WHEREAS, it has become necessary to issue a law that stipulates the preparation and issuance of a plan that the City development plan is directed and implemented by coordinated and supporting structural, strategic and local development plan;

WHEREAS, it is believed that this law creates a conducive environment for development of the Addis Ababa City and supported by the science of urbanization and enables to ascertained in advance legal protection for investment or public interest in accordance with the constitution of the Federal Democratic Republic of Ethiopia and the Revised Charter of the Addis Ababa City Government Proclamation No. 361/2003;

WHEREAS, it is considered that those decisions made carelessly on the basic plan matters and problems of the City created loophole and the previous Master Plan of Addis had no complete and organized stipulation of the preparation and issuance of plans;

NOW, THEREFORE, in accordance with Articles 14(1) (c) and (f) as well as Article 66 (2) of the Revised Charter of the Addis Ababa City Government Proclamation No. 361/2003, the Provisional Government of the City hereby proclaimed as follows:
I. Short Title
This Proclamation may be cited as the “Addis Ababa City Master Plan Preparation, Issuance and Implementation Proclamation No. 17/2004.”

2. Definitions
In this Proclamation:
1) “City” shall mean the Addis Ababa City;
2) “City Government” shall mean the Addis Ababa City Government;
3) “Manager” shall mean the General manager of the city;
4) “Bureau” shall mean the Finance and Economic Development Bureau;
5) “Office” shall mean the Sub-City Finance and Economic Development Office;
6) “Structural Plan” shall mean a document of the City plan that has a legal force and seize the major leading concepts of land use of the City as well as that indicates reserved places for essential function in different parts of the City and places that satisfy the demand of those persons under construction;
7) Development Framework Work shall mean a plan that explains the long and medium term activities identifying in advance the direction of the City Development;
8) “Long and Medium City Development Plan” shall mean an interactive plan that depends on each strategic issue and major development activities of the city categorized in different classes of each issue is implemented as well as the need and capacity of the owners of the issue is manifested harmoniously and is a plan that maintains the quality of the service;
9) “Revision” shall mean the revisiting of the concepts and principles of the structural plan as a new task of study;
10) “Updating” shall mean performing study by considering with concrete situation in due care of the structural plan and other basic concepts;
11) “Harmonization” shall mean a task of adjustment of the problems that occur during the implementation of plans with out changing the structure;
12) “Master Plan” shall mean a plan that includes structural plan the long and medium term plan of the City and local development plan;
13) “The Short Term Plan” shall mean those projects planed annually by the City Government;
14) “The Local Development Plan” shall mean a detailed plan prepared separately for any section of the City that includes redevelopment, reimprovement projects for any locality;
15) “Project” shall mean a task that takes place within a span of time and needs a place;
16) “License” shall mean a licence for possession of land or constructions;
3. Objectives

The Proclamation shall have the following objectives:

1) to ascertain the right of residents to participate in the preparation of the coordinated frame work plan especially and jointly in a distinct and complete manner from the very beginning up to the end of the process that enables to implement the right of property in accordance with law and to undertake investment efficiently and effectively,

2) create favorable conditions for the issuance of the decentralized decision making and implementation system in the preparation and issuance of plan.

4. Scope of Application

This Proclamation shall be applicable on any place under the jurisdiction of the City Government.

5. The Levels of the Addis Ababa City Plan

The Addis ababa City Plan prepared by considering the interconnection of nation wide development plan and the City as well as local development plans shall have the following levels:

1) The City development frame work,

2) Structural plans;

3) The long and medium term City development plan, and

4) local development plan

6. Keeping of Data Related to Land and Preparation of Land for Use

1) The Manager shall gather, posses and protect data concerning land use, distribute plans prepared in accordance with this Proclamation.

2) The Agency shall in collaboration with the Authority prepare lands for development and submit for users to implement plans approved in accordance with this Proclamation.

3) The Agency shall lay out in advance major infrastructure on the land used for housing and other development works.

