

THE URBAN PLANNING ACT, 2007  
ARRANGEMENT OF SECTIONS

*Section*            *Title*

PART I  
PRELIMINARY PROVISIONS

1. Short title and commencement.
2. Interpretation.

PART II  
THE POLICY FRAMEWORK

3. Fundamental principles of urban planning.
4. Objectives of Land use planning.

PART III  
INSTITUTIONAL FRAMEWORK

5. Responsibilities of the Minister.
6. Appointment and Responsibilities of the Director.
7. Planning Authorities.

PART IV  
THE PLANNING PROCESS

*(a) Declaration of planning*

8. Declaration of planning areas.

*(b) General Planning Scheme*

9. Purpose of general planning scheme.
10. Contents of a general planning scheme.
11. Draft general planning scheme.
12. General planning scheme.
13. Amendment and modification of Scheme.

14. Review of general planning scheme.

*(c) Detailed Planning Scheme*

15. Detailed planning scheme.
16. Objective and contents of a detailed planning scheme.
17. Approval of detailed planning scheme.
18. Detailed planning scheme to have force of law.
19. Stages for preparation of detailed planning scheme.
20. Publication in the Gazette.
21. Inspection by the public.
22. Progress report and review.
23. Scheme of regularization.
24. Special planning area.
25. Declaration of hazard land.
26. Condition for transfer of village or reserved land to general land.
27. Matters to be considered in all planning scheme.

*(d) Control of Development of Land and Planning Consent*

28. Powers of a planning authority.
29. Planning consent and environmental impact assessment report.
30. Change of use.
31. Sub-division.
32. Applications.
33. Planning consent to lapse.
34. Penalty.
35. Planning Authority to give reasons.
36. Register of applications.
37. Suspension and cancellation of approval for change of use.
38. Determination of planning space standards.
39. Approval of plans and registration of instruments.
40. Authorities responsible for control of development in planning area.
41. Giving or withholding planning consent.
42. Duty of Planning Authority to execute and enforce scheme.
43. Planning authority not to withhold planning consent.
44. Supplementary provisions as to grant of planning consent.
45. Revocation and modification of planning consent.
46. Development charge.

47. Rates and method of calculation of development charge.
48. Development charge to be a charge on land.
49. Determination of development charge by planning authority.
50. Designation of conservation areas.
51. Consent to carry out works within a conservation area.
52. Determination of applications.
53. Returns of designations.
54. Director may disallow planning consent.
55. Appeals.
56. Conservation guidelines.
57. Injury to amenity.
58. List areas and buildings of historic or architectural interest.
59. Effect of inclusion of an area or a building in a list.

## PART V

### PURCHASE OF LAND, ACQUISITION AND COMPENSATION

#### *(a) Purchase of Land by Planning Authority*

60. Purchase Notice by landholder

#### *(b) Land Acquisition*

61. Landholder may require land to be acquired.
62. Restriction on right to require land to be acquired.

#### *(c) Compensation*

63. Value of land for purposes of compensation.
64. Compensation for injury caused by scheme.
65. Factors to be taken into account in assessing compensation.
66. No compensation in certain cases.
67. Date when compensation becomes payable.
68. Payment of compensation in certain cases before detailed scheme in operation.
69. Claims for compensation.

#### *(d) Claim for Betterment*

70. Planning authority may claim for betterment.

*(e) Disputes Settlements*

71. Determination of claims and recovery of amounts due.

**PART VI**

**SUPPLEMENTARY PLANNING POWERS**

72. Powers of entry.  
73. Redistribution of land.  
74. Enforcement notice.  
75. Temporary provision pending operation of a scheme.  
76. Application to land regulated by other enactments.

**PART VII**

**MISCELLANEOUS PROVISIONS**

77. Regulations.  
78. Amendment of Schedules.  
79. Annual reports.  
80. Repeal and savings.  
81. Planning consent granted under repealed law.

## THE UNITED REPUBLIC OF TANZANIA



No. 8 OF 2007

I ASSENT,

President

28 August, 2007

**An Act to provide for the orderly and sustainable development of land in urban areas, to preserve and improve amenities; to provide for the grant of consent to develop land and powers of control over the use of land and to provide for other related matters.**

ENACTED by Parliament of the United Republic of Tanzania.

