

GOVERNMENT OF ZAMBIA

Statutory Instrument No. 21 of 2023

The Urban and Regional Planning Act, 2015

(Act No. 3 of 2015)

**The Urban and Regional Planning (Development Plans
Guidelines and Exempted Development Classes)
Regulations, 2023**

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SCHEDULE

IN EXERCISE of the powers contained in sections 49 and 74 of the Urban and Regional Planning Act, the following Regulations are made:

PART I

PRELIMINARY PROVISIONS

- | | |
|---|----------------------|
| 1. These Regulations may be cited as the Urban and Regional Planning (Development Plans Guidelines and Exempted Development Classes) Regulations, 2023. | Title |
| 2. In these Regulations, unless the context otherwise requires— | Interpretation |
| “abattoir” means land, a building or structure or part thereof provided by the Republic or a local authority or approved by a local authority for the slaughter of an animal and includes a building, lair, stall and space within the abattoir site; | |
| “aerodrome” has the meaning assigned to the word in the Civil Aviation Act, 2016; | Act No. 5
of 2016 |
| “advertisement” means any word, letter, model, balloon, kite, poster, device or representation used to announce or notify the public and includes any structure on which the announcement or notice is mounted, whether illuminated or not, and which is used or intended for the use of exhibiting the announcement or notice; | |
| “advertisement structure” means a hoarding, scaffold, framework, pole, standard, device or sign, whether illuminated or not, which is used or intended for use for exhibiting or advertise or any attachment to a building or structure used for advertising purposes; | |
| “agri business” means agriculture conducted on strictly commercial principles and includes food processing, packaging or marketing; | |
| “amusement arcade” means a building, land or structure, or part thereof, used for playing of gaming machines, video games or other amusement machines; | |
| “amusement park” means a building, land or structure used to provide games, and other forms of entertainment including video games or other amusement machines for financial gain including a children’s playground but excludes gaming premise and an amusement arcade; | |
| “animal care centre” means a building, land or structure, or part thereof, used for the boarding, breeding and grooming of domestic animals and may include a veterinary clinic; | |

	“bakery” means a building, land or structure, or part thereof, on which the processes of, or incidental to, baking, or the manufacture or storage of breadstuffs, pastry or confectionary for use by persons, other than those residing on the premises, is carried out;
Act No. 7 of 2017	“bank” has the meaning assigned to the word in the Banking and Financial Services Act, 2017 and includes land, building or structure, or part thereof, used to conduct the business of banking; “block making” means the production of blocks and bricks; “boarding house” means a residential dwelling where habitable rooms and communal facilities such as a kitchen, lounge, dining room and bathrooms are rented out for an extended period; “building line” means a line specifying the minimum distance between the boundary of a stand, lot, plot or road and any building or proposed building on the stand, lot or plot in accordance with the relevant law or in an integrated development plan or local area plan; “building materials storage” means a building, land or structure, or part thereof, used for the sale and storage of building materials other than in a shop;
Act No. 3 of 2014	“business” has the meaning assigned to the word in the Business Regulatory Act, 2014;
Act No. 7 of 2007	“bus station” has the meaning assigned to the words in the Markets and Bus Stations Act, 2007; “call centre” means a building, land or structure, or part thereof, used for a telephonic or other communication centre for rerouting telephonic or other calls by means of call operators; “camping site” means a building, land or structure, or part thereof, used for transient guests for an overnight accommodation of caravans, motor homes and tents and includes ablution facilities, communal kitchen, ancillary and other related buildings; “caravan” means a vehicle which has been equipped or converted for living or sleeping purposes and includes a camper van; “caravan park” means land, building or structure, or part

thereof, used for the parking of caravans or camper vans for transient camping purposes;

“car park” means a building, land or structure, or part thereof, which is not part of a public roadway used for the parking of motorised vehicles, excluding a heavy vehicle park;

“car sales lot” means land used to display and trade in motorised vehicle and includes motor vehicle trailer and caravan and ancillary offices, but excludes a scrap yard and a garage for motor repairs;

“chemical processing or storage” means the use of any land, building or structure, or part thereof, for the storage, processing or distribution of chemicals and the carrying out of any process or operation which requires the use of chemicals, whether stored on site or not;

“childcare facility” means a facility used as a full day and sessional for pre school and school going children and provides care, education and social activities for the children including a nursery school, crèche

and after school groups but excludes primary, secondary and special schools and residential centres for children;

“childminding” means an act of caring, supervising and offering guidance to not more than six children, or more children as may be determined by the Minister responsible for childcare facilities, by a person not related to the children;

“communication” has the meaning assigned to the word in the Electronic Communication and Transactions Act, 2021;

Act No. 4
of 2021

“conference centre” means land, building or structure, or part thereof, used to host conferences, exhibitions, large meetings, seminars, training sessions and receptions;

“cultural village” means land, building or structure, or part thereof, used for the display, sale of items relating to Zambian arts and culture and includes artistic performances;

“curtilage” means land and ancillary buildings immediately surrounding a building;

“day care” means care, supervision and guidance given to a child under seven years of age including a child with special needs Act No. 23 of 2011 unaccompanied by a parent, guardian, or custodian on a regular basis, for periods of less than twelve hours per day, and in a place other than the child’s own home;

	“defects liability period” is the period of time after a construction project has been completed during which a contractor has the right to return to the site to remedy defects;
Act No. 23 of 2011	“educational institution” has the meaning assigned to the words in the Education Act, 2011 and includes any ancillary residential dwelling;
Act No. 15 of 2009	“electronic communication” has the meaning assigned to the words in the Information and Communication Technologies Act, 2009; “factory shop” means a shop adjacent to the production unit and specialising in the sale of manufacturers’ products direct to the public; “farm shop” means a shop located at a farm which primarily sells produce directly from a farm but may also resell related goods such as locally produced groceries, foods, drinks and delicatessen products; “fast food outlet” means land, building or structure, or part thereof, used for the sale of food for consumption either on or off the premises, but excludes a shop; “filling station” means land, building or structure, or part thereof, used for the retail of petrol, diesel, kerosene, motor oils, car parts or accessories for motor vehicles and provision of ancillary services such as compressed air, water, toilets and a shop which does not exceed thirty percent of the total built floor area or 100m², whichever is the lesser; “fuel depot” means land, building or structure, or part thereof, used for the storage and distribution of fuel;
Act No. 14 of 2015	“game farming” means land, a building or structure, or part thereof, used for the management or the production of wild animals in accordance with the Zambia Wildlife Act, 2015, on fenced or unfenced private or communal land for the production of marketable products such as meat, hides, feathers, skins and other similar items and excludes any guest accommodation;
Cap. 167	“gaming” has the meaning assigned to the word in the Casino Act; “gaming premises” means land, building or structure, or part thereof, used for playing of a game of chance;

“garage” means land, building or a structure, or part thereof, used for the repair, maintenance and servicing of a motorised vehicle and includes ancillary services such as car wash and sale of spare parts;

“garden centre” means land, building or structure, or part thereof, used for the cultivation, storage and the display and sale of horticultural products and sale of related goods and equipment and includes a shop of less than 100sqm;

“golf club” includes courses for playing golf, and includes ancillary car parking and clubhouse;

“gross floor area” means the area ascertained by the external measurement of the floor space on each floor of a building;

“guest house” means a converted residential dwelling where individual rooms are let out for temporary residential accommodation, with or without meals, on condition that the amenities and the provision of meals and beverages shall be for the sole benefit of *bona fide* guests;

“health centre” means land, a building or structure, or part thereof, used for the diagnosis and treatment of human illness or the improvement of human health, which has limited facilities and primarily focuses on outpatients, and includes a clinic, health post, medical consulting room, outpatients’ centre or a wellness centre with associated uses;

“high school” means land, a building or structure, or part thereof, used as a school providing from grades ten to twelve;

“home shop” means part of a residential dwelling or attached outbuilding to the residential dwelling, or within the boundary of a residential dwelling, used as a shop supplying primarily essential pre packed items and foodstuff, excluding liquor and meat;

“hospital” has the meaning assigned to the word in the Health Professions Act, 2009;

Act No. 24
of 2009

“hotel or motel” means land, building or structure, or part thereof, used as a temporary residence for transient guests, where lodging and meals are provided, and includes—

(a) a restaurant; and

(b) associated meeting rooms, conference and entertainment facilities, recreational and service facilities that are ancillary;

“industrial process” means a process which is carried on in the course of trade or business, other than agriculture, and which is for or incidental to the making of any article or part of an article including a vehicle, aircraft, ship or vessel, film, video or sound recording, or the altering, repairing, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article, including the collection, dressing or treatment of minerals;

“information kiosk” means a structure in a public place where members of the public can obtain information free of charge and operated solely in conjunction with a public body;

“internet cafes” means land, a building or structure, or part thereof, where the service is primarily to members of the public and consists of the provision of access to online computer services including the internet and email with, or without limited, restaurant facilities;

Act No. 20
of 2011

“intoxicating liquor” has the meaning assigned to the words in the Liquor Licencing Act, 2011;

“kiosk” means a structure, other than a stall at street level, which provides a local retail function, supplying primarily pre packed or pre wrapped items or foodstuffs, excluding liquor and meat or an agent for mobile telephone or mobile money services;

Act No. 20
of 2011

“mining” has the meaning assigned to the word in the Mines and Minerals Development Act, 2015;

“mobile telephone mast” means any structure, including a mast, tower, scaffold, framework, pole, stand or other similar structure, which supports antenna or electronic communications equipment that can transmit or receive mobile telephone signals;

“motor showroom” means the use of land, a building or a structure, or part thereof, for display and sale of motorised vehicles and accessories, and includes ancillary offices and workshops within an enclosed building;

“nightclub” means land, a building or structure, or part thereof, in which dancing or the performance of music or cabaret with or without the service of food or beverages, is the primary function and includes a dancehall;

“non local shop” means a shop with a gross floor area greater than 100sqm;

“open space” means any land or water, whether enclosed or not, which is for the purposes of public recreation or amenity and includes a playing pitch, park, play area, or private garden;

“pet grooming” means the grooming of domestic animals;

“repository” means land, a building or structure or part thereof, which is primarily used for and where no business is transacted other than business incidental to such storage;

