

THE REPUBLIC OF THE GAMBIA.

DRAFT PLANS REGULATIONS, 1995

Regulation: Arrangement of Regulations

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PHYSICAL PLANNING AND DEVELOPMENT CONTROL
ACT, 1991

DRAFT PLANS REGULATIONS, 1995

(Made under section 39)

PRELIMINARY

Short title

1. These regulations may be cited as the Draft Plans Regulations, 1995.

Interpretation

2. In these regulations unless the context otherwise requires,

"Existing Uses" means all the uses as existing in an area on the date of approval of Draft Development Plans or Draft Local Plans and depicted in the Existing Landuse Map or in the Written Statement;

"Existing Landuse Map" means the map depicting the existing uses of the area covered by the Draft Local Plan;

"infrastructure" means the network and appurtenances related to roads, highways, waterways, ports, landing strips, airports, drainage, water supply, sewerage, energy supply, communication, waste collection and disposal to be provided in an area covered by a Draft Local Plan;

"Landuse Zones and Codes" shall have the same meaning as defined in the Landuse Regulations, 1995;

"Plan" refers to Draft Development Plan or Draft Local Plan, as the case may be; and

"plan period" means the period starting from the date of approval of the Draft Development Plan to the end of the year projected by the Plan as indicated in the title of the Proposals Map of a Draft Development Plan.

PART I - FORM AND CONTENT OF DRAFT DEVELOPMENT PLANS

Title to Draft Development Plan

3. A Draft Development Plan shall be given a title which shall include the name of the area covered by the Plan and each map or document contained in or accompanying the Draft Development Plan shall bear the title of the Plan.

Draft Development Plan and Proposals Map

4. (1) The Draft Development Plan shall contain a Proposals Map which shall in general indicate the proposed landuse classes, traffic and transportation routes, community facilities and utilities as conceived or recommended by the Plan for the plan period.
- (2) Notwithstanding sub regulation (1),
- (1) the Proposals Map shall indicate
- (a) *the boundaries of the planning area or of the area covered by the Draft Development Plan;*
 - (b) *proposed residential, commercial, industrial and public areas in their appropriate landuse classes;*
 - (c) *existing and proposed location of social amenities such as schools, health, religious and recreation facilities with their appropriate codes indicated thereon;*
 - (d) *proposed transportation and communication network and areas earmarked for their facilities;*
 - (e) *proposed utility services networks and areas reserved for their needs;*

- (f) areas reserved for agriculture and forestry;
 - (g) special areas earmarked for tourism, mining and quarrying, green belts and protected reserves; and
 - (h) other open land and water areas.
- (3) The Proposals Map shall be drawn on an up-dated base map which shall give as much physical and topographical information as reasonably can be shown to the scale of such a map.
- (4) The title of the Proposals Map shall also indicate the end year of the plan period by suffixing the end year at the title.
- (5) The Proposals Map shall adopt the landuse classes and codes specified in the Landuse Regulations, 1995 and indicate in the legend those classes and codes and how they are presented in the map.
- (6) The legend to the Proposals Map shall, in addition to the particulars mentioned in sub-regulation (5), show such other details as indicated in Form 1 of Schedule II.
- (7) The Proposals Map of the Draft Development Plan may be presented in colours or black and white adopting the specified notations shown in Schedule I.
- (8) The Proposals Map of an approved Draft Development Plan shall be countersigned by the Chairman and Secretary of the Board and the Minister in the format indicated in Form 1 of Schedule II.

Written
statement of
Draft
Development
Plan

5. (1) The written statement of the Draft Development Plan shall contain an analysis of the existing conditions of the planning area or the area to be covered by the Draft Development Plan and broad policies and guidelines for the development of that area within the framework of the national plan and divisional plan, if such plans exist.
- (2) Notwithstanding subregulation (1), the written statement of the Draft Development Plan may contain
- (a) a description of the location and general physical characteristics of the area;
 - (b) the role and importance of the area in the national and regional context;
 - (c) the demographic and socio-economic characteristics of the population and its growth trends;
 - (d) the economic activities of the area and their future potential;
 - (e) the existing landuse classes, their characteristics and problems;
 - (f) the existing and future needs of social facilities;
 - (g) the existing transportation and communication and their inadequacies, if any;
 - (h) the existing and future needs of utilities;
 - (i) the alternative physical development strategies and their evaluation;

- (j) *a recommended physical development strategy;*
 - (k) *a proposed landuse plan and its main features;*
 - (l) *the policies, guidelines and phasing for implementation and monitoring of the Draft Development Plan; and*
 - (m) *a proposal on the need for drafting local plans and action area plans.*
- (3) The text of the written statement of the Draft Development Plan shall sufficiently explain the matters mentioned in subregulations (1) and (2) and shall contain the necessary diagrams, charts, tables and illustrations to support the statements in the text.
- (4) The written statement accompanying an Approved Development Plan shall be countersigned by the Chairman and Secretary of the Board and the Minister in the format indicated in Form 1 of Schedule III.