4) Land Development used for housing activity shall be based on extensive service development and taking in to consideration various services and those groups of the community having various income level.

5) The task or permission of lands by lease for private investor in the key localities shall be directed by local development plan. However, in the absence of the approved local development plan, the Authority shall prepare and issue the detailed implementation plan in accordance with the criteria of structural plan.
PART THREE

Contents, Preparation and Determination of the Plans

8. General

1) Any plan prepared by Addis Ababa shall comply with the country’s development plan.
2) Before the preparation of the Addis Ababa Structural Plan, the Government shall create favorable conditions for preparation of the Addis Ababa and the surrounding plan based on consent and joint agreement.

9. City Development Frame Work

1) The City Development Frame Work shall have the City’s vision objective and general implementation strategies, the structural plan, local development plan and development plan shall be prepared on the basis of this frame work.
2) The City development frame work shall indicate certain matters that are given priority by identifying the City institutional and financial, executive and manpower capacity.
3) The City development frame work shall be prepared by the decision of the City Government, by coordination of the manager and in collaboration with other offices.
4) The City development frame work shall be implemented upon approval by the City Council and may be updated as necessary.

10. Objective of the Structural Plan

The major objective of structural plan shall be to put or indicate the general directions, laying out of infrastructure, land use and organization that enables to direct the future development of the City.

11. Parts of Structural Plan

A structural plan shall at least have mixed housing service, centers and sub-centers local plan essential social and municipal service, strategic investment lands, industrial and warehousing lands, road and transport service parts.
12. Initial Ideas Propose to the Preparation of Structural Plan

1) An initial may be proposed for the preparation or revision of plan in a written form to the concerned body from the relevant organs, the residents, executive offices or among the owners of the matter.

2) The matter shall be submitted through the Bureau to the City Council for decision by considering and examining the relevance of the matter.

13. The Preparation of Structural Plan

1) The Manager before preparing or modifying of plan through revision shall carry out the appropriate study based on the nation wide plan, regional plan, the development direction and vision of the City.

2) The studies carried out for the preparation or revision of structural plan shall take into consideration the objective of same stated under Article 10 and 11 of this Proclamation shall include:
   (a) the width of the City and distribution of the residents,
   (b) the detailed natural feature of the City;
   (c) the detailed political and economic features of the City;
   (d) the land use strategy of the City;
   (e) the system of communication existing and is to exist in the City;
   (f) useful comments acquired in accordance with Article 14 of this Proclamation through the participation of the residents of the City in a forum, and
   (g) other relevant matters.

3. The Manager shall through the bureau submit to and get approval from the City Council the structural plan prepared in accordance with Sub-Article 1 and 2 of this Article together with sketches and explanatory texts.

14. The Participation of the City Residents

1) The preparation of plan shall give the opportunity for the residents of the City to participate and forward their grievance by announcing the idea of the plan preparation, and opening the plan and relevant documents of the structural plan for observation to the public, all affected by the plan and state holders take holders.

2) The preparation or implementation of matters related to the plan as well as the implementation strategies of structural plan shall be open to the public for discussion and deliberation. The resident of the City in every locality shall discuss and deliberate on the matter for a period of 1-2 days.

3) The residents of the City in each locality shall discuss for one or two days, in a meeting on the process of updating and revising of the structural plan.

4) By preparing workshop on each affair of the structural plan, the commission shall cause to participate the public and receive useful comments.

5) Plans on updating and revision shall be opened for the residents of the City at least 7 to 15 days for study and observation.
15. Approval of the Structural Plan
1) The structural plan shall be approved by the City Council.
2) The structural plan and prepared sketches for the plan, drawing and explanatory texts shall be effective from the date of publication on the Addis Negari Gazette.