“research facility” means land, a building or structure, or part thereof, where research is done;

“residential dwelling” means land, a building or structure, or part thereof, used or designed for human habitation and includes any yard or garden appurtenant to, or enjoyed with, the accommodation and includes detached houses, semi detached houses, terraced houses, flats and apartments;

“retail park” means land used for development of at least three retail warehouses with associated car parking;

“retail warehouse” means land, a building or structure, or part thereof, used to provide a large single level shop specialising in the sale of bulky household goods, such as carpets, furniture and electrical goods, bulky hardware items, building materials and gardening products;

“scrap yard” means land, a building or structure, or part thereof, which is utilised for one or more of the following purposes:

- (a) storing, depositing or collecting of junk or scrap material or articles the value of which depends primarily or entirely on the material used in the manufacture thereof;
- (b) the dismantling or storage of scrap metals, second hand vehicles or machines to recover components or material; and
- (c) the storing or sale of second hand parts, poles, steel, wire, lumber yards, tyres, bricks, containers or other articles which are suitable to be left in the open without any serious damage being incurred;

“show ground” means an open air setting for the temporary use for agricultural or commercial

displays, exhibitions and competitions, or as a temporary place of assembly or for sport or recreation;

“supermarket” means a single level self service store selling a wide variety of food, beverages and household goods excluding furniture;

“temporary exhibitions” means the use of land, a building or structure, or part thereof, for the temporary public display of works of art or items of interest, or for the temporary display or demonstration of a skill or provision of public information, or as a temporary trade fair being an exhibition at which a business in a particular industry promote its products and services and where structures and buildings are of temporal construction and capable of removal to facilitate the former use of the land;

“tourist hostel” means land, a building or structure, or part thereof, consisting of habitable rooms, including dormitories, a communal kitchen, dining room, lounge and ablution facilities for the accommodation of guests for short periods;

“utilities” includes roads, water and electricity supply, street lighting, sewerage and sanitation, drainage, public works and other similar public services and conveniences;

“veterinary clinic” means land, a building or structure or part thereof, used for the prevention, diagnosis and treatment of animal diseases;

Act No. 12
of 2011

“waste” has the meaning assigned to the word in the Environmental Management Act, 2011;

“waste facility” means land, a building or structure or part thereof, used for the collection, storage, processing, transfer or treatment of waste but excludes a scrap yard; and

“workshop” means land, a building or structure, or part thereof, used for retail or services of goods that are wholly or partially manufactured, processed, mounted or repaired on the land or in the building but excludes the storage and processing of chemicals and flammable materials.

Scale of map

3. (1) A map shall include a key describing the notation used.
- (2) The following scales shall be used for land use maps in an integrated development plan or a local area plan:
 - (a) maps covering the planning area of any city, municipality or township, not less than 1:5,000 scales;

- (b) land use maps and maps demarcating plot boundaries not less than 1:5,000 scales; and
- (c) maps covering any other planning area not less than 1:50,000 scales.

(3) The Director may, in any particular case, direct or approve a scale for any map in a development plan which differs from the scale specified under subregulation (2).

PART II

DIAGRAMS AND PLANS OF DEVELOPMENT PLANS

4. An integrated development plan and a local area plan shall contain a land use map indicating the manner in which land is proposed to be used or developed during the life span of the development plan for purposes of utilities specified in the First Schedule. Utilities

5. (1) An integrated development plan and a local area plan shall contain a land use map indicating the manner in which land is proposed to be used or developed during the life span of a development plan in accordance with the zones specified in the Second Schedule. Other uses

(2) A planning authority may, where a zone set out in the Second Schedule is indicated on a land use map—

- (a) grant a development permit for development comprising one or more of the uses set out in column I of the Second Schedule, except that such development shall comply with the—
 - (i) conditions and limitations specified for that use; and
 - (ii) Act and relevant policies, standards and requirements set out in the development plan; or
- (b) grant a development permit for development comprising one or more of the uses set out in column II of the Second Schedule by way of an application for a change of land use.

(3) A planning authority shall not grant a development permit for any of the uses set out in column III of the Second Schedule.

(4) A planning authority may in an integrated development plan or a local area plan reserve land for a particular use.

(5) Where a local authority reserves land for a particular use as specified under subregulation (4), the local authority shall not grant a development permit for other use whether by way of a change of land use or not.

	(6) An application for development permit shall be in accordance with the use set out in the column I or column II of the Second Schedule. (7) A zone set out in the Second Schedule shall be indicated on a land use map and differentiated from other zones by colour.
Transportation layout	6. (1) A land use map referred to in regulation 4 and 5 shall indicate the zones which may be developed— (a) within a period of five years immediately following the approval of the development plan by the Minister or the provincial planning authority; and (b) in the subsequent period of five years immediately following the approval of the development plan by the Minister or the provincial planning authority. (2) A land use map referred to in regulation 4 and 5 shall indicate the proposed transportation layout for development for the periods specified in subregulation (1) (a) and (b). (3) Where the land use map forms part of a local area plan, the phasing plan for the first five years shall be done annually.
Information required on land use map	7. A land use map or other drawing specified under these Regulations shall indicate— (a) the name and address of a planning authority; (b) the north point; (c) the metric scale; (d) a legend identifying the zones; (e) the date on which the map has been approved; and (f) signature of the Minister or provincial planning authority.
Superiority of maps, documents and symbols	8. (1) Where land to which a development plan relates there is a contradiction between the particulars or proposals shown on one map in a development plan and on another, the map with a larger scale shall prevail. (2) Where there is a contradiction between a map included in the development plan and a document, the document shall prevail. (3) Where there is a contradiction between a symbol and a colour denoting a zone or use, the symbol shall prevail.

PART III

DISSEMINATION OF APPROVED DEVELOPMENT PLANS

9. (1) A planning authority shall provide a copy of an approved development plan to—
- Approved development plans
- (a) the Minister;
 - (b) the Director;
 - (c) a provincial planning authority;
 - (d) each local authority that is the subject of the plan; and
 - (e) a chief of customary land that is the subject of the plan.
- (2) A planning authority shall retain at least one copy of an approved development plan within the planning authority's registry.

PART IV

NOTICES RELATING TO ADVERTISEMENT OF DRAFT PLANS AND AMENDMENTS TO PLANS

10. (1) A planning authority shall publish a draft planning programme prepared in accordance with section 36 of the Act in Form I set out in the Third Schedule.
- Publication of draft planning programme and integrated development plan
- (2) A local authority shall publish an adopted planning programme in Form II set out in the Third Schedule.
- (3) A planning authority shall, where amendments are proposed to the development plan, publish an amended integrated development plan prepared in accordance with section 39 of the Act in Form III set out in the Third Schedule.
- (4) The advertisement of the publication of the preparation of a development plan or the review of a development plan shall be in Form IV set out in the Third Schedule.

PART V

EXEMPTIONS FROM THE REQUIREMENT TO OBTAIN A DEVELOPMENT PERMIT

11. Development of a class specified in the Fourth Schedule is exempt from obtaining a development permit, except that such development shall comply with the conditions set out in the Fourth Schedule and shall not—
- Exemption from obtaining a development permit
- (a) contravene a condition attached to, or be inconsistent with a use specified in a planning permission under the Act;

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- | | |
|--------------------|--|
| | <ul style="list-style-type: none"> (b) comprise the formation, laying out or material widening of a means of access to a public road; (c) in the assessment of the planning authority, be likely to create or attract traffic which would result in a material increase in the volume of traffic entering or leaving a main road or a level crossing over a railway so as to be likely to endanger public safety; (d) in the assessment of the planning authority, be likely to create an obstruction to the view of persons using any road used by vehicular traffic or railway line at or near any bend, corner, junction or intersection of any roads so as to be likely to endanger public safety; (e) comprise the construction, erection, extension or renewal of a building along any road so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a building line; (f) comprise the carrying out of works under a public road; (g) consist of the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed; |
| Cap. 173 | |
| Act No. 14 of 2015 | <ul style="list-style-type: none"> (h) comprise development which would likely have an adverse impact on an area designated as a national park, a community partnership park, wildlife or bird sanctuary under the Zambia Wildlife Act, 2015; (i) comprise the extension, alteration, repair or renewal of a building or structure, or the use of land for which there is no grant of planning permission under the Act; (j) consist of the fencing or enclosure of any land habitually open to or used by the public for recreational purposes or communal farming if undertaken in accordance with the Fencing Act; |
| Act No. 12 of 2011 | <ul style="list-style-type: none"> (k) obstruct any public right of way; |

- | | | |
|-----|---|--------------------|
| (l) | require a licence under the Environmental Management Act, 2011 or any other relevant law relating to environmental management; | Act No. 12 of 2011 |
| (m) | require an environmental impact assessment or a project brief in accordance with the Environmental Management Act, 2011; and | Act No. 12 of 2011 |
| (n) | increase the size of an existing development with the result that it would be of a size to require an environmental impact assessment or a project brief in accordance with the Environmental Management Act, 2011. | |

12. Development by a local authority of a class specified in the Fifth Schedule is exempt from obtaining a development permit, except that such development shall comply with the conditions set out in the Fifth Schedule and regulation 11(g), (h), (i), (j), (k), (l), and (n).

Development
by local
authority

13. Development consisting mining of a class in the Sixth Schedule is exempt from obtaining a development permit, except that such development shall comply with the conditions set out in the Sixth Schedule and regulation 11(e), (f), (g), (h) and (n).

Development
comprising
mining

14. (1) Development consisting of the use of a structure or other land for the exhibition of advertisements of a class set out in the Seventh Schedule is exempt from obtaining a development permit, except that such development shall comply with the conditions and limitations set out in the Seventh Schedule.

Restrictions
on
advertisements

(2) A structure or other land shall not be used for the exhibition of any advertisement other than an advertisement of a class specified in the Seventh Schedule on the conditions and limitations specified in the Seventh Schedule.

(3) An advertisement structure shall not be erected on the exterior of a building structure cave or relic of ancient, cultural and natural heritage, or of aesthetic, historical, prehistorical, archaeological or scientific interest which is designated for conservation under the National Heritage Conservation Commission Act or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed.