PART II - FORM AND CONTENT OF DRAFT LOCAL PLANS

Title and name of Draft Local Plan

- 6.(1) A Draft Local Plan shall be given a title which shall include an indication of the area to which the plan relates and any name given to the particular plan by virtue of sub-regulation (2), and there shall be stated separately from the title the name of the Planning Authority which authorised the preparation of the plan, and each document contained in or accompanying the local plan shall bear the title of the plan.
- (2) A Draft Local Plan shall be given the name

- (a) "Layout Plan", if such a plan indicates detailed boundaries of plots of lands for all or most of the uses in an area to be demarcated;
- (b) "Action Area Plan", if the Draft Local Plan is for an action area so indicated in the Draft Development Plan; or
- (c) of any subject to which the Local Plan relates

Draft Local
Plan to show
existing
landuse map

- 7.(1) A Draft Local Plan shall show an Existing Landuse Map which shall, in sufficient detail, indicate all existing uses in the area covered by the Draft Local Plan as on the date of approval of the Plan, but an Existing Landuse Map need not be shown if the existing Landuse can be sufficiently described within the written statement.
- (2) Notwithstanding subregulation
 - (1) the Existing Landuse Map may indicate
 - (a) the boundaries of the area covered by the Draft Local Plan;
 - (b) the existing buildings, structures and boundaries of properties and their uses;
 - (c) the existing social amenities;
 - (d) the existing wooded areas, forests, areas of cultivation and other open land;
 - (e) the low lying areas, swamps, drainage courses and water bodies
 - (f) the existing roads, tracks, footpaths and any other transportation and communication facilities;

(g) the existing utilities services networks, if any; and

(h) the existing mines, quarries, dumping sites, protected reserves, buffer zones and green belts.

(3) The Existing Landuse Map of the Draft Local Plan shall be drawn on an updated base map which shall give as much physical and topographical information as can reasonably be shown to the scale of such a map.

(4) The Existing Landuse Map of a Draft Local Plan shall adopt the landuse zones and codes specified in the Landuse Regulations, 1995 and the legend of that map shall indicate how they are presented in the map.

(5) The legend to the Existing Landuse Map of a Draft Local Plan shall, in addition to the particulars mentioned in sub-regulation (4), show the details indicated in Form 2 of Schedule II.

(6) The Existing Landuse Map of a Draft Local Plan may be presented in colours or black and white, adopting the specified notations shown in Schedule I.

(7) The Existing Landuse Map of an Approved Local Plan shall be countersigned by the Chairman and Secretary of the Planning Authority and the Minister in the format indicated in Form 2 of Schedule II.

**Draft Local
Plan to contain
Proposals Map**

8.(1) A Draft Local Plan prepared for any area as specified in regulation 6 shall contain a Proposals Map which shall indicate the manner in which the area covered by the Plan shall be developed within a specified period of time.

(2) Notwithstanding subregulation (1), the Proposals Map of a Draft Local Plan may contain

a) the boundaries of the area covered by the local plan;

- b) the area for residential, industrial, commercial and institutional purposes possibly subdivided into suitable plots of land;
- c) the sites for social amenities such as schools, health, religious and recreational facilities;
- d) the roads and other transportation and communication networks and sites for their facilities;
- e) the utility services network and sites reserved for its facilities;
- f) the sites, if any, for agriculture and forestry;
- g) the sites, if any, for special uses for tourism, mining and quarrying, green belts and protected reserves;
- h) other open land and water areas;
- i) the existing as well as proposed major trees, and proposed land-scaping measures such as renaturation programmes; and
- j) the intensity of development indicated by plot and floor ratios, and the number of storeys permitted for different parts of the area.

(3) The Proposals Map of the Local Plan shall be drawn on an updated base map which shall give as much physical and topographical information as reasonably can be shown to the scale of such a map.

(4) The Proposals Map shall adopt the land-use zones and codes as well as the intensity of development permitted in the Landuse Regulations, 1995 and indicate in the legend those zones and codes and how they are presented in the map.

5. The legend to the Proposals Map shall,

- (a) in addition to the particulars mentioned in subregulation (4), show the details indicated in Form 1 of Schedule II.
- (b) be presented in colours or or black and white, adopting the specified notations in Schedule I.