16. Updating and Revision of the Structural Plan
1) The Manager shall when necessary update the structural plan once in every two years and revise once in every ten years.
2) The updating of structural plan may be implemented fully or partially.
3) The updated or revised parts of structural plan submitted in accordance with Article 13 Sub-Article 3 shall be approved and published by the City Council in accordance with Article 15 of this Proclamation.
4) The task of harmonization prepared and examined by the appropriate body shall be implemented when the bureau believes so.

PART FOUR
The Long and Medium Term Development Plan of the City

17. The Responsibility and Objective of Preparation, Revision and Updating of Medium and Long Term Development Plan of the City
1) Long and medium term development plan of the city shall by taking into account; various conditions, indicate interactive effect serving as working instrument for the implementation and direct the structural plan to a clear center of attention, owing to it effective implementation time limit
2) The long and medium term development plan of the City shall be prepared by the request of the appropriate body, or the mayor.
3) The preparation of the long and medium term of development plan of the City shall be the responsibility of the concerned executive offices at different levels. It shall be processed by the Manager and supplemented by the discussion of the residents of the City.
4) The long and medium term development plan of the City processed by the Manager shall be approved by the City Council upon presentation by the bureau.
5) Based on the City Government budget condition and the changes of procedure, the City Council may update the long and medium term development plan of the city as may be necessary.

PART FIVE
Objective, Preparation, Approval, Updating and Revision of the Local Development Plan

18. The Objectives of Local Development Plan
Local Development Plan Shall Have the Following Objectives:
1) provide detailed direction and procedures for the necessary undertaking of the development project.
2) shall indicate the details selected lands of development and the development plan of the City. Based on the conditions of land use, models and other relevant planning information.
3) propose development idea targeted towards the vision of the City development plan indicated by the structural plan.
19. **Parts of the Local Development Plan**

The local development plan shall at least necessary have the local social and economic impact assessment, land for resettlement road network, land utilization use of vacant, (green) lands, parking area building height, building row, density size, implementation strategy and development expenditure of the government.

20. **Request for the Preparation of the Local Development Plan**

1) The local development plan may be prepared directly by the concerned body based on the strategic lands of investment indicated in the structural plan.

2) Lands indicated to be given priority by long and medium term development plan of the City shall directly be prepared by the concerned body in the same manner.

3) Local development plan may be prepared where a request is submitted by the residents of the City, the municipal organs as well as the executive offices and when accepted by the Chief Manager of the City or the Sub-City Manager.

21. **Undertaking Study and Preparation of Plan**

1) The Manager shall before preparing or modifying the local development plan by revision shall undertake studies.

2) In preparing a local development plan the demarcation of the area under study shall be properly identified No overlapping shall seen with the demarcation of other local development plan.

3) A local development plan shall indicate the matters the executive offices can make change by showing separately the basic and non basic elements.

4) The preparation of a local development plan shall not be less than 10 hectares. However, the Authority may give solutions by studying detailed use of land. Where requests for study are submitted for less than 10 hectares of land.

5) The Manager in accordance with the approved structural plan shall prepare the local development plan with the scale of 1:500 up to 1:2000 shall update and revise for every two years.

6) The manager shall prepare, update and revise with the scale of 1:500 up to 1:000 lands found in the Sub-City and decide not to have City wide importance and lands outside the center, strategic investment and secondary market place in accordance with the approved structural plan.

7) The Manager shall submit local development plan together with sketches and explanatory texts prepared in accordance with Sub-Articels 1 up to 5 of this Article to the bureau or the sub city council as may be necessary.
22. Necessity of Participating the Resident of the City

1) studies undertaken for the Preparation or revision of plan in accordance with Article 21 of this proclamation shall include the appropriate objectives of the plan under Article 18 of this Proclamation and matters necessary for the implementation of the structural plan. The studies also shall constitute, useful opinions found through the discussion forum of the City residents strategic for gathering comments.