## PART I

## PRELIMINARY PROVISIONS

- 1.-(1) This Act may be cited as the Urban Planning Act, 2007. Short title and commencement
- (2) This Act shall come into operation on the date which the Minister may, by notice published in the *Gazette*, appoint.
2. In this Act, unless the context otherwise requires - Interpretation
- “Act” means the Urban Planning Act, 2007;
- ”agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock including any creature kept for the production of food, wool, skin or fur, or for the purpose of its use in the farming of land, the use of land as grazing land, meadow land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes;

- “amending scheme” means a scheme amending a general planning scheme or detailed planning scheme prepared pursuant to the provisions of section 13;
- “betterment value” means an amount recoverable under section 72 by a planning authority from a landholder whose property is increased in value by virtue of the coming into operation of any provision contained in a planning scheme;
- “building” means any structure or erection and any part of any structure or erection of any kind whatsoever whether permanent, temporary or movable, and whether completed or uncompleted;
- “building operations” includes rebuilding operations, structural alterations or additions to buildings and other similar operations and the making of access roads, railways, waterworks, sewerage and draining works, electrical and telephone installations and any road works preliminary to, or incidental to the erection of buildings;
- “building works” includes waste materials, refuse and other matters deposited on land and reference to the erection or construction of building or works shall be construed accordingly;
- “building scheme” includes a scheme of development whereby land or estate is laid out in lots and built upon for the purpose of sale or otherwise in lots or sections by a common vendor to purchasers;
- “built-up area” means an area which is predominantly developed with buildings;
- “conservation” means the preservation, enhancement or restoration of -
- (a) the character or appearance of a conservation area; or
  - (b) the trades, crafts, customs and other traditional activities carried on in a conservation area;
- “density” means the intensity of use of land reckoned or expressed in terms of the number of persons, dwelling units or habitable rooms or any combination of those factors, per unit area of land; and for the purpose of this definition habitable does not include a kitchen, store room, bathroom or garage;
- “detailed planning scheme” means a scheme prepared or adopted pursuant to the provisions of section 15;
- “development” means the carrying out of any building operation, engineering operation or mining operation in, on, under or over any land, the sub-division of laying out of land, or the making of any change in the use of land, but does not include-

- (a) the making of any change of use from a purpose within any class which may be prescribed to the use thereof for any other purpose within the same class; or
- (b) any other operation or change of use which may be prescribed;

“development charge” means the development charge imposed under section 46;

“Director” means the Director appointed pursuant to the provisions of section 6;

“dwelling” means a building or any part of or portion of a building, used or constructed, adapted or designed to be used for human habitation, as a separate tenancy or by one family, whether detached, semi-detached, or separated by party walls or floors from adjoining buildings or part or portion of the same building together with such out-buildings as are reasonably required to be used or enjoyed;

“engineering operations” includes the formation of or laying out roads and means of access to roads;

“erection” in relation to buildings, includes extension, alteration and re-erection;

“existing building” or “existing building works” means, respectively, a building or works erected, constructed or carried out before the date this Act becomes applicable to the area in which the building or works, as the case may be, commenced before, but completed after such date;

“existing use” means any building or the use of that building or land for any purpose of the same character for which it was used before the date this Act becomes applicable to the area in which the building or land is situated;

Cap.113

“fence” includes any hoarding or paling used as such banks and walls;

Cap. 11

“general land” has the meaning ascribed to it by the Land Act, 1999;

“general planning scheme” means a scheme prepared pursuant to the provisions of section 12;

“hedge” means trees or stumps grown to mark the boundaries of an enclosure;

Cap.287

“land” has the meaning ascribed to it by the Land Act;

Cap.288

“landholder” means a holder of a granted right of occupancy or customary right of occupancy or derivative right of occupancy;

“land use plan” means any plan prepared or adopted by a planning authority and includes a resource management sector plan;

“local government authority” has the same meaning ascribed to it under the Local Government (District Authorities) Act and the Local Government (Urban Authority) Act;