Cap. 173

15. (1) A use of land which is ancillary to any use specified in the Fourth, Fifth or Sixth Schedules is not excluded from that use merely by reason of it not being specified in the Schedules.

Ancillary uses

(2) A class of development in Fourth, Fifth or Sixth Schedules shall not include any use—

Act No. 20
of 2011

- (a) as a licenced premises or an off licence or any use which includes the sale of intoxicating liquor either for consumption on or off the premises, for which a licence under the Liquor Licencing Act, 2011 including as part of a nightclub or dancehall, restaurant, hotel or motel, lodge, guesthouse or other facility providing guest accommodation;
- (b) as a garage;
- (c) as a filling station;
- (d) as a nightclub or dance hall;
- (e) as a motor showroom or car sales lot;
- (f) for a taxi business or for the hire of motorised vehicles;
- (g) as a scrap yard, or a yard for the breaking of motorised vehicles;
- (h) as an amusement arcade or gaming premises;
- (i) for the storage or distribution of minerals;
- (j) for chemical processing or storage;
- (k) as a fuel depot;
- (l) as a supermarket, the gross floor area which exceeds 1,000 square metres;
- (m) as a shop, associated with a filling station, the gross floor area which exceeds 100 square metres; and
- (n) as a hammermill.

Alteration
to comply
with
Act No. 19
of 2020

16. An internal or external alteration to a residential dwelling permitted under the Act, or required under the Zambia National Public Health Act, 2020 and public health regulations, is exempt from the requirement to obtain a development permit provided the alteration does not increase the gross floor area or an increase in the number of dwellings.

Directions
restricting
permitted
development

17. (1) The Minister may, where the Minister considers it necessary that development of any of the classes of development set out in the Fourth, Fifth, Sixth and Seventh Schedule should not be carried out in an area, or that any development of any of the specified classes should not be carried out, unless permission is granted direct that the exemption granted under these Regulations shall not apply to the—

- (a) development of all or any of the specified classes in any particular area specified in the direction; or
- (b) particular development, specified in the direction falling within any of the specified classes.

(2) The Minister shall, by notice, publish a direction specifying an area to which subregulation (1)(a) applies and that direction shall contain a concise statement of the effect of the direction and any information that the Minister may consider necessary.

(3) A planning authority shall serve the notice referred to under subregulation (2) on the owner of the land.

18. A planning authority shall, where the Minister directs that planning authority in accordance with section 50 of the Act, notify the applicant that the application has been referred to the Minister within seven days of the receipt of the direction.

Reference of
application
to Minister

19. The following standard conditions apply to building permissions granted under these Regulations:

Standard
conditions

- (a) the Director shall not authorise any development, which involves the formation, laying out, or material widening of a means of access to a main or district road;
- (b) there shall be no development carried out which creates an obstruction to the view of persons using any road used by vehicular traffic at or near any bend, corner, junction or intersection of any roads so as to be likely to cause danger to such persons; and
- (c) A building or part thereof shall not project beyond any building line laid down for the land or buildings.

20. (1) The Minister shall, where an application for planning permission is referred to the Minister, in accordance with section 50 of the Act, make a decision within ninety days from the date of receipt of that application.

Notification
to
applicants

(2) The Minister shall notify the applicant, in writing, of the Minister's decision within seven days of making the decision.

(3) The Minister shall, where an application has been rejected, inform the applicant in writing and state the reasons for the rejection.

21. An open space zone set out in the Second, Third and Fourth Schedules shall apply to any land zoned for use as open space in a plan approved prior to the coming into effect of these Regulations.

Open space
zone

FIRST SCHEDULE

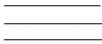
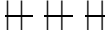
(Regulation 4)

UTILITIES, SYMBOLS AND COLOURS

(The symbols and colours specified in this Schedule to be used on the various maps are obligatory on all duplicates and certified copies submitted to the Minister)

<i>Utility</i>	<i>Symbol</i>	<i>Colour</i>
1. Boundary of planning area	Thick dot/dash line	9mm blue 2.1 border outside boundary
2. Boundary of local or township authority area	Thick black dotted line with name of authorities inside boundary	
3. Boundary of comprehensive development area	Small inverted “V’s” inside boundary	Opaque white ink border inside boundary
4. Reservations		
(a) Public buildings and cultural uses	P	Red 1
Community Centre, public hall	PC	
Entertainment, theatre, cinema	PE	
Drive-in-cinema.....	PM	
Social club.....	PS	
Church	PW	
Public conveniences.....	PT	
Museum, cultural village.....	PV	
(b) Administration	A	Red 2
Central Government office.....	AC	
Local Government office	AL	
Post Office	AP	
(c) Institutions.....	G	Orange
(i) Education	P	(Four parts
University	GEU	Orange 1 to one
Training and Technical College..	GET	part Red 2)
Secondary School	GES	
Primary School	GEP	
Nursery School	GEN	
(ii) Health	GH	
Hospital	GHO	
Mental Hospital	GHM	
Rural health centre, clinic, dispensary	GHC	

(iii) Others	GO	
Police station and camp.....	GCP	
Prison	GOG	
Military uses	GOM	
Research station	GOR	
(stating type)		
(d) Public utilities.....	X	Red brown 1.1
Electricity	XE	
Water	XW	
Sewerage disposal	XS	
Refusal disposal	XR	
Fire station	XF	
*-surface	v — — v	
	^	
-underground	v — — v	
	^	
Telephone or telegraph lines		
-surface.....		
- underground.....		
Sewers*.....	- - - - - - -	
Water mains*.....	— . . — . . — . . —	
*capacities or sizes should be figured		
(e) Open space and recreation	O.....	Green 1.1
(i) Public open space	OP	
Park and play area	OPP	
Playing fields, tennis court	OPF	
Swimming pool	OPS	
Golf course	OPG	
Racetrack, stadium,	OPR	
showground		
Camp or caravan site	OPC	
(ii) Private open space	OV	
Park or play area	OVP	
Playing fields, tennis courts	OVF	
Swimming pool	OVS	
Golf course	OVG	
Race track	OVR	
Camp or caravan site	OVC	
Riding school	OVE	
Green belt	OGB	
5. Transport	T	
(a) Roads.....	Road width drawn to scale	

Existing		
Proposed.....		
- small scale.....		
-large scale.....		
Road closure.....	Number and ultimate width in 12 mm diameter circle Narrow hatching over portion affected and number in 6 mm diameter circle	
Car park.....	TCP	
Lorry park	TLP	
Street parking	Black chevrons along portion so used	
Bus station.....	TBS	
Service station.....	TS	
Motel.....	TM	
(b) Railway		
Existing		
Proposed		
Railways reservation	TRY.....	Light paynes grey water colour
(c) Navigable waterway		
Channel	TW.....	Blue 1
Dock area		Red purple 1.1
(d) Airport, airfield, airstrip		
TA.....		Green brown 1
6. Communications.....	C.....	
Radio or telegraph station.....	CR	
Television station.....	CTU	
Telephone exchange.....	CT	
7. Residential	R.....	Yellow 2.1
Semi-detached house.....	RSD	
Terraced houses.....	RT	
Flats.....	RS	
Unauthorized settlement.....	RUS	
Site and service scheme.....	RSS	
Traditional village.....	RV	
Hotel.....	RH	
Rest house.....	RRH	
Hostel.....	RHO	
Squatter compound.....	RSC	
Boarding – house.....	RB	

8.	Industrial.....	F	Red purple 1.1
	Light industry.....	FL	
	Heavy industry.....	FH	
	Special industry.....	FS	
	Warehousing.....	FW	
9.	Commercial.....	B	Blue 2.1
	Shopping.....	BS	
	Special shopping.....	BSS	
	Office.....	BC	
	Bank.....	BL	
	Licensed premises.....	BL	
	Retail market.....	BM	
10.	Mining and quarrying.....	M.....	Grey 1.2
	Surface working.....	MS	
	Mine plant.....	MP	
	Mining claim area.....	MC	
	Slimes dam.....	MD	
	Slag heap.....	MH	
	Magazine.....	MM	
	Limit of underground working.....	.. _ . . _ . . _	
11.	MiscellaneousCemetery or crematorium.....	CE	Green brown 2
	Building line (show distance in black)....	_ . _ . _ (10 m)	
	Land covered by water.....	LW	Blue 1
	Water protection area.....	W	Blue 1 edging
	Land unsuitable for building development	US	Yellow brown 1
	Undetermined land use.....	UL	Uncoloured
	Undeveloped.....	V	Uncoloured
12.	Areas for compulsory acquisition	Thick line around boundary and numbered	Orang 1 inside red 1 border
13.	Diagrammatic reservation.....	12 mm diameter circle with appropriate symbol	
14.	Mixed use.....	MU	violet

SECOND SCHEDULE
(Regulation 5(1) and (2))

GENERAL LAND USE CLASSES

Table 1

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Residential	advertisement, childcare facility, childminding, day care centre, garden centre ¹ , home-based economic activity, internet café, local shop ² , market ³ , open space ⁴ , pet grooming, place of assembly ⁵ , public building for entertainment, recreational and cultural uses ⁶ , residential dwelling, sport and recreation club ⁷ , and utilities.	amusement park, Automated Teller Machine (ATM), bakery shop, bank, boarding house, car park, car wash, cultural village, educational institution, filling station, guest house, health centre, hospital, hotel or motel, lodge, mobile telephone mast, non local shop, office, place of public worship, restaurant, shopping centre, student accommodation, supermarket and tourist hostel.	abattoir, aerodrome, agri-business, agriculture amusement arcade, animal care centre, bakery, building materials storage, call centre, camping site, car sales lot, caravan park, cemetery, chemical processing and storage, communications, concrete or asphalt production, conference centre, factory shop, farm shop, fast food outlet, fuel depot, game farming, gaming premises, garage, hammermill, heavy industry,

			heavy vehicle park, licenced premises, light industry, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, off-licence premises, repository, research facility, retail park, retail warehouse and scrap yard.
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Notes

1 A market shall not be located along a trunk road or a highway or at a public transport hub, the sale of livestock except for poultry is excluded.