2) Where the local development plan is prepared or updated or revised by the manager.
(a) an opportunity shall be given for the residents of the City residing in the area covered by the plan and affected to have a clear knowledge and discuss on it.
(b) shall present and exhibit for those residents of the City who are interested to see.
3. The task of participating the residents of the City in the preparation of local development plan shall follow such implementation producers as:
(a) one day meeting shall be prepared for the residents of the City on which the general idea and strategy presented, opinions are gathered by the discussion and common understanding is created.
(b) announce the meeting 30 days, prior to the day of meeting by broachers, radio and by other means of massmedias.
(c) to cause the residents of the City participate in the preparation and revision of the local development plan by the meeting.
(d) where an objection is raised by any person the manager shall give in a written form an explanation of as to what extent the objection is considered within ten days.

23. Approval of the Local Development Plan

1) The local development plan prepared in accordance with Article 21 of this Proclamation shall be approved by the city and Sub-city Council as may be appropriate
2) The local development plan, the prepared Sketch drawings and explanatory texts of the plan approved in accordance with Sub-Article 1 of this Article shall be applicable from the date of their publication on Addis Negari Gazette.
3) The manager shall transfer the local development plan approved by the Sub-City Council to the concerned body for the purpose of publication on the Addis Negari Gazette.

PART SIX
Responsibility of Publicity and Implementation of the Approved Plan

24. Power to Implement the Plan

1) The City Government shall properly organize executive offices for the implementation of the prepared
2) Every executive office shall prepare the detailed implementation strategy and plan inconformity with the prepared plan.
3) Every executive office shall publicize the prepared detail implementation plans for users.
4) The City Government shall create favorable conditions for the implementation of the plan by all residents in collaboration with the concerned body.
5) Every construction license shall be implemented in accordance with the structural plan, local development plan and detail implementation plans.
6) Issue service map for the residents in accordance with the structurual plan, local and detail implementation plan.
7) The executive offices may raise question of amendment to the concerned body where the prepared plans are in difficulties of implementation.

25. Publicity of the Approved Plans

1) The Manager shall widely announce the approved plans using means of proper mass media to the public.
2) The Manager shall immediately send the copies of the approved plan to:
   a) the appropriate government offices and Organizations,
   b) the Sub-City and Quebele Administrations,
   c) provide for other beneficiaries of the plan.

26. Hierarchy of Plans

The approved City development frame work being superior.
1) The approved structural plan for the City development frame work.
2) the approved long and medium term development plan of the City for the approved structural plan, and
3) The preparation of the local development plan shall be inconformity with the long and medium term development plan of the City and the structural plan.

PART SEVEN
Miscellaneous Provisions

27. Duty to Cooperate

Any person shall have the duty to cooperate for the implementations of this Proclamation, when requested by appropriate authority in accordance with law.

28. Penalty

Any person who violates the stipulation of this Proclamation, shall be punished by appropriate penal law.

29. Power to Issue Regulations

1) The Addis Ababa City Cabinet may issue the necessary regulations for the implementation of this Proclamation.
2) With out prejudice to the generality stated under Sub-Article (1) of this Article, the City Cabinet shall issue the following regulations:
Addis Negari Gazette — No. 30 12th May, 2004—Page 302

(a) the approval and implementation of the structural plan;
(b) the construction license;
(c) the cemeteries and worship place;
(d) the trade expansion zone;
(e) environmental impact assessment;
(f) environmental pollution control;
(g) parks and vegetation preservation and protection;
(h) the designation of road and the system of issuance of address.
(i) prevention of illegal expansion and possession of land.

30. Repealed and Inapplicable Laws
1) The Addis Ababa City Master Plan approval and implementation Proclamation No. 7/1994 is hereby replaced.
2) Any proclamation, regulations, direct and practices shall not be applicable with respect to matters provided for in this Proclamation.

31. Effective Date
This Proclamation shall come into force from the date of its publication on Addis Negari Gazette.

Done at Addis Ababa
This 12th day of May 2004,
Provisional Government of Addis Ababa City