Cap.113

Cap.113

- “material date” in relation to any planning area means the date on which the order published in the Gazette by the Minister under section 8 becomes operational;
- “Minister” means the minister responsible for land use planning;
- “National Land Advisory Council” means the Council established under section 17 of the Land Act;
- “occupier” means any person or body or organization in actual or physical occupation of land or premises or any person having the charge, management or control of the land or premises either on his own account or as an agent of another person, but does not include a lodger;
- “owner” in relation to land or premises, means the holder of a granted right of occupancy or customary right of occupancy or lease for a period of not less than twelve years;
- “peri-urban area” has the meaning ascribed to it under the Land Act;
- “planning area” means an area declared to be a planning area under this Act;
- “planning authority” means a planning authority referred to in section 7;
- “planning consent” means a consent to develop land within a planning area given by the authority empowered to give such consent pursuant to the provisions of this Act;
- “public street” means any street over which the public has a right of way and which is or has been usually repaired or maintained by the Government or local government authority;
- “road” means any road whether public or private and includes any street, square, court, alley, bridge, footway, path, passage or highway whether a thoroughfare or not;
- “scheme” means a general planning scheme, a detailed scheme or amending scheme or redevelopment scheme made under this Act;
- “site” in relation to any building includes offices, out buildings, yards, courts or garden occupied or intended to be occupied therewith;
- “small islands” means islands declared under section 24;
- “special planning area” means an area referred to under section 24;
- “street” includes any road, square, footway or passage, whether a thoroughfare or not, over which the public has a right of way, and also the way over any public bridge, and includes any road, footway or passage, open court or open alley, used or intended to be used as a means of access to two or more holdings, whether the public has a right of way or not, and all channels, drains and ditches at the side of any street shall be deemed to be part of that street;



- “sub-division” in relation to land, means the division of any land other than buildings held by one person or held by a number of persons indivisibly into two or more parts, whether the sub-division is by conveyance, transfer or partition or for the purpose of sale, gift, lease or any other purpose and “sub-divide” has a corresponding meaning; Cap.113  
Cap. 288
- “town planner” means a person registered as a town planner under the Town Planners (Registration) Act, 2007;
- “urban area” has the meaning ascribed to it by the Land Act;
- “urban authority” has the meaning ascribed to it under the Local Government (Urban Authorities) Act; Cap. 287
- “urban land” means land within the boundaries of an urban authority;
- “use” in relation to land, does not include the temporary use of land by the carrying out of any building, engineering, mining or other operation thereon; Cap. 287
- “village” means a village registered under the Local Government (District Authorities) Act;
- “Village Assembly” has the meaning ascribed to it by the Local Government (District Authorities) Act;
- “Village Council” has the meaning ascribed to it by the Local Government (District Authorities) Act;
- “village land” has the meaning ascribed to it by the Village Land Act;
- “Village Land Council” has the meaning ascribed to it by the Village Land Act. Cap.114

## PART II

### POLICY FRAMEWORK

3. With a view to giving effect to the fundamental principles of the National Land Policy and the Human Settlements Development Policy, all persons and authorities exercising powers, applying or interpreting the provisions of this Act shall be under the duty to- Fundame-  
ntal  
principles  
of urban  
planning

- (a) make serviced land available for shelter and human settlements development in general to all sections of community including women, youth, the elderly, disabled and disadvantaged;
- (b) improve the level of the provision of infrastructure and social services for sustainable human settlements development;
- (c) facilitate the creation of employment opportunities and eradication of poverty;
- (d) promote a balanced development of a clearly defined hierarchy of settlements in promoting human settlements development;

- (e) promote and include the participation of the private and popular sectors, Community Based Organisations (CBOs), Non-Governmental Organisations (NGOs), co-operatives and communities in land use planning;
- (f) protect the environment of human settlements and ecosystems from pollution, degradation and destruction in order to attain sustainable development;
- (g) promote the building of capacities in training and retraining of professionals in fields related to land use planning;
- (h) promote capacity building of all actors involved in land use planning; and
- (i) ensure planning legislation, building regulations, standards and other controls are consistent with the capabilities, needs and aspirations of the various sections of the population.