2 In an open space, a market shall be occasional only.

3 A recreational and cultural centre, garden centre, local shop, place of worship, club or part thereof shall not be used as a nightclub or dancehall or for the sale or consumption of intoxicating liquor where a licence is required under the Liquor Licencing Act No. 20 of 2011 or the applicable law relating to liquor licencing.

Table 2

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Local commercial centre	Automated Teller Machines (ATM), bakery shop, bakery, bank, car wash, childcare facilities, communications, conference centre, cultural village, day care centre, fast food outlet, filling station, garage, garden centre, guest house, health centre, home-based economic activity, hotel or motel, internet cafes, local shop, lodge, market, mobile phone mast, office, dwelling or house, restaurant, shopping centre and sport and recreation club. supermarket, technical skills training institution, tourist hostel, transportation, utilities, veterinary clinic and workshop.	amusement arcade, amusement park, boarding house, boarding house, call centre, car park, car sales lot, childcare facility, cultural village, day care centre, educational institution, hammer mill, hospital, licenced premises, motor showroom nightclub or dancehall, shopping mall and student accommodation,	abattoir, aerodrome, agri-business, agriculture, animal care centre, block making, building materials storage, camping site, caravan park, cemetery, chemical processing and storage, childminding, concrete or asphalt production, factory shop, farm shop, fuel depot, game farming, gaming premises, golf club, heavy industry, heavy vehicle park, light industry, mineral processing, mining, non local shop and repository, research facility, retail park, retail warehouse, scrap yard, show ground, warehouse and waste facility.

NOTES

- 1 A development permit may be granted for a day care centre only if it is provided as an ancillary use.
- 2 A guesthouse or part thereof shall not be used as a nightclub or dancehall.
- 3 A hotel or motel or part thereof.
- 4 A lodge or a market part thereof shall not be used as a nightclub or dancehall.
- 5 The residential uses for dwelling house shall be provided as part of a mixed use development with the residential uses primarily on upper floors and a dwelling house is excluded.
- 6 A restaurant, recreation club or a tourist hospital or part thereof shall not be used as a nightclub or dancehall.

Table 3

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Commercial (General)	advertisement, amusement arcade, amusement park, Automated Teller Machine (ATM), bakery shop, bank, boarding house, building materials storage, call centre, car park, car wash, childcare facility, communications, conference centre, cultural village, day care centre, fast food outlet, filling station, gaming premises, garage, garden centre, guest house, health centre, higher educational institution ¹ , hospital, hotel or motel, internet cafes, licenced premises, local shop, lodge, market, mobile telephone mast, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, open space, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, public conveniences, restaurant, shopping centre, shopping mall, sport and recreation club, supermarket, technical skills training institution, tourist hostel, transportation, utilities, veterinary clinic, warehouse and workshop.	dwelling, retail park, retail warehouse, scrap yard, secondary and high school, show ground, and student accommodation.	abattoir, aerodrome, agri-business, agriculture, animal care centre, block making, camping site, caravan park, cemetery, chemical processing and storage, childminding, concrete or asphalt production, farm shop, fuel depot, game farming, golf club, heavy industry, heavy vehicle park, light industry, mineral processing, mining, and waste facility.

NOTE

- 1 For higher education institution, the provision of residential dwellings to house staff or students is excluded.

Table 4

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Business and light industrial development	advertisement, agri- business ¹ , amusement arcade, amusement park, animal care centre, Automated Teller Machine (ATM), bakery shop, bakery shop, bakery, bank, building materials storage, call centre, car park, car sales lot, car wash, communications, conference centre, factory shop, fast food outlet, filling station, garage, garden centre, hammermill, health centre, heavy vehicle park, higher education institution ² , internet cafes, licenced premises, light industry, local shop, mobile telephone mast, motor showroom, nightclub or dancehall, office, off- licence premises, open space, pet grooming, public conveniences, repository, research facility, restaurant, retail park, retail warehouse, sport and recreation club, technical or skills training institute, technical skills training institution, transportation, utilities, veterinary clinic, warehouse, and workshop ³ .	basic school, childcare facilities, day care centre, guest house, non local shop, place of public worship, public building for entertainment, recreational and cultural uses, secondary and high school, shopping centre and supermarket.	abattoir, aerodrome, agriculture, block making, boarding house, camping site, caravan park, cemetery, chemical processing and storage, childminding, concrete or asphalt production, cultural village, farm shop, fuel depot, game farming, gaming premises, golf club, heavy industry, home-based economic activity, hospital, hotel or motel, lodge, market, mineral processing, mining, non local shop, place of assembly, residential dwelling, scrap yard, shopping mall, show ground, student accommodation, tourist hostel and waste facility.

NOTES

- 1 The use of land for agricultural purposes including the cultivation of crops or the keeping of livestock is excluded.
- 2 The provision of residential dwellings to residents or students accommodation is excluded.
- 3 Workshops shall not be part of or adjacent to a market.

Table 5

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Local industrial cluster	advertisement, animal care centre, bakery shop, bank, building materials storage, car park, car wash, childcare facilities, day care centre, fast food outlet, garage, garden centre, internet cafes, local shop, market, mobile phone masts, office ¹ , pet grooming, public conveniences, restaurant, shopping centre, sport and recreation club, technical skills training institution, utilities, veterinary clinic and workshop.	cultural village, educational institution, guest house, hammermill, hotel or motel, light industry, non local shop, shopping mall, supermarket, tourist hostel and warehouse.	agri-business, agriculture, amusement arcade, amusement park, bakery, block making and concrete or asphalt production, boarding house, call centre, camping site, car sales lot, caravan park, cemetery, chemical processing and storage, childminding, communications, conference centre, educational institution, factory shop, farm shop, filling station, fuel depot, game farming, gaming premises, golf club, health centre, heavy industry, heavy vehicle park, home-based economic activity, hospital, licenced premises, lodge, mineral processing, mining, motor showroom, nightclub or dancehall, off-licence premises,

			open space, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, retail park, retail warehouse, scrap yard, shopping centre, show ground, student accommodation, transportation and waste facility.
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NOTE

- 1 The total area of offices on any single plot shall not be bigger than 100sqm

Table 6

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Heavy industrial development	abattoir, advertisement, animal care centre, Automated Teller Machine ATM, bakery, bank, block making and concrete or asphalt production, building materials storage, call centre, car park, car sales lot, car wash, chemical processing and storage, communications, factory shop, fast food outlet, filling station, fuel depot, garage, hammermill, heavy industry, heavy vehicle park, internet cafe, light industry, local shop, mobile telephone mast, motor showroom, public conveniences, repository, research facility, restaurant, retail park, retail warehouse, scrap yard, shopping centre, transportation, utilities, warehouse, waste facility and workshop.	None	aerodrome, agribusiness, agriculture, amusement arcade, amusement park, bakery shop, boarding house, camping site, caravan park, cemetery, childcare facility, childminding, conference centre, cultural village, day care centre, educational institution, farm shop, game farming, gaming premises, garden centre, golf club, guest house, health centre, home-based economic activity, hospital, hotel or motel, licenced premises, lodge, market, mineral processing, mining, nightclub or dancehall, non local shop, office, off-licence premises, open space, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, residential dwelling, shopping mall, show ground, sport and recreation club, student accommodation, supermarket, technical skills training institution, tourist hostel and veterinary clinic.

Table 7

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Open space	Automated Teller Machine (ATM), advertisement, back yard gardening and livestock rearing ¹ , cultural village ² , garden centre ³ , information kiosk ⁴ , mobile telephone mast, open space ⁵ , place of assembly ⁶ , public conveniences, show ground ⁷ , sport and recreation club ⁸ and utilities ⁹ .	amusement park.	abattoir, aerodrome, agri-business, agriculture, amusement arcade, animal care centre, bakery shop, bakery, bank, block making and concrete or asphalt production, boarding house, building materials storage, call centre, camping site, car park, car sales lot, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, conference centre, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home-based economic activity, hospital, hotel or motel, information kiosk, internet cafes,

			light industry, local shop, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, sport and recreation club, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, utilities, veterinary clinic, warehouse, waste facility and workshop.
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NOTES

- 1 Excludes any residential dwelling.
- 2 Not more than 5% of the land is covered with buildings or structures.
- 3 Not more than 5% of the land is covered with buildings or structures.
- 4 Should be operated by a local authority or a Minister. Not more than 5% of the land is covered with buildings or structures and no single kiosk should be greater in floor area than 9 sqm.
- 5 Not more than 5% of the land is covered with buildings or structures.
- 6 Not more than 5% of the land is covered with buildings or structures.
- 7 Not more than 5% of the land is covered with buildings or structures.
- 8 Not more than 5% of the land is covered with buildings or structures.
- 9 Not more than 5% of the land is covered with buildings or structures.

Table 8

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Mines and mineral development	advertisement, agriculture, block making and concrete or asphalt production, game farming ¹ , mineral processing, mining, mobile telephone mast and utilities.	None	abattoir, aerodrome, agri-business, agriculture, amusement arcade, amusement park, animal care centre, Automated Teller Machine (ATM), bakery shop, bakery, bank, boarding house, building materials storage, call centre, camping site, car park, car sales lot, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, conference centre, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy

			industry, heavy vehicle park, home- based economic activity hospital, hotel or motel, internet cafe, licenced premises, light industry, local shop, lodge, market, motor showroom, nightclub or dancehall, non local shop, office, off- licence premises, open space, pet grooming, place of assembly, place of public worship, public building for entertainment sport, recreation club, recreational and cultural use, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, show ground, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, veterinary clinic, warehouse, waste facility and workshop.
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NOTE

- 1 Only on land for which there is a mining licence.

Table 9

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Agricultural development	abattoir, advertisement, agri-business, agriculture, animal care centre, Automated Teller Machine (ATM), garden centre, mobile telephone mast, open space, pet grooming, repository ¹ , show ground ² , technical skills training institution, utilities ³ and veterinary clinic.	game farming, sport and recreation club	aerodrome, amusement arcade, amusement park, bakery shop, bakery, bank, block making and boarding house, building materials storage, call centre, camping site, car park, car sales lot, car wash, caravan park, cemetery, chemical processing and storage, childcare facility, childminding, communications, concrete or asphalt production, conference centre, cultural village, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, gaming premises, garage, golf club, guest house, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home-

			based economic activity, hospital, hotel or motel, hotel or motel, internet cafes, licenced premises, light industry, local shop, lodge, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, warehouse, waste facility and workshop.
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Notes

- 1 For use by the Food Reserve Agency.
- 2 Not more than 5% of the land is covered with buildings or structures.
- 3 Not more than 5% of the land is covered with buildings or structures.

