environmental Degradation



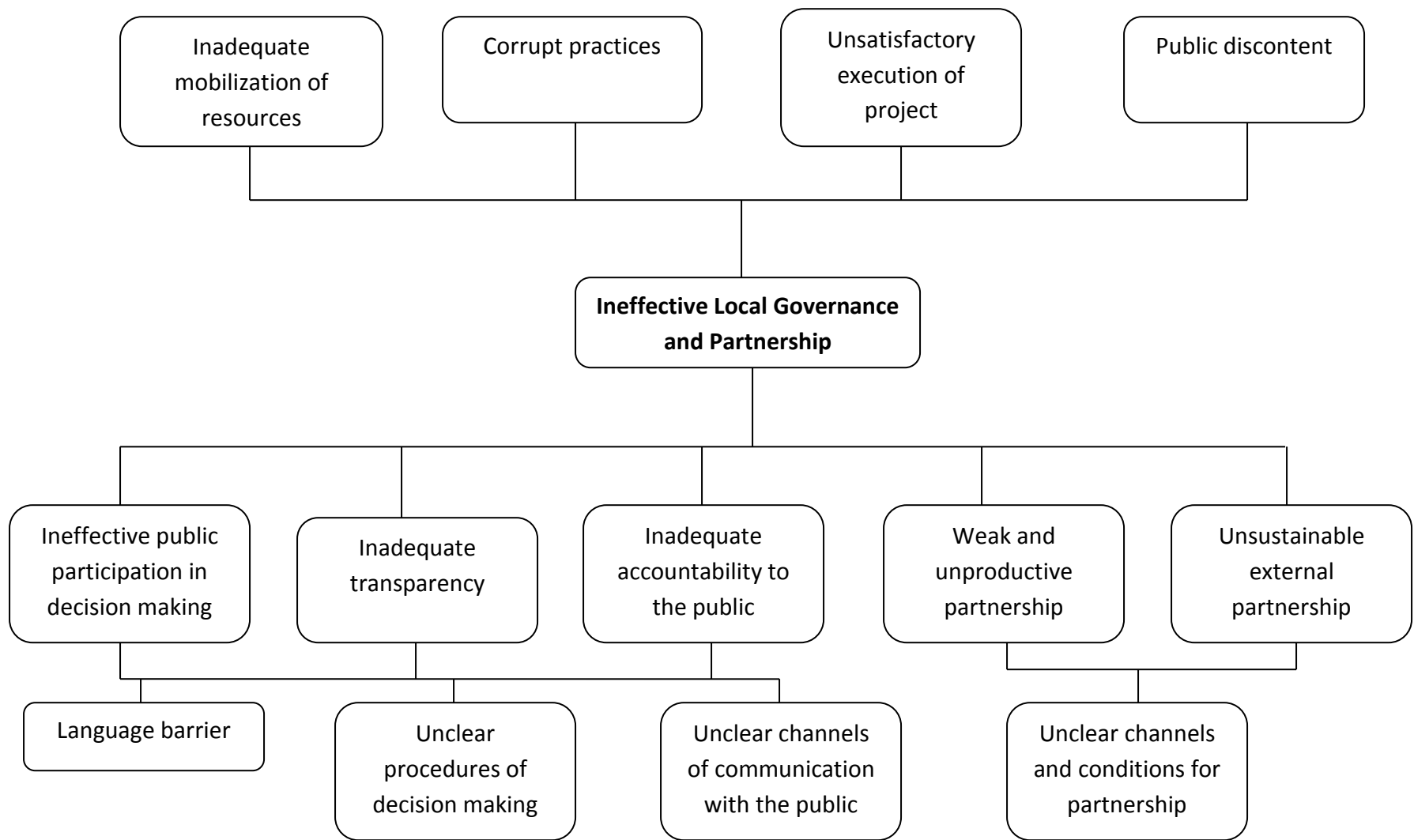
Problem Tree N° 14: Weak and Unstable Economic Base



Problem Tree N° 15: Unsatisfactory Management of Urban Land



Problem Tree N° 16: Inadequate, Unreliable and Unstable Local Finance



Problem Tree N° 17: Ineffective Local Governance and Partnership

CONCLUSION

The above diagnosis has enabled us to understand the problems, causes and consequences of the current state of development of Kumbo town. This provides us with a sound background to generate planning and development perspectives, policies, strategies and plans which can contribute to the sustainable development of Kumbo in order to satisfy the aspirations of its citizens, visitors and investors.