Objectives  
of urban  
planning

4.-(1) The objectives of urban planning to which all persons and authorities exercising powers under, applying or interpreting this Act shall be to-

- (a) facilitate efficient and orderly management of land use;
- (b) empower landholders and users, to make better and more productive use of their land;
- (c) promote sustainable land use practices;
- (d) ensure security and equity in access to land resources;
- (e) ensure public participation in the preparation and implementation of land use policies and plans;
- (f) facilitate the establishment of a framework for prevention of land use conflicts;
- (g) facilitate overall macro-level planning while taking into account regional and sectoral considerations;
- (h) provide for inter-sectoral co-ordination at all levels;
- (i) ensure the use of political and administrative structures and resources available at national, regional, district and village levels; and
- (j) provide a framework for the incorporation of such relevant principles contained in the national and structural development policies as may, from time to time, be defined by the Government.

## PART III

## URBAN PLANNING INSTITUTIONAL FRAMEWORK

5.-(1) The Minister shall ensure that the principles stipulated under section 3, and the aspects of the national development vision as may from time to time be defined, and which are relevant to the urban planning are incorporated into plans at all levels of the planning process.

Responsibilities of the Minister

(2) Notwithstanding the generality of the provisions of sub-section (1), the Minister shall -

- (a) secure consistency and continuity in the framing and execution of a comprehensive policy with respect to the use and development of all land in the country;
- (b) direct measures to ensure that Government policies including those for development of land take adequate account of their effects on land use; and
- (c) review development policies and direct their incorporation into schemes in accordance with the provisions of this Act.

6.-(1) There shall be appointed by an appropriate authority the Director of Urban Planning.

Appointment and responsibilities of the Director

(2) The Director shall be the principal adviser to the Minister on land use planning and shall, in addition, discharge such other duties as are conferred upon him by this Act.

(3) Without prejudice to sub-section (2), the Director shall -

- (a) initiate, undertake or direct studies and research into matters concerning town planning;
- (b) issue guidelines to planning authorities on proposals for declaration of planning areas, preparation of general planning schemes, land use plans and detailed planning schemes;
- (c) issue guidelines prescribing size of land in any part of the country for zoning purposes;
- (d) set standards for planning authorities on the most appropriate use of land including land management such as change of use, extension of use, sub-division of land and amalgamation of land;

- (e) issue guidelines on planning space standards, norms and criteria for the beneficial uses of land and its protection for the maintenance of the quality of land;
- (f) issue guidelines on density of buildings on land, height, design, appearance and sitting of buildings;
- (g) co-ordinate research, investigation and inventory relating to town planning and land use planning and to collect, collate and disseminate information about the findings of such investigation or research;
- (h) co-ordinate establishment and operation of a system of documentation, the formation, updating and managing of data banks and dissemination of information relating to town planning;
- (i) establish and maintain liaison with other countries and international organizations with respect to issues and matters relating to town planning;
- (j) approve all planning schemes, monitor and evaluate their implementation;
- (k) approve applications for change of use of land in planning areas; and
- (l) approve applications made by developers for subdivision of land or plots in planning areas.

Planning  
Authorities

7.-(1) Every city council, municipal council, town council and township authority shall each become a planning authority in respect of its area of jurisdiction.

(2) For avoidance of doubt, establishment, conferment of status and expansion of boundaries of local government authorities mentioned under subsection (1), shall be made by the Minister responsible for local governments who shall have regard to matters prescribed in the Fifth Schedule to this Act.

(3) Where the establishment, conferment of status and expansion of boundaries of a local government urban authority engulfs villages, such villages shall be de-registered pursuant to the relevant local government law.

(4) The Minister may, by order published in the *Gazette* and after consultation with the Minister responsible for local government, designate any body or organ established by any written law to be a planning authority or joint planning authority for purposes of this Act.