Table 10

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Water protection area	advertisement, agriculture ¹ , Automated Teller Machine (ATM), mobile telephone, open space and utilities.	None	abattoir, aerodrome, agri-business, amusement arcade, amusement park, animal care centre, bakery shop, bakery, bank, block making, boarding house, building materials storage, call centre, camping site, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, concrete or asphalt production, conference centre, cultural village, cultural village, day care centre, educational institution, factory shopfilling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home-based economic activity, hospital, hotel or motel, internet cafes,

			licenced premises, light industry, local shop, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, tourist hostel and veterinary clinic.
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NOTE

- 1 All residential dwellings are excluded.

Table 11

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Forestry	advertisement, Automated Teller Machine (ATM), mobile telephone mast, open space and utilities.	None	abattoir, aerodrome, agri-business, agriculture, amusement arcade, amusement park, animal care centre, bakery, bakery shop, bank, block making, boarding house, building materials storage, call centre, camping site, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, concrete or asphalt production, conference centre, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy

			industry, heavy vehicle park, home-based economic activity, hospital, hotel or motel, internet cafes, licenced premises, light industry, local shop, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, open space, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shop, shopping centre, shopping mall, show ground, sport and recreation club, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, veterinary clinic, warehouse, waste facility and workshop.
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Table 12

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Tourism development	Advertisement, amusement arcade ¹ , amusement park ² , Automated Teller Machine (ATM), camping site, caravan park, conference centre, cultural village, gaming premises, golf club, hotel or motel, licenced premises ³ , lodge, mobile telephone mast, nightclub or dancehall ⁴ , off-licence premises ⁵ , open space, public building for entertainment, recreational and cultural uses, restaurant, shop ⁶ , sport and recreation club, tourist hostel and utilities.	None	abattoir, aerodrome, agri-business, agriculture, animal care centre, bakery shop, bakery, bank, block making, boarding house, building materials storage, call centre, car sales lot, car wash, cemetery, chemical processing and storage, childcare facilities, childminding, communications, concrete or asphalt production, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, garage, garden centre, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home- based economic activity, hospital, internet cafes, light

			industry, local shop, market, mineral processing, mining, motor showroom, non local shop, office, open space, pet grooming, place of assembly, place of public worship, repository, research facility, residential dwelling, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, show ground, student accommodation, supermarket, technical skills training institution, transportation, veterinary clinic, warehouse, waste facility and workshop.
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NOTES

- 1 No part of the premises shall be used for the sale or consumption of intoxicating liquor where a licence is required under the Liquor Licencing Act of 2011.
- 2 No part of the premises shall be used for the sale or consumption of intoxicating liquor where a licence is required under the Liquor Licencing Act of 2011 or the applicable law relating to liquor licencing.
- 3 Only where the use is ancillary to the use of land or buildings as a hotel or lodge.
- 4 Only where the use is ancillary to the use of land or buildings as a hotel or lodge.
- 5 Only where the use is ancillary to the use of land or buildings as a hotel or lodge.
- 6 Only where the use is ancillary or subservient to the use of land or buildings as a hotel or lodge.

Table 13

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Game protection area	Automated Teller Machine (ATM), advertisement, agri-business, agriculture ¹ , open space, utilities, mobile telephone mast, veterinary clinic, wild animal rehabilitation centres and research facility ² .		Abattoir, aerodrome, amusement arcade, amusement park, animal care centre, bakery shop, bakery, bank, block making, boarding house, building materials storage, call centre, camping site, car park, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, concrete or asphalt production, conference centre, cultural village, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home-based economic activity, hospital, hotel or motel, internet cafes, licenced premises, light

			industry, local shop, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, show ground, sport and recreation club, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, warehouse, waste facility and workshop.
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NOTES

- 1 All residential dwellings are excluded.
- 2 Limited to game management.

Table 14

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Nature conservation	open space ¹ , utilities ² and mobile telephone masts.	None	abattoir, advertisement, aerodrome, agri- business, agriculture, amusement arcade, amusement park, animal care centre, Automated Teller Machine (ATM), bakery, bakery shop, bank, block making, boarding house, building materials storage, call centre, camping site, car park, car sales lot, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, concrete or asphalt production, conference centre, cultural village, day care centre, educational institution, factory shop, farm shop, fast food outlet, filling station, fuel depot, game farming, gaming premises, garage, garden centre, golf club, guest house, hammermill, health centre, heavy industry, heavy vehicle park, home-based economic

			activity, hospital, hotel or motel, internet cafes, licenced premises, light industry, local shop, lodge, market, mineral processing, mining, motor showroom, nightclub or dancehall, non local shop, office, off-licence premises, pet grooming, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, shopping centre, shopping mall, show ground, sport and recreation club, student accommodation, supermarket, technical skills training institution, tourist hostel, transportation, veterinary clinic, warehouse, waste facility and workshop.
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NOTES

- 1 All structures and buildings are excluded.
- 2 All buildings are excluded.

Table 14

<i>Zone</i>	<i>Column I Uses for which planning authority may grant a development permit and which are not classed as being a change of land use or major development.</i>	<i>Column II Uses for which planning authority may grant a development permit and which are classed as a change of land use or major development.</i>	<i>Column III Uses for which a planning authority is prohibited from granting a development permit.</i>
Heritage conservation	Open space and utilities.	None	abattoir, advertisement, aerodrome, agri- business, amusement arcade, amusement park, animal care centre, Automated Teller Machines (ATM), bakery, bakery shop, bank, block making and concrete or asphalt production, boarding house, builders yard, building materials storage, call centre, camping site, car park, car sales lot, car wash, caravan park, cemetery, chemical processing and storage, childcare facilities, childminding, communications, conference centre, cultural village, day care centre, educational institution, fuel depot, gaming premises, garage, garden centre, golf club, guest house, hammer mill, health centre, heavy vehicle park, nightclub or

			dancehall, pet grooming, veterinary clinic, home-based economic activity, hospital, tourist hostel, hotel or motel, heavy industry, light industry, internet cafes, off-licence premises, licenced premises, lodge, market, mineral processing, mining, motor showroom, office, filling station, place of assembly, place of public worship, public building for entertainment, recreational and cultural uses, repository, research facility, residential dwelling, restaurant, retail park, retail warehouse, scrap yard, local shop, non local shop, factory shop, farm shop, shopping mall, shopping centre, show ground, sport and recreation club, student accommodation, supermarket, fast food outlet, technical skills training institution, transportation, warehouse, waste facility and workshop.
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NOTE

- 1 For open spaces utilities, structures and buildings are excluded

THIRD SCHEDULE

(Regulation 10)

PRESCRIBED FORMS

Form I

(Regulation 10(1))



REPUBLIC OF ZAMBIA

The Urban and Regional Planning Act
 (Act No. 3 of 2015)

**The Urban and Regional Planning (Development Plan and Exempted
 Development Classes) Regulations, 2023**

1. Insert name of
Planning
Authority

¹.....

PROPOSAL FOR THE REVIEW/PREPARATION OF THE

².....

2. Insert title of
Development
Plan

It is proposed to review the development plan for
.....for the period

3. Insert period
name of Planning
Authority

.....or it is proposed to prepare a
..... for which shall cover the period
.....³

4. Insert period of
time provided for
public scrutiny

The draft planning programme is available for inspection at the following locations, during
normal business hours, from until⁴,

5. Insert title of
Development Plan

.....⁵

Copies of the draft planning programme are available from the
..... Please contact at

..... or

invites any interested parties to make submissions in respect of the draft planning programme
for the review/preparation of the to
before pm on Submissions or observations may be made in electronic
format by e-mail to [insert email address] by the same time and date.

Signed for and on behalf of:

Planning Authority

.....
Name

.....
Position

.....
Signature

OFFICIAL
STAMP



Form II
(Regulation 10(2))

REPUBLIC OF ZAMBIA
The Urban and Regional Planning Act
(Act No. 3 of 2015)

**The Urban and Regional Planning (Development Plan and Exempted
Development Classes) Regulations, 2023**

1. Insert name of Planning Authority ¹
- PROPOSAL FOR THE REVIEW/PREPARATION OF THE**
2. Insert title of Development Plan ²
It is proposed to review the..... development plan for
..... for the period or it is
proposed to prepare a for which shall
cover the period³
 3. Insert timeline for inspection
Pursuant to section 38(6) of the Urban and Regional Planning Act, No. 3 of 2015, the final planning
programme is available for inspection at the following locations, during normal business hours at any time
prior to the adoption of the final draft plan at,
 4. Insert other locations⁴
Copies of the final planning programme are available from the Please
contact at
 5. To be signed by Chief Executive of Local Authority or the Executive Secretary of the Provincial Planning Authority
Signed for and on behalf of⁵
Planning Authority
.....
Name *Position*
.....
Signature

OFFICIAL
STAMP

Form III
(Regulation 10(3))



REPUBLIC OF ZAMBIA
The Urban and Regional Planning Act
(Act No. 3 of 2015)

**The Urban and Regional Planning (Development Plan and Exempted
Development Classes) Regulations, 2023**

1. Insert name of Planning Authority ¹
PROPOSAL FOR AMENDMENT OF THE
2. Insert title of Development Plan ²
Notice is given pursuant to section 40 (1) of the Urban and Regional Planning Act, No. 3 of 2015 that it is proposed to amend the development plan for which shall cover the period

The development plan sets out objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the development plan. The amendment proposes to change and/or the amendment proposes to change the zoning of

3. Insert statement where development plan contains land use zoning proposalsto³
The Draft Amendment to the Development Plan is available for inspection at the following locations, during normal business hours,
4. Insert timeline for public scrutiny⁴
from..... until,⁴
5. Insert timeline for public scrutiny⁵
Copies of the draft amendment are available from the Please contact at or hereby invites any interested parties to make submissions

- in respect of the amendment of the to
1. Insert other before⁶
locations Submissions or observations may be made in electronic format by e-mail to⁷ by the
2. Insert email same time and date.