**PREPARATION OF THE LANDUSE PLAN OF THE TOWN OF
KUMBO**

DEVELOPMENT PERSPECTIVE OF KUMBO

**SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT
PERSPECTIVES**



DEVELOPMENT PERSPECTIVES OF KUMBO

1.0 PLANNING GOAL

The ultimate planning goal for Kumbo is to make Kumbo a conducive environment for its citizens and visitors by ensuring the following expected outcomes:

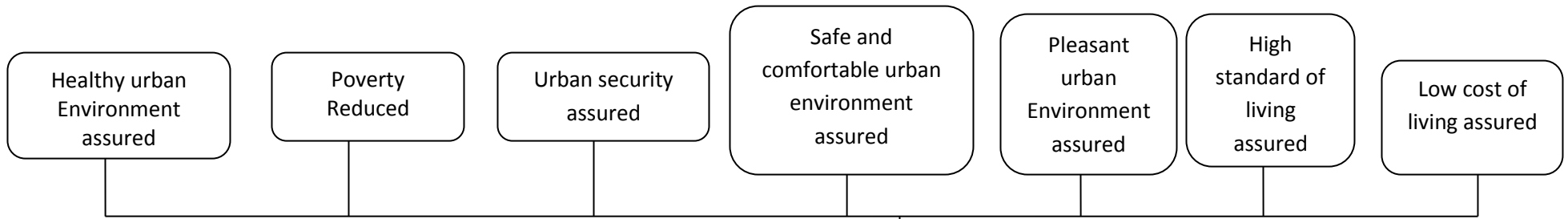
- Ensuring a healthy living environment for all citizens and visitors;
- Reasonably reducing current levels of poverty to acceptable and justifiable levels;
- Reasonably reducing current levels of insecurity in Kumbo and its environs;
- Making Kumbo a safe and comfortable environment to live, work and visit;
- Making Kumbo a pleasant and attractive place to live, work and visit;
- Reasonably raising the living standards while reducing the cost of living in Kumbo.

2.0 GENERAL OBJECTIVES

The achievement of the above planning goal depends on realizing the following general development objectives:

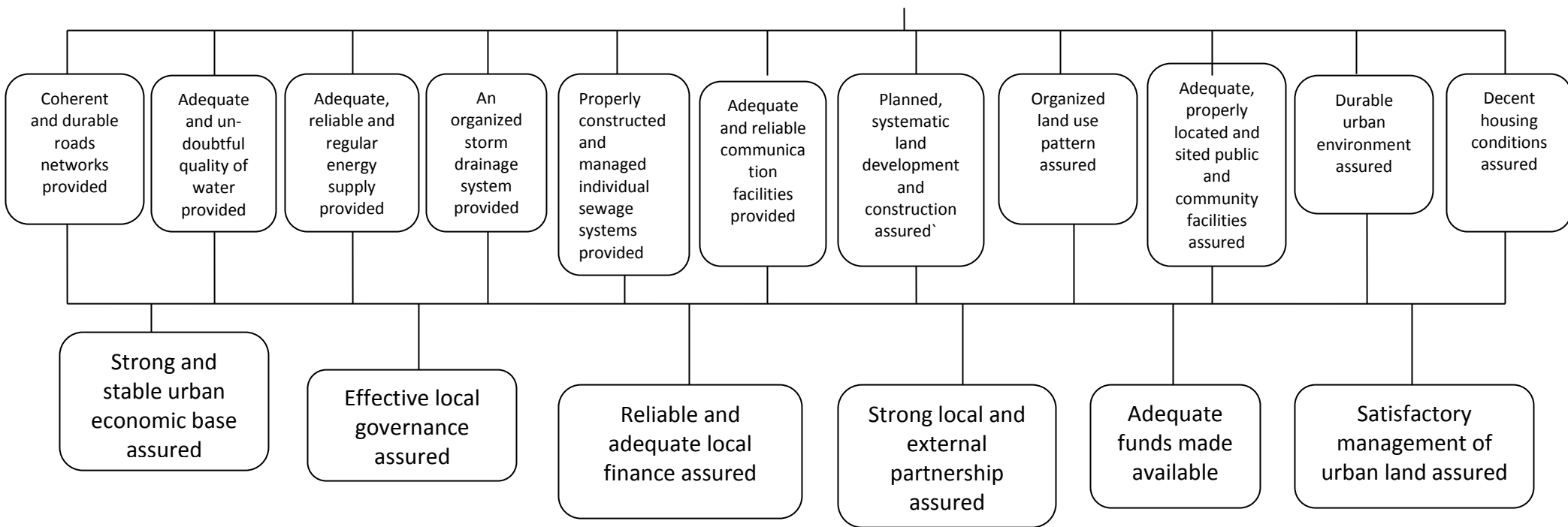
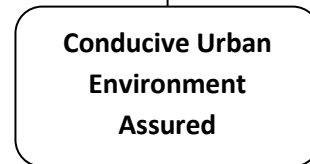
- Ensuring the proper structure and organized land use of Kumbo;
- Ensuring the planned and systematic land development of Kumbo;
- Providing Kumbo with a coherent and durable transportation network;
- Ensuring that Kumbo has adequate and good quality water supply;
- Ensuring that Kumbo has an adequate, reliable, regular; and affordable energy supply;
- Providing Kumbo with an organized system of storm drainage;
- Providing and ensuring the proper management of a collective sewage system for Kumbo;
- Upgrading and ensuring a reliable communication system for Kumbo;
- Ensuring the proper organization and management of transportation facilities and services in Kumbo;
- Ensuring the adequate, proper location, siting and equipment of public and community facilities in Kumbo;
- Ensure the adequate provision of decent housing for residents of Kumbo;
- Ensuring the durable development and sustainable management of the environment of Kumbo;
- Ensuring the development of a strong economic base for Kumbo;
- Ensuring the satisfactory management of land in Kumbo for planning and development purposes;
- Providing Kumbo with an adequate, reliable and stable local finance to support its development and needs;
- Ensure that Kumbo develops good practices in local governance and partnership