- (5) A planning authority shall in that capacity -
- (a) ensure that planning incorporates gender perspectives and vulnerable groups;
  - (b) secure the orderly and environmentally sustainable development in its respective area of jurisdiction;
  - (c) ensure that the schemes are geared towards vertical growth rather than horizontal growth;
  - (d) general planning schemes shall put a limit to municipal physical growth after which development shall be directed to satellite towns;
  - (e) prepare general planning schemes, and detailed planning schemes for implementation in its area of jurisdiction;
  - (f) control density of buildings on land;
  - (g) control means of access to land or buildings;
  - (h) adopt planning space standards, norms and criteria for the beneficial uses of land;
  - (i) regulate the height, design, appearance and sitting of buildings;
  - (j) designate special areas whereby legal rights can be granted for the engagement in agricultural activities and in that pursuant facilitates planned urban agriculture;
  - (k) grant planning consent;
  - (l) recommend declaration of planning areas;
  - (m) recommend approval of building schemes made by developers;
  - (n) recommend approval of applications made by developers for sub-division of land or plots;
  - (o) secure the co-operation of all agencies, utility bodies, land holders and other bodies and institutions involved in preparation and implementation of planning process;
  - (p) promote individual home ownership;
  - (q) encourage the private sector to effectively contribute towards housing provision;
  - (r) preserve ancient monuments and buildings of historic or architectural interest;
  - (s) conserve buildings, premises or land, open spaces, recreational areas, hazardous land and parks;
  - (t) preparation of schemes for development of self sustainable neighbourhoods; and
  - (u) monitor and evaluate progress of the general planning schemes and detailed planning schemes.

(6) Every city council, municipal council, district council and town council shall employ a qualified town planner.

#### PART IV

##### PLANNING PROCESS

###### (a) Declaration of Planning Areas

Declaration  
of  
Planning  
Areas

8.-(1) The Minister may, by order published in the *Gazette*, declare any area of land to be a planning area.

(2) Every planning area shall have defined boundaries.

(3) Declaration of planning area shall be preceded by-

- (a) favourable response at public hearing or public hearings in the area conducted by the planning authority ;
- (b) resolution by planning authority recommending declaration of planning area; and
- (c) positive recommendation by the Regional Secretariat of the respective region.

(4) A copy of every order made under this section, together with a map of the area, shall be posted by the relevant planning authority at such public places within the planning area.

###### (b) General Planning Scheme

Purpose  
of general  
planning  
scheme

9.-(1) The purpose of a general planning scheme is to coordinate sustainable development of the area to which it relates in order to promote health, safety, good order, amenity, convenience and general welfare of such area as well as efficiency and economy in the process of such development.

(2) Without prejudice to the generality of sub-section (1), the purpose of a general planning scheme shall be to improve the land and provide for the proper physical development of such land, and to secure suitable provision for transportation, public purposes, utilities and services, commercial, industrial, residential and recreational areas, including parks, open spaces, agriculture and reserves and for the making of suitable provision for the use of land for building or other purposes.

(3) For purposes of sub-section (2), a general planning scheme may provide for planning, re-planning, re-development or reconstructing the whole or part of the area comprised in the scheme, and for controlling the order, nature and direction of development in such area.

(4) A general planning scheme shall be a guide to all persons involved in town planning under this Act.

(5) Where the Minister is satisfied that, by complexity of the boundaries of land within an area scheduled or likely to be scheduled in a general planning, the preparation and execution of a detailed scheme for orderly layout and development of land is impractical unless provision made for redistribution of land in that area, he may by notice in the *Gazette*, declare that the provisions of the Fourth Schedule to this Act shall apply to such land.

(6) The detailed scheme may make provisions for the Fourth Schedule and the provision of the Fourth Schedule shall apply to such land in the execution of such scheme.

(7) Any reference in this Act to a detailed scheme to which the provisions of the Fourth Schedule are applied under paragraph (a), shall be construed as references to a detailed scheme in which provision may be made for redistribution of land in accordance with the provision of the Third Schedule.

**10.-(1)** For purposes of preparing a general planning scheme, a planning authority shall -

- (a) carry out surveys of the whole of the planning area;
- (b) prepare an inventory of planning resources in that area; and
- (c) compile a survey report, maps and other descriptive matters.

(2) Without prejudice to the generality of sub-section (1), a general planning scheme shall consist of -

- (a) technical report on the conditions, resources and facilities in the area;
- (b) a statement of policies and proposals with regard to the allocation of resources and the locations for development within the area;

Contents  
of a  
general  
planning  
scheme

- (c) description and analysis of the conditions of development in the area as may be necessary to explain and justify the statement of policies and proposals;
- (d) relevant studies, data and reports concerning physical development of the area;
- (e) maps and plans showing present and future land uses and development in the area; and
- (f) any information as the Director may deem necessary.