Signed for and on behalf of

Planning Authority

.....
Name

.....
Position

.....
Signature

OFFICIAL STAMP

Form IV
(Regulation 10(4))



REPUBLIC OF ZAMBIA
The Urban and Regional Planning Act
(Act No. 3 of 2015)

The Urban and Regional Planning (Development Plan and Exempted Development Classes) Regulations, 2023

1. Insert name of Planning Authority ¹.....
2. Insert title of Development Plan ².....
3. Insert statement where development plan contains land use zoning proposals ³.....
4. Insert timeline for public scrutiny ⁴.....
5. Insert timeline for public scrutiny ⁵.....
2. Insert email ⁶.....

NOTICE FOR PREPARATION OF THE

Notice is given pursuant to section 40 of the Urban and Regional Planning Act, No. 3 of 2015 that has prepared a development plan for which shall cover the period

The development plan sets out objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the development plan. The development plan includes new/revised proposals for the zoning of land for development³

The Draft Plan is available for inspection at the following locations, during normal business hours, from⁴, until⁴,

Copies of the draft plan are available from the

Please contact.....at.....or⁵

..... hereby invites any interested parties to make submissions in respect of theto..... before..... pm on

Submissions or observations may be made in electronic format by e-mail to⁶ by the same time and date.

Signed for and on behalf of:

Planning Authority

Name

Position

Signature

OFFICIAL
STAMP

FOURTH SCHEDULE

(Regulations 11 and 20)

CLASSES OF DEVELOPMENT PERMITTED SUBJECT TO CONDITIONS

GROUP 1 - MINORS WORKS

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. The construction, erection or placing within the curtilage of a building of any tent, canopy, shade or other object, carport, store, shed or other similar structure.	1. A structure shall not be constructed, erected or placed forward of the front wall of the building. 2. A structure shall not comprise or incorporate a swimming pool. 3. The total area of such structures constructed, erected or placed within the curtilage of a building shall not, taken together with any other such structures previously constructed within this class, erected or placed within the said curtilage, exceed 25 square metres. 4. Where a residential dwelling is served by a septic tank or soakaway or other on site treatment system the total area of such structures shall not reduce the area of open space comprising such system and its soakaway or percolation area by more than 20 percent. 5. The external finishes of any garage or other structure constructed, erected or placed to the side of a dwelling house, and the roof covering where any such structure has a tiled or slated roof, shall conform to those of the dwelling house. 6. The height of any such structure shall not exceed, in the case of — (a) a single storey building, the height of the highest part of the roof of the building; and (b) a building of more than one storey, the height of the first floor of the building. 7. The structure shall not be used for human habitation or for the keeping of livestock, or for any other purpose, including commercial or business use other than a purpose incidental to the use of the building as such.
2. The installation or erection of a solar panel or solar geyser or any other solar installation, on any building, or within the curtilage of a building	1. The distance between the plane of a roof and the panel shall not exceed 50 centimetres. 2. The solar panel shall be a minimum of 50 centimeters from any edge of the wall or roof on which it is mounted. 3. The height of a free-standing solar panel shall not exceed 2 metres, at its highest point, above ground level.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
	4. A free-standing solar panel shall not be placed on or forward of the front wall of a building. 5. A solar geyser shall not be more than one metre above the highest point of the roof.
3. The installation or erection of a tank, including stand, for the storage of water on, or within the curtilage of a building.	1. The capacity of the water tank shall not exceed 2,500 litres. 2. The total height of the structure not including the water tank shall not exceed 6.5 metres, at its highest point, above ground level. 3. The water tank stand shall not be forward of the front building line.
4. The erection of a wireless or television or radio antenna, or a dish type antenna used for the receiving and transmitting of signals from satellites, on the roof or the walls of a building. 5. The erection within the curtilage of a dwelling house, of an antenna or a dish type antenna used for the receiving and transmitting of signals from satellites.	1. Any such antenna or satellite dish must be as approved by Zambia Information Communications Technology Authority in accordance with Statutory Instruments 6 and 65 of 2011 under the Information and Communication Technologies Act no. 15 of 2009 or the applicable law relating to Information and Communication Technologies. 2. The height of the antenna above the roof of the building shall not exceed 2.5 metres. 3. The diameter of any satellite dish shall not exceed 1.2 metres. 4. There shall be a maximum of three satellite dishes on any dwelling house. 5. There shall be a maximum of one satellite dish per dwelling for blocks of flats or apartments. 6. Any structure, including a mast, tower, scaffold, framework, pole, stand or other similar structure, which supports antenna or electronic communications equipment that can transmit and receive mobile telephone signals is excluded. 7. Radio base stations for transmitting and receiving electronic communications or mobile telephone signals are excluded.
6. The erection of an additional antenna or a dish type antenna used for the receiving and transmitting of signals from satellites, including support structures, within the curtilage of premises used for the broadcasting of radio or television signals.	There is a grant of planning permission for the primary use of the land or buildings for the broadcasting of radio or television signals.
7. The construction or erection of a verandah or porch outside any external door of a dwelling house.	1. Any such structure shall not extend beyond the building line.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
	- The floor area of any such structure shall not exceed 8 square metres. - The height of any such structure shall not exceed the height of the highest part of the roof in the case of a single storey dwelling house or the height of the first floor in the case of a multi storey dwelling house.
- The construction of any decking, path, drain or pond or the carrying out of any landscaping works within the curtilage of a residential dwelling. - Any works within the curtilage of a residential dwelling for the provision of a hard surface for use as a drive way or for the parking of cars incidental to the enjoyment of a residential dwelling.	Where the residential dwelling is served by a septic tank or soakaway or other on site treatment system the total area of such structures shall not reduce the area of open space comprising such system and its soakaway or percolation area by more than 20%.
The sinking of a well, drilling of a borehole, erection of a pump, or construction of a pumphouse, for the purpose of providing a water supply to a residential dwelling. The construction, erection or alteration, within the curtilage of a dwelling house of a gate, gateway, railing or wooden fence or a wall or other means of access or enclosure.	There is no existing pit latrine or septic tank and soakaway or other on site treatment facility located within 30 metres of the well, borehole, pump or pumphouse. - Shall not be bounding the curtilage of the dwelling house except for erection of a boundary wall along a road frontage where at least 50 percent of the structure comprises opening, excluding gates. - The Standard conditions Nos. 1 and 2 in the Seventh Schedule apply.
The painting of the exterior of any building or structure. The carrying out of works for the rebuilding, maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building. The use of a residential dwelling for child minding.	A room shall not be reduced below the habitable size as set out in the Public Health Act, Cap. 295.5. Development which consists of the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, prehistorical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
The use of a residential dwelling for home-based economic activities.	The Standard conditions 1 and 2 in the Seventh Schedule apply.

GROUP 2 - TEMPORARY BUILDINGS, STRUCTURES AND USES

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. The use of land, other than a building or the curtilage of a building for any purpose for not more than a total of 28 days whether continuous or not in any calendar year, and the erection or placing of movable structures on the land for the purposes of that.	2. The consent of the landowner to the use is required. 3. The Standard conditions Nos. 1, 2 and 3 in the Seventh Schedule apply.
2. The occasional use for social or recreational purposes of any school, hall, club, art gallery, museum, library, reading room, gymnasium or place of worship.	1. The use shall not exceed a total of 28 days whether continuous or not in any calendar year days in any one calendar year. 2. The Standard conditions 1, 2 and 3 in the Seventh Schedule apply. 3. The use shall be carried out with the consent of the landowner. 4. The erection or placing of movable structures and or buildings or structures on the land for that purpose is excluded.
3. The use of land or buildings for temporary exhibitions.	The use shall not exceed a total of 28 days whether continuous or not in any calendar year days in any one calendar year.
4. The erection, construction or placing on land of structures, plant or machinery needed temporarily in connection with the development of the land during the period in which it is being carried out.	1. The development shall be authorised by way of a grant of planning permission under the Act. 2. The structures, works, plant or machinery shall be removed at the expiration of the period of the construction or the end of the defects liability period as may be appropriate and the land shall be reinstated save to such extent as may be authorised or required by a permission under the Act. 3. The Standard conditions 1, 2 and 3 in the Seventh Schedule apply.
5. The erection, construction or placing on or adjoining land on which, development, other than mining is being, or is about to be, carried out pursuant to any permission, consent, approval or confirmation granted under the Act, of temporary on-site accommodation for persons employed, or otherwise engaged, in connection with the carrying	1. The accommodation shall be removed at the expiration of the period of the construction or the end of the defects liability period as may be appropriate and the land shall be reinstated save to such extent as may be authorised or required by a permission under the Act. 2. The Standard conditions 1, 2 and 3 in the Seventh Schedule apply.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
out of the development, during the period in which it is being carried out.	
6. The erection, construction or placing on land on, in, over or under which, or on land adjoining which, development consisting of mining is to be carried out pursuant to a permission under the Act, of structures, works, plant or machinery needed temporarily in connection with preparation for development.	1. The structures, works, plant or machinery shall be removed when commissioning of the mine, and any ancillary structures or facilities, have been completed pursuant to permission under the Act. 2. The Standard conditions 1, 2 and 3 in the Seventh Schedule apply.
7. The use of premises in connection with national or local government elections including voter registration.	The use shall be discontinued after a period not exceeding 28 days except for voter registration.
8. The erection, construction or placing on land of a kiosk or stall or a home shop.	A structure shall be licensed or operated in accordance with the Public Health Act, Cap. 295 and any relevant bye-laws.

GROUP 3 – DEVELOPMENT FOR INDUSTRIAL OR COMMERCIAL PURPOSES

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. Storage within the curtilage of an industrial building, in connection with the industrial process carried out in the building, of raw materials, products, packing materials or fuel, or the temporary storage of waste arising from the industrial process.	2. The raw materials, products, packing materials, fuel or waste stored shall not be stored forward of the front building line of the industrial building. 2. The Standard conditions 1, 2 and 3 in the Seventh Schedule apply.
2. The erection of an additional antenna or a dish type antenna used for mobile telephone or e-communications on any existing support structure being either a mast, tower, scaffold, framework, pole, stand or other similar structure.	The existing support structure must have been previously approved under the Act.