6. The Proposals Map of an Approved Local Plan shall be countersigned by the Chairman and the Secretary of the Planning Authority and the Minister in the format indicated in Form 2 of Schedule II.

Written
statement of
a Draft Local
Plan

1. The written statement of a Draft Local Plan shall contain a brief description of the existing conditions of the area covered by the Draft Local Plan and detailed proposals for the development of that area within the framework of the physical development plan covering that area.

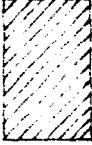
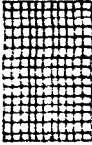

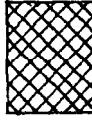


Notwithstanding subregulation (1), the written statement of a Draft Local Plan shall contain





- (a) a description of the location and the general physical characteristics of the area covered by the Draft Local Plan;
- (b) the existing developments such as properties and buildings, roads and other transportation and communication networks services such as water supply, electricity and sewerage facilities;
- (c) the development plan proposals for the area, if any;
- (d) an estimation of space requirements worked out for various needs of the area, especially for public amenities;

- (e) a description of the basic concept of the Plan;
 - (f) a detailed local plan proposals as contained in the Proposals Map;
 - (g) a phasing of the local plan, if such phasing is found necessary;
 - (h) the preliminary cost estimates of infrastructural works required for full or partial implementation of the local plan; and
 - (i) the appendices including a checklist of consultations undertaken for the preparation of the local plan.
- (3) The written statement of the Draft Local Plan shall sufficiently explain the matters mentioned in subregulations (1) and (2) and may contain the necessary diagrams, charts, tables and illustrations to support the statements in the text.
- (4) The written statement accompanying the approved Draft Local Plan shall be countersigned by the Chairman and Secretary of the Planning Authority and the Minister in the format indicated in Form 2 of Schedule III.

SCHEDULE I











NOTATIONS TO BE USED IN EXISTING LANDUSE MAPS AND PROPOSALS MAPS







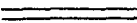
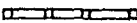
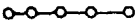
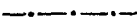

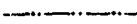



| Landuse Class and Landuse Zone | Codes (Mandatory) | Black & White (Optional) | Colours (Optional) |
|--|----------------------|---|------------------------------|
| 1. Residential | R |  | Orange |
| Purely Residential | RP | | Medium |
| Predominantly Residential | RR | | Dark |
| Residential Village | RV | | Light |
| 2. Business and Commercial | C |  | Red |
| Central Business & Commercial | CC | | Dark Red |
| Neighbourhood Business and Commercial | CN | | Light Red |
| 3. Industrial | I |  | Grey |
| Small Scale Industrial | IS | | Light Grey |
| Medium Scale Industrial | IM | | Dark Grey |
| Heavy Industrial | IH | | Dark Grey with black stripes |
| 4. Public Area | P |  | Pink |
| Social Amenities | PS | | Light Pink |
| Public Administration | PP | | Dark Pink |
| 5. Transportation & Communication Parking | T |  | Light Brown |
| Bus Terminal | TP | | |
| Ferry Terminal | TB | | |
| Harbours and Ports | TF | | |
| Airport | TH | | |
| 6. Utilities Services | U |  | Dark Brown |
| Electricity | UE | | |
| Water Supply | UW | | |
| Sewerage | US | | |
| Refuse Collection & Disposal | UR | | |

| Landuse Class and Landuse Zone | Codes (Mandatory) | Black and White (Optional) | Colours (Optional) |
|-----------------------------------|----------------------|---|-----------------------|
| 7. Open Land | O | | Green |
| Green Area | OG |  | Light Green |
| Agriculture | QA |  | " " |
| Forests | OF |  | Dark Khaki |
| Scrubs | OS | | Light Khaki |
| Vacant | OV | | |
| Beaches | JP | | Yellowish Brown |
| 8. Special Areas | S | | |
| Tourism | ST | | Light Violet |
| Mining and Quarrying | SM | | |
| Green Belts & Buffer Zones | SG | | Dark Green |
| Protected Reserves | SR | | Dark Green |
| Cemetery | SC | | " " |
| 9. Water Areas | W | | Blue |
| Water Bodies | WB | | Dark blue |
| Swamps & Flooded Areas | WS |  | Greenish Blue |

- Note:**
- i) Codes within a small circle like this (A) denote existing uses.
 - ii) Codes within a small rectangle like this [A] denote proposed uses.