The specific objectives needed to achieve the above general objectives are evident in the following objective trees:



Central Objective

General objectives



Specific objectives

Objectives Tree N° 1: Future State of Development of Kumbo Town

CONCLUSION

The future state of development of Kumbo depends on the extent to which plans, programmed actions and the execution of specific projects shall contribute to realizing the above stated objectives.

**PREPARATION OF THE LANDUSE PLAN OF THE TOWN OF
KUMBO**

APPENDICES

**SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT
PERSPECTIVES**



APPENDICES

Appendix n°1: Power point presentation

Appendix n°2: List of participants

Appendix n°3: speeches of the launching ceremony

Appendix n°4: Report of the launching ceremony

Appendix n°2: LIST OF PARTICIPANTS

LIST OF THOSE OF THE SOCIAL SECTOR

N°	NAME	FUNCTION	CONTACT NUMBER
1	MUZH Humphrey	C/SECA, YDBE, BUI	77524470
2	WANKUY Herbert	DDSPE-Bui	96761226
3	KINGA Margaret	Council contracts	77386674
4	NYUYDZE BUDZEE	BCR/councilor	94246229
5	KINYUY Rabia	Councilor	76684398
6	YULA Judith	Councilor	74109394
7	TATAH Aloysius	Councilor	74194383
8	Richard NYUYDINI	Geographer	74889065
9	SHIYGAN Hilda	Councilor	77646787
10	KUIDZEKA WIRSIY Patrick	Councilor	94268166
11	NGOILUM Vitalis	Councilor	74818219
12	TUKOV Michael	Councilor	73172143
13	KPASHUIKA Caroline	Councilor	76393318
14	NDZELEN Wilfred	Councilor	94350880
15	TUMUNGANG Khan	DDAS	77659857

LIST OF THOSE OF THE SPATIAL AND LAND USE SECTOR

N°	NAME	FUNCTION	CONTACT N°
1	ZANFACK Woubeng Timothe	DD MINH DU	99376620
2	Christian SEBEEY	Town planner-kumbo council	75728469
3	TENVEN Patrick LUKONG	Councilor	77139232
4	BERINYUY K. Celine	councilor	77884867
5	NGABA FOU DA	DCSF MINFOF	78988764
6	SIKADI Jacques	MINDCAF-survey	99551101
7	FON Richard S.	MINEPIA	95656033
8	TUMI Emmanuel	DD MINEPDED	77273820
9	MBUNTUM N. B. Jerome	Councilor	75586091
10	BAMNJO BERINYUY Joseph	Manager Beritah Ets	92264402

LIST OF THOSE OF THE NETWORK INFRASTRUCTURE SECTOR

N°	NAME	FUNCTION	CONTACT N°
1	FONTAR Stanislaus	DD MINEE	77756033
2	FORSUH Wilfred	DD-MINTP/Bui	79335606
3	CHE Gilbert	DD-MINTRANS	76309143
4	TANLE Patrick	participant	76378211
5	TSO Jude TARH	MINH DU-Bui	75113517
6	Ivo T. LIFOTER	MINH DU-Bui	77314466
7	JAFF Quinta B.	DDARD-Bui	77319138