GROUP 4 – AGRICULTURE

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. The cultivation of land and the keeping of livestock on land zoned for agriculture. 2. Works, buildings and structures for the housing and feeding of livestock.	1. The development of residential dwellings is excluded. 2. A structure shall not be used for any purpose other than the purpose of agriculture. 3. A structure shall not be used for human habitation. 4. A structure shall not be used for any purpose related to game ranching. 5. Effluent storage facilities adequate to serve the structure having regard to its size, use and location shall be constructed in line with Public Health Act, Cap. 295 and shall have regard to the need to avoid pollution. 6. A structure shall not be situated, and no effluent from that structure shall be stored within 50 metres of any public road. 7. A structure shall not be situated, and no effluent from that structure shall be stored, within 100 metres of any residential dwelling, other than the house of the person providing the structure. 8. A structure shall not be situated, and no effluent from such structure shall be stored, within 100 metres of a school, hospital, place of worship or building used for public assembly, save with the consent in writing of the owner of the affected property, and, as may be appropriate, the occupier or person in charge thereof.
3. The provision of roofless cubicles, open loose yards, self-feed silo areas, grain-silos, feeding aprons, assembly yards, milking parlours or buildings or structures for the making or storage of agricultural materials.	A building or structure shall not be used for any purpose other than the purpose of agriculture.
4. Buildings, works and structures for agricultural purposes within an approved farm block.	The development of residential dwellings is excluded.
5. The development by the Ministry of Agriculture or the Ministry of Fisheries and Livestock of any buildings or structures for any agricultural purpose or the use of any land for an agricultural purpose as provided for under the Laws of Zambia.	The development of residential dwellings is excluded.

GROUP 5 – RAILWAYS, AERODROMES AND COMMUNICATIONS

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. Railways The carrying out by Zambia Railways of development required in connection with the movement of traffic by rail in, on, over or under the operational land of Zambia Railways including- (a) the construction or erection of any railway station or bridge, or, office or structure to be used for manufacturing or repairing work of railway infrastructure, which is not situated wholly within the interior of a railway station; and (b) signal boxes, signalling apparatus and other appliances and works required in connection with the movement of traffic by rail, and the reconstruction or alteration of any of the aforementioned structures so as materially to affect the design or external appearance thereof.	1. The Standard conditions 1, 2 and 3 of the Seventh Schedule apply. 2. The development of residential dwellings is excluded.
2. Aerodromes The carrying out of development consisting of— (a) the construction or erection of an extension of an aerodrome operational building; (b) the construction, extension, alteration or removal of aprons, taxiways or airside roads used for the movement of aircraft and the distribution of vehicles and equipment on the airside, within an aerodrome; (c) the construction, erection or alteration of visual navigation aids on the ground including taxiing guidance, signage, inset and elevated airfield lighting or apparatus necessary for the safe navigation of aircraft, within an aerodrome; (d) the construction, erection or alteration of security fencing	1. Any such development shall be approved by the Civil Aviation Authority. 2. The carrying out of development which would be likely to have an adverse impact on or is located within an area designated as a national park, a community partnership park, wildlife or bird sanctuary under the Zambia Wildlife Act No. 14 of 2015 is excluded. 3. Where the building has not been extended previously, the floor area of any such extension shall not exceed 500 square metres or 15% of the existing floor area, whichever is the lesser. 4. Where the building has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions shall not exceed 15 percent of the original floor area or 500 square metres, whichever is the lesser. 5. The development of residential dwellings is excluded.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
and gates, security cameras and other measures connected with the security of infrastructure, structures or buildings within an aerodrome; or (e) the erection or alteration of directional locational or warning signs on the ground, within an aerodrome.	
3. Communications The carrying out of development by a Minister consisting of the provision of— (a) underground communications structures or other underground communications works, including the laying of mains and cables and the installation underground of any apparatus or equipment; (b) overhead communications including the erection of poles or other support structures or the use of existing poles or other support structures; (c) equipment for transmitting or receiving signals from satellites in space; (d) the attachment of additional antennae to an existing antenna support structure, (e) an antenna support structure in place of an existing antenna support structure approved under the Act; or (f) antennae attached to the following existing structures— (i) public or commercial buildings by way of attachment to roofs, facades, chimneys, chimney pots or vent pipes; or — (ii) telegraph poles, lamp posts, flag poles, closed-circuit television (CCTV) poles.	The development of mobile telephone masts or other structures for electronic communication and mobile telephone telephony are excluded.

GROUP 6 – UTILITY PROVIDERS

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. Electricity (a) The carrying out of development by any utility provider to provide an electricity service of development consisting of the laying underground of mains, pipes, cables or other apparatus for the purposes of the utility provider for all voltages not greater than 33kv.	1. Development which would consist of or comprise the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded. 2. Development which would be likely to have an adverse impact on an area designated as a national park, a community partnership park, wildlife or bird sanctuary under the Zambia Wildlife Act No. 14 of 2015 or applicable law relating to wildlife protection is excluded.
(b) The carrying out by any utility provider of development consisting of the construction or erection of a unit substation (excluding a charging point for electric vehicles) for the distribution of electricity at a voltage not exceeding a nominal value of 11/0.4KV	1. The utility provider must own the land or have the consent of the land owner. 2. Development that consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
(c) The carrying out by any utility provider of development consisting of the construction of over-head transmission or distribution lines for conducting electricity at a voltage not exceeding a nominal value of 220kV or not more than 1 kilometre long.	Development which comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation, the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
(d) The development by any utility provider consisting of the construction or erection of an	1. The movement of any such overhead transmission line shall not encroach on any land which is not in the control or ownership of the utility provider.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
overhead transmission line not more than 30 metres from a position in respect of which permission for such line was previously granted and which otherwise complies with such permission.	2. Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
2. Water and Sanitation <i>(a)</i> The carrying out of development by any utility provider to provide water or sanitation infrastructure consisting of laying down of mains, pipes, drains, sewers, boreholes or other apparatus and the erection of water kiosks, for the purposes of providing a water supply or a sewer system.	Development which would consist of or comprise the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
<i>(b)</i> Works consisting of or incidental to the carrying out of any works on land which are necessary to: <i>(i)</i> maintain sanitary convenience and ablution facilities, <i>(ii)</i> maintain sanitary services for the removal and destruction of, or otherwise dealing with, all kinds of refuse and effluent, and compel the use of such services, <i>(iii)</i> establish and maintain drains, sewers and works for the disposal of sewerage and refuse, or <i>(iv)</i> provide for drainage of water.	Development which would consist of or comprise the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.

FIFTH SCHEDULE

(Regulations 12)

CLASSES OF DEVELOPMENT BY A MINISTER OR A LOCAL AUTHORITY

GROUP 7 - REPAIRS TO ROADS

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. The carrying out of works by the Minister and required for rebuilding, maintenance, improvement or other alteration of all public roads, streets, avenues, lanes, sanitary lanes, bridges and drains, cycle ways and footpaths forming part thereof being works carried out on land within the existing limits of such roads including the area of any wayleave or road reserve.	Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
2. The construction of new roads, bridges and associated infrastructure, within the area under the control of a local authority.	The road must be provided for in an approved integrated development plan or local area plan
3. The construction of roads, bridges and associated infrastructure, in an area not subject to an integrated development plan or local area plan, in respect of which the institution in charge is the highway authority	Provided it is in conformity with the Roads Act or applicable laws relating to roads and road traffic.
4. The rehabilitation of roads, bridges and associated infrastructure within the area under the control of a local authority.	
5. The rehabilitation of roads, bridges and associated infrastructure, in an area not subject to an integrated development plan or local area plan, in respect of which the institution in charge is the highway authority.	
6. The development by the Minister of a heli-pad where its primary purposes is to facilitate research and rescue missions or the delivery of emergency aid or food relief.	

GROUP 8 - DEVELOPMENT BY LOCAL AUTHORITIES

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. Development by a local authority comprising the erection or construction and the maintenance, improvement or other alteration of street lighting, fire alarms, public drinking fountains, street nameplates, refuse bins, information kiosks, passenger shelters, public shelters and seats, traffic barriers.	The standard condition of the Seventh Schedule apply.
2. Works by a local authority relating to the construction or maintenance of any gully, drain, pond, trough, pit or culvert, water main, sewer, the widening or deepening of watercourses, the removal of obstructions from watercourses and the making or repairing of embankments in connection with any of the foregoing works.	1. Where the works proposed comprise the widening or deepening of a water course, the consent of the Ministry of Water or Transport is required. 2. Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
3. Development for amenity or recreational purposes. 4. Development by a local authority consisting of the laying out and use of land— (a) as a park, public open space or ornamental garden, or— (b) for athletics or sports (other than golf or sports involving the use of motorised vehicles, aircraft or firearms).	The development of any buildings or structures, including public conveniences and ablution blocks is excluded.
4. Development by a local authority consisting of— (a) the erection or construction of facilities required in connection with the operation, use or management of a watercourse including a canal, river, lake or other inland waterway.	1. Where the works proposed comprise the widening or deepening of a watercourse, the consent of the Ministry of Water or Transport is required. 2. Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
(b) the maintenance, improvement, reconstruction or restoration of any watercourse including a canal, river, lake or other inland waterway, or any harbour or jetty, or other structure forming part of the inland waterway or associated therewith, and any development incidental thereto,	conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
5. Works by a local authority incidental to the use or maintenance of any burial ground, cemetery, public open space, market, bus station or showground 6. Works by a local authority consisting of or incidental to the carrying out of any works on land which are necessary to— (a) maintain sanitary convenience and ablution facilities, (b) maintain sanitary services for the removal and destruction of, or otherwise dealing with, all kinds of refuse and effluent, and compel the use of such services.	1. Shall not include the erection or construction of any wall, fence or gate bounding or abutting on a public road, 2. Shall not include the erection or construction of any building, other than a stall or store which is wholly enclosed within a market building, or 3. Shall not include the reconstruction or alteration of any building, other than a stall or store which is wholly enclosed within a market building.
7. The removal by a local authority of any structure or object required for compliance with the Act, or with a local area plan or integrated development plan, or required for compliance with the Lands Act or required for compliance with the Public Health Act, Cap. 295 or any other enactment.	Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.