Other Notations


| | <u>Existing</u> | <u>Proposed</u> |
|----------------------|---|--|
| Market |  |  |
| Educational facility |  |  |
| Community services |  |  |
| Religious facility |  |  |
| Health facility |  |  |

| | <u>Existing</u> | <u>Proposed</u> |
|---|---|---|
| Playfields |  |  |
| Parks and Recreation |  |  |
| Cemetries |  |  |
| Roads, Trunk Roads, Highways, Pedestrian Walkways |  |  |
| Sewer line |  | |
| Water main |  | |
| Electricity supply line |  | |
| Building line |  | |
| Local Plan Boundary |  | |
| Planning Area Boundary |  | |
| Special Areas and Zones of Special Significance |  | |

Intensity of developpement

| | | |
|----------------|---|----------|
| No. of Storeys | | |
| Landuse Zone | → | RP 2 |
| Plot Coverage | → | 60 120 |
| Floor Ratio | → | |

Trees: Existing  Proposed 

Existing Buildings 

Existing Building of Historical and Architectural Importance



Note: Any additional symbols or specifications could be added in any Development Plan or Local Plan wherever found necessary, at the discretion of the Planning Board or Planning Authority respectively

SCHEDULE II

FORM 1

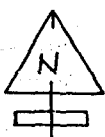

AUTHENTICATION OF EXISTING LANDUSE MAP AND PROPOSALS MAP OF DEVELOPMENT PLANS

| | |
|--|---|
| The Planning Board has authorised the Draft Development Plan comprising the Proposals Map, and Written Statement for Public Exhibition on: | The Draft Development Plan comprising the Proposals Map and the Written Statement has been publicly exhibited from: |
| Sgd: Chairman, Planning Board | Sgd: Secretary, Planning Board |
| After considering all the objections and observations made during the exhibition period the Planning Board has endorsed the Draft Development Plan on: | The Draft Development Plan has been approved by the Cabinet on: _____ and its operative date is: |
| Sgd: Chairman, Planning Board | Sgd: Minister for Local Government and Lands |

| | | |
|--|----------------|-------------|
|  <p>SCALE</p>  | | |
| <p>MINISTRY FOR LOCAL GOVERNMENT AND LANDS DEPARTMENT OF PHYSICAL PLANNING AND HOUSING</p> | | |
| Drawing No. | Date: | Ref. No. |
| Drawn by: | Supervised by: | Checked by: |

**AUTHENTICATION OF EXISTING LANDUSE
MAP AND PROPOSALS MAP OF LOCAL PLANS**

| | |
|--|---|
| The Planning Authority has authorised the Draft Local Plan comprising the Existing Landuse Map, Proposals Map, and Written Statement for Public Exhibition on: | The Draft Local Plan comprising the Existing Landuse Map, Proposals Map and the Written Statement has been publicly exhibited from: |
| Sgd: Chairman, Planning Authority | Sgd: Secretary, Planning Authority |
| After considering all the objections and observations made during the exhibition period the Planning Authority has endorsed the Draft Local Plan on: | The Draft Local Plan has been approved by the Cabinet on: _____ and its operative date is: |
| Sgd: Chairman, Planning Authority | Sgd: Minister for Local Government and Lands |

| | | |
|--|--|-------------------|
| SCALE | | |
|  |  | |
| MINISTRY FOR LOCAL GOVERNMENT AND LANDS DEPARTMENT OF PHYSICAL PLANNING AND HOUSING | | |
| Drawing No. _____ | Date: _____ | Ref. No. _____ |
| Drawn by: _____ | Supervised by: _____ | Checked by: _____ |

CCHEDULE III

FORM 1

AUTHENTICATION OF WRITTEN STATEMENT OF DEVELOPMENT PLAN

The Planning Board has endorsed the Written Statement of the Draft Development Plan on: _____

.....
Sgd: Chairman, Planning Board

.....
Sgd: Secretary, Planning Board

Date: _____

Date: _____

The Written Statement of the Draft Development Plan has been approved by the Cabinet on: _____ and the operative date of the Approved Plan is: _____

Sgd: Minister for Local Government
and Lands

Date: _____

AUTHENTICATION OF WRITTEN STATEMENT OF LOCAL PLANS

The Planning Authority has endorsed the Written Statement of the Draft Local Plan on: _____

.....
Sgd: Chairman, Planning
 Authority

.....
Sgd: Secretary, Planning
 Authority

Date: _____

Date: _____

The Written Statement of the Draft Local Plan has been approved by the Cabinet on: _____ and t
operative date of the Approved Plan is: _____

.....
Sgd: Minister for Local
 Government and Lands

Date: _____

MADE THIS 9TH DAY OF FEBRUARY, 1995

Cpt. YANKUBA TOURAY
Minister for Local Government
and Lands