(3) The planning authority shall, in addition to the provisions of this section, take into account matters specified in the First Schedule when preparing a general planning scheme.

Draft  
general  
planning  
scheme

11.-(1) The planning authority shall pass a resolution for preparation of a general planning scheme, hereinafter referred to as “the draft general scheme”, in respect of a planning area and shall cause such resolution to be published in the *Gazette*.

(2) The planning authority shall, within six months of such publication, prepare a draft general scheme and submit it to a meeting of all stakeholders, which shall include landholders, public and private institutions, Community Based Organizations and Non-Governmental Organizations in the area.

(3) In the event of a positive resolution passed by the meeting, the planning authority shall deliberate upon the draft general scheme and in the event of endorsement signified by a resolution, the planning authority shall submit the general scheme to the Regional Secretariat within two months following passing of the resolution.

(4) The Regional Secretariat shall deliberate upon, receive the draft general scheme and shall within two months of receipt reject the plan or submit it to the Director together with recommendations and comments.

General  
planning  
scheme

12.-(1) The Director shall make the draft general planning scheme available to the public by publication at least in one local newspaper and any other means.

(2) Within three months of such publication, the planning authority shall conduct a public hearing in the planning area the proceedings of which shall be recorded and be submitted to the Director.



(3) The Director may, make alterations or modifications to the general planning scheme after taking into account the public hearings and views of the Regional Secretariat.

(4) Upon satisfaction, the Director shall approve the general planning scheme and thereafter submit the scheme to the Minister.

(5) The Minister shall, cause the general planning scheme to be published in the *Gazette*.

13.-(1) The Director may amend the general planning scheme on request of the planning authority and after consultation with the Regional Secretariat.

Amend-  
ment and  
modification  
of  
scheme

(2) The planning authority shall conduct public hearing in the planning area on content of the proposed amendment at least two months before making such request.

14.-(1) The general planning scheme shall be reviewed by the planning authority where the need arises.

Review  
of general  
planning  
scheme

(2) Notwithstanding the provisions of sub-section (1), the Director may direct a review of the general planning scheme be made at any time within ten years of its publication in the *Gazette*.

(3) The planning authority shall, at regular intervals of twelve months, submit to the Director a progress report and evaluation of the operation and implementation of the general planning scheme.

*(c) Detailed Planning Scheme*

15.-(1) A planning authority may on own motion prepare a detailed planning scheme in respect of all or any land situated within a planning area notwithstanding that a general planning scheme has not been prepared for the planning area.

Detailed  
planning  
scheme

(2) A landholder may prepare a detailed planning scheme on his land notwithstanding that a detailed planning scheme has been prepared by the planning authority in respect of that land so long as it conforms to general planning scheme;

(3) A joint detailed planning scheme may be made by two or more planning authorities.

(4) Every detailed planning scheme shall be a demand driven, and shall specify and define the area in which it relates including a plan in which shall be shown the extent of the scheme and such other matters as may conveniently be included therein.

(5) In making a detailed planning scheme, every planning authority and any landholder shall take into account the general planning scheme as published by the Minister.

(6) Any urban authority and district authority shall incorporate in the detailed planning scheme, land use plan of villages within its area of jurisdiction.

(7) A detailed planning scheme may be amended where the need arises.

(8) A landholder who wishes to have a detailed planning scheme relating to his land prepared or amended may, in such manner as may be prescribed, apply in writing to the planning authority.

(9) It shall be the obligation of the Minister, the Director and the Regional Secretariat to assist planning authorities and landholders in preparing detailed planning schemes.

(10) Where the boundaries of a planning authority are so altered and any part of its land to which a detailed planning scheme falls within the boundaries of another planning authority, the detailed planning scheme shall, remain in force in respect of that land and shall be deemed to be a detailed planning scheme of such other planning authority.

Objective  
and  
contents  
of a  
detailed  
planning  
scheme

16.-(1) The objective of every detailed planning scheme shall be to coordinate all development activities, to control the use and development of land including intensive use of urban land and, in particular, vertical and compact urban development.

(2) A detailed planning scheme may be a long-term or short-term physical development scheme or for renewal or re-development of any part of the planning area.