GROUP 9 – DEVELOPMENT BY MINISTER

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
1. Educational Institutions, Health Centres and Hospitals The carrying out of development by the Minister consisting of the extension of an educational institution or a health centre or hospital.	The site coverage of all buildings including extensions on the plot shall not exceed 60%.
2. The construction by a Minister of school or a skills training institute.	(a) The land on which school or skills training institute is located is the subject of a land use zoning in an approved Integrated Development Plan or local area plan which allows for the development of a school or a skills training institute by a Minister, or (b) where the land on which school or skills training institute is located is not zoned for development, it is an objective in an integrated development plan or local area plan to construct the said school or the skills training institute. - The site coverage of any buildings, including the extension, shall not exceed 60% of the plot. - The building shall not be more than one storey plus roof in height. - No building shall be forwards of any building line.
3. The construction of a health centre by the Minister.	(a) The land on which the health centre is located is the subject of a land use zoning in an approved Integrated Development Plan or local area plan which allows for the development of a health centre, or (b) where the land on which the health centre is located is not zoned for development, it is an objective in an integrated development plan or local area plan to construct the said health centre. - The site coverage of any such buildings, including the extension, shall not exceed 60% of the plot. - No such structure shall be more than one storey plus roof in height. - No building shall be forward of any building line. - Standard conditions 1, 2 and 3.
	The development of residential dwellings is excluded.
4. Construction of a repository for agricultural produce by the Minister.	No building or structure shall be beyond the building line.

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
5. The construction of housing schemes by the National Housing Authority.	Any such development must be located on land which is zoned as residential in an approved local area plan or integrated development plan and comply with any guidelines issued under the Act.
6. Buildings and structures for the defence and security of the Republic of Zambia.	The development of residential dwellings is excluded
7. The development of tollgates and weigh bridges by the Minister.	The development of residential dwellings is excluded.
8. The carrying out by the Minister of development consisting of the provision of— (a) underground communications structures or other underground communications works, including the laying of mains and cables and the installation underground of any apparatus or equipment; (b) overhead communications including the erection of poles or other support structures or the use of existing poles or other support structures, (c) equipment for transmitting or receiving signals from satellites in space,	Development which consists of or comprises the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, pre-historical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act, Cap. 173 or applicable law relating to national heritage conservation or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded.
(d) the attachment of additional antennae to an existing antenna support structure, (e) an antenna support structure in place of an existing antenna support structure approved under the Act, (f) antennae attached to the following existing structures— (i) public or commercial buildings by way of attachment to roofs, facades, chimneys, chimney pots or vent pipes,	

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
(ii) telegraph poles, lamp posts, flag poles, closed-circuit television CCTV poles.	
9. The removal of any structure or object or the carrying out of any works by the Minister required under the provisions of Part VIII of the Act or the Public Health Act, Cap.	
10. The construction by the Minister of an information kiosk.	

SIXTH SCHEDULE
(Regulations 13 and 15)

DEVELOPMENT FOR MINING PURPOSES PERMITTED
SUBJECT TO CONDITIONS

GROUP 10 - DEVELOPMENT FOR MINING PURPOSES PERMITTED SUBJECT TO
CONDITIONS

<i>Class (Description of Development)</i>	<i>Conditions for development</i>
<i>Class</i> The use of any land for the purpose of mining, including the erection and use of a building or structure for such mining purposes.	1. Only on land which is zoned for mining in an integrated development plan or a local area plan. 2. The development of residential dwellings is excluded. 3. The development of any buildings or structures other than for the purposes of mining is excluded, save where regarded as subservient or ancillary to the mining use is excluded. 4. Development which consists the construction, erection, extension or renewal of a building along any road so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a building line is excluded. 5. Development which consists of the excavation, alteration or demolition of buildings, structures, places, caves, sites, relics, features or other objects of ancient, cultural and natural heritage, or of aesthetic, historical, prehistorical, archaeological or scientific interest which are designated for conservation under the National Heritage Conservation Commission Act 1989, Cap. 173 or the preservation, conservation or protection of which is an objective of an integrated development plan or local area plan for the area in which the development is proposed is excluded. 6. Development which would be likely to have an adverse impact on an area designated as a national park, a community partnership park, wildlife or bird sanctuary under the Zambia Wildlife Act No. 14 of 2015 is excluded.

SEVENTH SCHEDULE

(Regulation 14)

GROUP 11 - ADVERTISEMENTS

<i>Class</i>	<i>Conditions for development</i>
1. The painting of a wall fronting onto a public road as an advertisement excluding the erection of any structures and where the advertisement is not illuminated. 2. The painting of a building as an advertisement excluding the erection of any advertising support structures.	
3. Advertisements, other than those specified in classes 1, 2 or 5 of this Part of this Schedule exhibited on business premises, wholly with reference to the business or other activity carried on or the goods or services provided on those premises.	1. No flashing, pulsing or blinking lights 2. No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height. 3. No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level. 4. No such advertisement shall project more than 10 centimetres over any public road reserve. 5. No such advertisement shall obstruct or block any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.
4. An advertisement in the form of a flag which is attached to a single flagpole fixed in an upright position on the roof of a business premises and which bears no inscription or emblem other than the name, device or logo of a person or business occupying the business premises.	Not more than one such advertisement per trademark shall be exhibited on a business premises.
5. Advertisements, exhibited at the entrance to any premises, relating to any person, partnership or company carrying on a public service or a profession, business or trade at the premises.	1. No flashing, pulsing or blinking lights. 2. No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height. 3. No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises

<i>Class</i>	<i>Conditions for development</i>
	shall be more than 4 metres in height above ground level. 4. No such advertisement shall project more than 10 centimetres over any public road reserve. 5. No such advertisement shall obstruct or block any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.
6. Any advertisement of a traditional ceremony.	1. No flashing, blinking or pulsing lights. 2. No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height. 3. No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level. 4. No such advertisement shall project more than 10 centimetres over any public road reserve. 5. No such advertisement shall obstruct or block any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.
6. Advertisements relating to any institution of a religious, educational, cultural, recreational or medical or similar character, block of flats, club, boarding house or hostel, situated on the land on which any such advertisement is exhibited on a building or boundary wall.	1. No flashing, blinking or pulsing lights. 2. No part of any such advertisement which is not exhibited on or attached or affixed to a building on the premises, or of an advertisement structure on which it is exhibited, shall be more than 2.5 metres in height. 3. No part of any such advertisement which is exhibited on or attached or affixed to a building on the premises shall be more than 4 metres in height above ground level. 4. No such advertisement shall project more than 10 centimetres over any public road reserve. 5. No such advertisement shall obstruct or block any part of any window or door of any building on which the advertisement is exhibited or to which it is attached or affixed.
7. Advertisements exhibited within a railway station, bus station, airport terminal or ferry terminal and which are not readily visible from outside the premises.	
8. Advertisements relating to the sale or letting of any structure or other land, not being an advertisement structure, on which they are exhibited.	The advertisement must be removed within 7 days of the sale or letting of the structure or land or within six months of the date on which the advertisement was originally erected.

<i>Class</i>	<i>Conditions for development</i>
9. Advertisements relating to the sale on or before a date specified therein of goods or livestock, and exhibited on land where such goods or livestock are situated or where such sale is held, not being land which is normally used, whether at regular intervals or otherwise, for the purpose of holding sales of goods or livestock.	There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall remain on the land, for more than 7 days after the date specified.
10. Advertisements relating to the carrying out of building or similar works on the land on which they are exhibited, not being land which is normally used, whether at regular intervals or otherwise, for the purpose of carrying out such works.	There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall remain on the land, for more than 7 days after the defect liability period.
11. Advertisements for the purposes of announcement or direction or warning exhibited by a utility provider in relation to the operation of the utility provider.	The standard conditions 1, 2 and 3 of the Seventh Schedule apply.
12. Advertisements for the purposes of identifying and or providing direction to any service provided by the Minister.	The standard conditions of 1, 2 and 3 of the Seventh Schedule apply.
13. Advertisements for the purposes of identification, direction or warning with respect to the land or structures on which they are exhibited.	The standard conditions 1, 2 and 3 of the Seventh Schedule apply.
14. Advertisements relating to national or local elections or referendum.	There shall be no advertisement left in place, for more than 28 days after the date of the election or referendum, or the date of the rerun of the election, to which the advertisement relates.
15. Advertisements required to be exhibited by or under any law, including advertisements the exhibition of which is so required as a condition of the valid exercise of any power, or proper performance of any function, given or imposed by such law, or for compliance with any procedure prescribed by or under any law.	The period of display of the advertisement should be as prescribed by the relevant law.

<i>Class</i>	<i>Conditions for development</i>
16. Advertisements other than advertisements specified in class 18 of this Part of this Schedule, announcing any local event of a religious, cultural, educational, political, social, recreational or sporting character, and advertisements relating to any temporary matter in connection with any local event of such a character, not in either case being an event promoted or carried on for commercial purposes.	There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall be left in place, for more than 7 days after the conclusion of the event or matter to which it relates.
17. Advertisements other than advertisements specified in Class 17 of this Part of the Schedule, announcing any local event promoted or carried on for commercial purposes.	1. There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall be left in place for not more than a fortnight prior to the date of the event or for more than 3 days after the conclusion of the event to which it relates. 2. There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement, at a distance not exceeding 15 kilometres from the location of the event. 3. The event shall not take place in the same location more than four times a year.
18. Advertisements consisting of placards, posters or bills relating to the visit of any travelling church or religious event, circus, funfair, carnival, show, musicians, players or other travelling entertainment.	There shall be no advertisement exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall be left in place, for more than 7 days after the last performance or closing of the entertainment.
19. An advertisement relating to any demonstration of agricultural methods or processes on the land on which the advertisement is exhibited.	No such advertisement shall be exhibited, and no advertisement structure erected for the purpose of exhibiting such advertisement shall remain on the land, for more than seven days after the date of the demonstration to which it relates.

LUSAKA

11th July, 2023

[MMLGRD.101/15/39]

G. NKOMBO,
*Minister of Local Government
and Rural Development*