LIST OF THOSE OF THE ECONOMIC BASE SECTOR

N°	NAME	FUNCTION	CONTACT N°
1	NTOI Eugene NTA	DD MINEPAT	74385208
2	Shufai Rok of Meluf	Traditional Ruler	76780965
3	Peter ADI FONTE	SOPECAM Bui	75553503
4	TATAH Emmanuel	Councilor	77887466
5	NGAH Justin	Councilor	77332733
6	FAI VIYON	Traditional Ruler	
7	MBUYE Eveline YIKA	Councilor	76174864
8	JAFF Njibring S.	Deputy Mayor	77864332
9	MEIMONA KILA TATA	Councilor	77052438
10	BERINYUY FONUYUY	CDO Kumbo council	77057551
11	YEFENYUY IBRAHIM	Deputy Mayor	77641969

LIST OF THOSE OF THE INSTITUTIONAL SECTOR

N°	NAME	FUNCTION	CONTACT N°
1	YONG E. LENGA	Rep. DO Kumbo	77296518
2	FAI Paul SUNJO	2 nd deputy Mayor	77273846
3	MBAJING DZELANYUY Ruth	Rep. MINCOMMERCE	74548930
4	TABIY Isaac WIYLA	Councilor	74359109
5	ASSAN WIRNGO	Councilor	95655601
6	TUME Daniel WIRSIY	Councilor	77889488
7	TUME Humphrey VERNYUY	Bui Community Radio	77019740
8	CHIN WIRSIY John	Councilor	77016636
9	SHEY NGAYI John	Councilor	75428822
10	CHIA Chrysanthus	S.G Kumbo Council	75152505
11	NTEBANI Ivo	Councilor	70489606

**PREPARATION OF THE LANDUSE PLAN OF THE TOWN OF
KUMBO**

**LAUNCHING CEREMONY OF KUMBO
TOWN LANDUSE PLAN (L.U.P)**

**SUMMARY OF URBAN DIAGNOSIS AND DEVELOPMENT
PERSPECTIVES**



Rapport n°11

KUMBO TOWN LANDUSE PLAN

Launching Ceremony of the Kumbo Town LANDUSE PLAN (LUP)

02 – 11 – 2012

participants:

- **Senior Divisional of Bui Division : President of ceremony**
- **Mayor of Kumbo Council**
- **Divisional Delegate of MINH DU : Moderator**
- **Dr François Nanfack : Director General, BATISU Sarl**
- **Mr Zachary Fru Nsutebu : Chief of mission**

Appendix n°3: speeches of the launching ceremony

Launching Ceremony of the Kumbo town land use Plan (L.U.P)

SPEECH OF SDO BUI

It is for me a real honor to preside over this ceremony of the official launching of the preparation of a Land Use plan for Kumbo Town.

The Mayor of Kumbo Council in collaboration with the Minister of Housing and Urban Development has made possible conditions for the organization of the Kumbo Town to avoid the anarchical occupation of space in future.

The Consultants in charge of this project are here to ensure that Kumbo Town benefits from this opportunity. In fact, Kumbo as the head quarter of Bui has a great chance to have a Land Use Plan. Out of 300 towns in Cameroon, less than 40 have town plans and less than 20 have approved town plans.

While the populations of Kumbo deserve this particular attention of the Government to improve on their living and working conditions, they should in turn support the effort of the Government contributing to putting in place the envisaged planning process:

First of all, field studies have already been carried out through the whole town and its environs and you might have been asked to respond to certain questions concerning yourself, your family, your activities and your pre-occupations in relation to the development of Kumbo.

Again, the Land Use Plan project shall be followed up by technical pilot Committee presented our by the Prefect of Bui;

This Land Use Plan shall be completed by zoning regulation to make it legally binding on all. That is to say that there shall be land use regulation to be respect by all parties in the development and management of Kumbo Town.

In effect, land use planning is a process of organizing the future pattern and intensity of the use of land which enables the orderly organization of housings, infrastructures and basic public and community facilities.

The putting in place of better conditions for the development of Kumbo requires the participation of everybody. I am requesting all the local actors to be interested in this project and to make their contributions within the participatory process to be put in place

While wishing the consultant and his team successful field work and planning, I hope all sons, daughters and sympathizers of Kumbo shall join to ensure the success of this project.