(3) A detailed planning scheme shall consist of -

- (a) a survey in respect of the area to which the scheme relates and carried out in a manner as may be prescribed; and
- (b) maps and descriptions as may be necessary to indicate the manner in which the land in the area may be used.

(4) A detailed planning scheme may make provision of matters set out in the Second Schedule to this Act.

17.-(1) Any amendment or review of detailed planning scheme, shall be submitted to the Regional Secretariat for scrutiny and on receipt of the scheme, the Regional Secretariat may forward it to the Director either without, or subject to such conditions or modifications as it may consider necessary or may direct the planning authority to prepare a new scheme.

Approval  
of  
detailed  
planning  
scheme

(2) The scheme made under the provisions of subsection (1), shall be forwarded to the Director for approval.

(3) Any scheme submitted to the Director shall be approved within thirty days from the date the scheme is and unless it is disapproved in which case the Director shall furnish the relevant planning authority with written grounds for disapproval within that period.

(4) This section shall not apply to detailed schemes referred to under this Act.

18. An approved detailed planning scheme shall have the force of law and may be enforced by a court of competent jurisdiction.

Detailed  
planning  
scheme  
to have  
force of  
law

19.-(1) Preparation of a detailed planning scheme by a planning authority shall pass through the following stages -

Stages for  
preparation  
of detailed  
planning  
scheme

- (a) initiate the process by passing a resolution of intention to prepare a detailed planning scheme;
- (b) convene a meeting of all stakeholders, including landholders, public and private institutions, Community Based Organizations and Non-Government Organizations in the area to be affected;
- (c) in the event of a positive resolution by the said meeting, endorsing the proposal and the planning authority shall proceed to prepare a detailed planning scheme;
- (d) within three months of the making of the scheme the planning authority shall conduct a public hearing or hearings in the planning area; and
- (e) make alterations or modifications, if any, by taking into account the results of public hearing before submitting it to the scheme for its approval.

(2) After preparation of the detailed scheme by the landholder, it shall be forwarded to the planning authority for consideration, approval and adoption.

(3) No detailed planning scheme shall be prepared by the planning authority contrary to any of the stages under subsection (1) .

Publica-  
tion in  
the  
*Gazette*

**20.-(1)** The planning authority shall, within thirty days after a scheme has been approved under section 13, 14 or 17 cause it to be published in the *Gazette* including a statement that the scheme has been approved with or without modification and may be inspected during working hours at the places and times specified in the notice.

(2) A detailed planning scheme shall take effect seven days following the date of publication in the *Gazette*.

Inspection  
by the  
public

**21.-(1)** All schemes approved by the Director under section 17 shall be kept by the relevant planning authority and such schemes may be inspected by the public during working hours, and a copy of which shall be made available to any person upon payment of a fee prescribed by the Minister.

(2) Copies of all schemes approved under section 17 shall be sent to the Regional Secretariat and planning authority for custody.

22.-(1) Every planning authority shall, at regular intervals of twelve months, submit to the Regional Secretariat and the Director a progress report and evaluation of the operation and implementation of the detailed planning scheme in a prescribed format.

Progress  
report  
and  
review

(2) Every detailed planning scheme shall be reviewed by the planning authority, within five years or at an extended time as the Director may determine.

23.-(1) Any area intended for a scheme of regularisation shall be declared as a planning area under this Act.

Scheme of  
regulariza-  
tion

(2) The inventory of studies referred to under section 58 of the Land Act shall be prepared by experts who shall, among others, include a town planner.

Cap.113

(3) The inventory report in relation to the studies made under the provisions of subsection (2), shall determine the need for -

- (a) amending a general planning scheme;
- (b) amending a detailed planning scheme; or
- (c) preparing a new planning scheme.

(4) The draft scheme of regularisation referred to in subsection (1), shall include a planning scheme determined in accordance with subsection (3), which shall involve the community.

(5) Where the Minister declares a scheme of regularisation under section 59 of the Land Act such declaration shall constitute approval of the draft planning scheme for the relevant area.

24.-(1) The Director may, by notice published in the *Gazette* and after consultation with the relevant planning authority, declare any area with unique development, potential or problems, as a special planning area for the purpose of preparation by the relevant planning authority of a planning scheme irrespective of whether such area lies within a planning area or not.

Special  
planning  
area

