

GOVERNMENT NOTICE No. 81 published on 9/3/2018

THE URBAN PLANNING ACT, 2007
(CAP.355)

REGULATIONS

(Made under sections 77(1)(r))

THE URBAN PLANNING (CONSTITUTION AND PROCEEDINGS OF JOINT
AREA PLANNING COMMITTEE) REGULATIONS, 2018

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THE URBAN PLANNING (CONSTITUTION AND PROCEEDINGS OF JOINT
AREA PLANNING COMMITTEE) REGULATIONS, 2018

- Citation 1. These Regulations may be cited as the Urban Planning (Constitution and Proceedings of Joint Area Planning Committee) Regulations, 2018.
- Application 2. These Regulations shall only to Joint Area Planning Committee designated by the Minister under section 7(6) of the Act.
- Interpretation
Cap.355 3. In these Regulations unless the context otherwise requires:-
"Act" means the Urban Planning Act,
"counterpart staff" means a members of the Joint Area Planning Committee (JPC) as described in regulation 7(i);
"Joint Area Planning Committee" means a planning Committee designated as such by the Minister under section 7(6) of the Act;
"Local Government Authority" has the meaning ascribed to it by the Act;
"Minister" means the Minister responsible for Urban planning;
and
"Planning Authority" means a Planning authority referred to in section 7 of the Act.
- Composition 4. The Joint Area Planning Committee shall be composed of not less than eight (8) members as follows:-
at least one representative from the Ministry responsible for Urban planning;
two members from each Planning authority involved; and
at least one representative from Regional Secretary involved.
- Appointment 5.-(1) Members of a Joint Area Planning Committee shall be appointed by the Minister responsible for urban planning from nominations made by the Planning Authorities concerned.

(2) The Minister responsible for urban planning shall appoint the members of Joint Area Planning Committee from competent experts recommended by relevant Planning Authorities or as such other person as Minister deems fit.

(3) In appointing the members of Joint Area Planning Committee, regard shall be had to the need to appoint a person of proven probity with qualification, skills and successful practical experience and at least one member shall be a Registered Town Planner.

(4) The Minister may direct the respective planning Authorities to appoint a member of Joint Area Planning Committee from different discipline but not limited to:-

- (a) Town Planner
- (b) Environmental engineer
- (c) Enonomist
- (d) Civil Engineer
- (e) Community Developer
- (f) Land Management
- (g) Land Surveyor
- (h) Water Engineer
- (i) Electrical Engineer
- (j) Transports Planner
- (k) Sector Activities like Agriculture, Mining, Livestock, Forestry, etc as needs may arise.

(5) Where any Planning Authority concerned fails, within the time specified by the Minister, to nominate any representative under the provisions of subparagraph (1) of this regulation, the Minister may appoint a member or members of such authority or such other person or persons as the Minister deems proper to be a member or members of a Joint Area Planning Committee:-

Provide that in appointing those members; the appointing authority should take into consideration that not more than two-third shall come from the same sex.

(6) Where a member of a Joint Area Planning Committee ceases to be a member of the Local Government Authority he represents, he shall cease to be a member of the Joint Area Planning Committee.

Notice of
Appointments

6.-(1) Notice of all appointments to a Joint Area Planning Committee shall be published in the Government

Gazette and shall take effect from the date of publication.

(2) The Minister shall be advised of all vacancies as they occur and such vacancies shall be filled within fourteen days of their occurrence.

(3) A person appointed to fill a vacancy howsoever caused occurring during the period of office of a member, shall hold the office for the unexpired portion of the term of office of the member whose place has become vacant.

7.-(1) Members of the Joint Area Planning Committee(JPC) shall be professional staff whom, in principle, are counterpart staff who shall be involved in the planning preparation under fulltime basis.

(2) Where preparation of the plan is under contract terms, the counterpart staff shall engage fully in the planning process to facilitate smooth preparation of the plan.

8. The Joint Planning Committee shall be responsible for the following assignment:-

- (a) selection of a chairman and a secretary from among themselves at its first meeting. The Secretary of Joint Area Planning Committee shall be a fully Registered Town Planner;
- (b) undertake regular meetings, prepare minutes and progress reports. The minimum of five stakeholders meeting may be conducted during the period of preparing the plan;
- (c) facilitate the smooth preparation of the plan in full time basis;
- (d) being guided by section 10 of the Act, the Joint Area Planning Committee may prepare a General Planning Scheme;
- (e) being guided by section 19 (1) of the Act, the Joint Area Planning Committee may prepare a Joint Detailed Planning Scheme as per section 15(4) of the Act.

9. The Joint Area Planning Committee shall be assigned its daily activities be supervised by the chairman.

10. The Joint Area Planning Committee through its chairman report its performance to the Regional Secretariat.

11. A member of the Joint Area Planning Committee who is directly or indirectly interested in any matter coming before the

Committee for consideration shall, at the earliest opportunity, disclose the nature of his interest at a meeting of Committee and such disclosure shall be recorded in the minutes of the meeting at which it is made; and, where such interest relates to an application for permission to develop land, such member shall, after the disclosure, withdraw from any meeting while the matter is being discussed or decided by the Authority.

12. Subject to these Regulations and to the Act, the Joint Area Planning shall have power to regulate its own proceedings.

13. The Town and Country Planning (Constitution and Proceedings of Joint Area Planning Committee) Regulations, 1960 is hereby revoked.

Dodoma,
14th February, 2018

WILLIAM V. LUKUVI
*Minister for Land, Housing and
Human Settlement Development*