I officially declared lunched work on the preparation of Kumbo Land Use Plan

SPEECH OF THE MAYOR OF KUMBO COUNCIL

On my behalf and the population of Kumbo in particular and Bui in general, we deeply appreciate the efforts of the government through what the Ministry of Housing and Urban Development has done and still intends to do to improve upon the planning and development of Kumbo, the heart of Bui division.

You know as well as I do that Kumbo is a very difficult site to plan and develop. The development of Kumbo has largely been spontaneous, haphazard and characterized among others by:

- ❖ The absence of a coherent road network which is safe, convenient and save residents time and money to move from one place to another;
- ❖ The inadequate supply of basic urban services and facilities accessible to most of the population;
- ❖ The inadequate supply of regular and reliable energy for socio economic production;
- ❖ Spontaneous and haphazard land development and construction due to the lack of properly laid out land provided with basic services and amenities;
- ❖ Absence of a coherent drainage and sewage disposal system.

I hope this initiative to prepare a Land Use Plan for the town of Kumbo by the Ministry of Housing and Urban Development is not only timely but shall also open a wide window of opportunities for this ministry, other Ministries and other development partners to alleviate the poverty of the people of Kumbo in particular and Bui in general and create conditions for the durable and sustainable development of Kumbo.

Appendix n°4: Report of the launching ceremony

INTRODUCTION

The launching ceremony of the Kumbo Town land use Plan (L.U.P) took place at the Kumbo Town Council hall. The said ceremony began at about 11:15 am till about 05:30 pm.

LAUNCHING PROGRAM: (see the appendices)

- Arrival of the population;
- Arrival of Traditional and Administrative Authorities;
- Arrival of Senior Divisional of Meme Division;
- Singing of the Cameroon National Anthem;
- Prayer;
- Speech from the Divisional Delegate of MINHDU;
- Welcome speech by the Mayor of Kumbo Council;
- Speech by the Director General of BATISU SARL;
- Technical presentation by the chief of mission;
- Launching address by the SDO, Bui.

The official launching ceremony of the Kumbo Town Land use Plan, presided over by the Senior Divisional Officer of Bui Division took place on 2nd day of November 2012. The ceremony began with the singing of the Cameroon Anthem, followed by a word of prayer.

The Divisional Delegate of MINHDU, Bui, presented the launching program and the Director General of BATISU Sarl, Yaoundé, the consulting firm which has been awarded the contract for the preparation of Kumbo Town Land use Plan. He explained that the project is financed by MINHDU and the consultant was selected by Public Tender by the SDO for Bui.

The Mayor of Kumbo Town Council welcomed everyone who was present at the ceremony. He expressed joy of the Town Council and the people of Kumbo that at last the preparation of the Land use Plan of Kumbo Town, which was being awaited since is in effect started. He emphasized on the fact there is a Prefectoral order restricting all constructions throughout the whole town till the elaboration of the Land use plan is over. He asked the population of Kumbo to collaborate with the consultants and any other party to ensure that this project is well done.

The General Manager of BATISU-SARL expressed his joy for having been given the task to prepare the Land use Plan of Kumbo Town. He gave the floor to the Chief of Mission to explain the technical aspect of the project to participants.

The Chief of Mission explained the main reasons of a Land use Plan (LUP), the project methodology, the consulting team and the program for the different workshops which shall follow the launching ceremony.

The SDO began by appreciating the fact that it was an honor for him to preside over the official launching ceremony of the preparation of the Kumbo Land use Plan (LUP). One of the outstanding statements highlighted here was that of the necessity of a land use Plan which was to guide the town and also to avoid the anarchical occupation of the urban space of Kumbo. He also made mention of the fact that the consultant was in Kumbo to carry out the study and people of Kumbo should make use of this wonderful opportunity. He reminded the general assembly that out of the 300 towns in Cameroon, less than 40 have towns and less than 20 have plans that have been approved. The main aim of the

Landuse plan was to improve upon the living conditions of the inhabitants of the Town of Kumbo. He invited all the various urban actors to collaborate with the planning team to enable them carry out their study without any difficulties. He finally declared the preparation of Kumbo Town Land use plan officially launched.

The launching ceremony ended with refreshments.

<p style="text-align: center;">DIVISIONAL DELEGATE OF MINHDU OF BUI DIVISION</p> <p>Kumbo,</p>	<p style="text-align: center;">SENIOR DIVISIONAL OFFICER OF BUI DIVISION</p> <p>Kumbo,</p>
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