

# **Midlands State University**

**Faculty of Social Sciences**

**DEPARTMENT OF LOCAL  
GOVERNANCE STUDIES**



**UNCONTROLLED DEVELOPMENT AND THE PLANNING PROCESS OF  
LOCAL AUTHORITIES: THE CASE STUDY OF MUTAWATAWA  
GROWTH POINT IN UZUMBA MARAMBA PFUNGWE DISTRICT**

**By**

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**UNCONTROLLED DEVELOPMENT AND THE PLANNING PROCESS IN LOCAL AUTHORITIES: A CASE STUDY OF MUTAWATAWA GRWTH POINT IN UZUMBA MARAMBA PFUNGWE DISTRICT COUNCIL**

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## **DEDICATION**

This research is dedicated to my wife Martha Makoni and my mother Rosemary Kasuso.

**MAY GOD BLESS YOU!**

## **ACKNOWLEDGEMENTS**

I wish to express my profound appreciation to my supervisor, Mrs Rajah for her guidance and constructive criticism on the whole project. Without her guidance and support, this study would not have been possible, thank you. Sincere thank to all the Uzumba Maramba Pfungwe Rural District Council staff ranging from councillors to the central administration staff. Special thanks go to all the respondents who spent their time providing me with information. Finally I would like to thank all my classmates and lecturers in the Local Governance department without whose support, it would have been unfeasible to manoeuvre through the course.

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## ABSTRACT

The aim of this study was to review proliferation of uncontrolled development at MGP in UMP district and shed some light on the characteristics of infrastructure there. Concern over uncontrolled development within the urban set up has often been used as the justification for establishing what are regarded as minimum acceptable standards of development. Properly planned urban development is a key to achieving sustainable environment. Urban planning therefore becomes important as local authorities develop their urban areas. For Uzumba Maramba Pfungwe RDC to maintain its land use allocation pattern of its urban area, it needs to assess, monitor and control the trend and the pattern of development as they occur since uncontrolled development (slum developments) may mar the beauty and sustainability of the urban area. This paper focuses on assessing and analyzing urban development using a qualitative analysis on the existing developments within Uzumba Maramba Pfungwe District with particular attention on the Growth point of Mutawatawa. Regardless of the multiplicity of town planning regulatory frameworks passed from pre and post independence Zimbabwe, Regional, Town and Country planning guide urban development in most towns. This research uses case-study analysis to explore the effects of uncontrolled development on the planning process of MGP in Uzumba Maramba Pfungwe district. The sample size for the study was forty nine (49). Interviews were held with key personnel in UMP RDC Council, District Administrator's office, Public works department, National Housing department, residents and the business community to ascertain the effects of unregulated development on the planning process. Questionnaires were also used to complement the data collected from interviews. The data was presented and analysed through the use of tables, pie charts, bar graphs and photographs. Amongst its key findings, the research observed that uncontrolled development poses so many effects to the whole planning process of the local authority. It results in the waste of effort and resources as the planners would need to either alter the existing plans as they try to regulate the uncontrolled development. Causes of uncontrolled development were identified as lack of development monitoring, high inspection fees, manpower shortage, and laxity on the use of development instruments. The data analysed reveals that the physical infrastructure in place is exceptionally poor. However, the conciliatory planning approach adopted comes with its own problems, for example: uncoordinated development, land zoning challenges, skewed land use distribution, poor townscape, urban sprawl and sub standard buildings. In the light of the findings of the study the researcher recommends regular assessment on construction activities, enforcement of development by laws, approval of development plans, imposition of stiffer penalties on illegal developers, involvement of stakeholders in the planning process, imposition of affordable inspection and approval fees, upholding of council procedures on land acquisition and development, development of a developmental plan and increasing the planning department manpower as solutions to uncontrolled development.

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## **ABBREVIATIONS AND ACRONYMS**

<b>CBD</b>	Central Business District
<b>DA</b>	District Administrator
<b>DPP</b>	Department of Physical Planning
<b>LA</b>	Local Authority
<b>MTG</b>	Mutawatawa Growth Point
<b>RDC</b>	Rural District Council
<b>RTCP ACT</b>	Regional, Town and Country Planning Act.
<b>UC ACT</b>	Urban Councils Act
<b>UMP</b>	Uzumba Maramba Pfungwe

# **CHAPTER I**

## **INTRODUCTION**

### **1.0 INTRODUCTION**

This chapter will cover the preamble to the research. The chapter will also clearly indicate the importance and relevance of uncontrolled development and the planning process at MGP in Uzumba Maramba Pfungwe District. It covers a number of sub-headings that include background of the study, statement of the problem, research objectives and questions among others, that show why a critical analysis of uncontrolled development on the planning process of local authorities is a research worth undertaking.

The prevalence of uncontrolled development has become a cause of concern not only to the local planners but also on the planning process itself of most local authorities culminating onto need for a research to identify the causing factors. Uncontrolled development as the term implies is an indicator of an unplanned and unregulated town growth which has some ripple effects on the entire infrastructural, social and economic growth of an urban set up. It is in the interest of all stakeholders that development be regulated to avoid unrestricted expansion and sprawling of small towns which pose threats to the desired outlook of the growth point.

### **1.1 BACKGROUND**

Uzumba Maramba Pfungwe Rural District Council is a local authority that falls under the ministry of Local Government, Public Works and Urban Development. It was established under the Rural District Councils Act Chapter 29:15 in 1982. Before 1982 UMP district was under Murewa RDC but was born after the amalgamation of

councils. According to ZIMSTAT 2012 Preliminary Report, the population of UMP district as a whole is at 112 150 with major concentrations around Mutawatawa Growth Point, Manyika rural service centre, Nhakiwa rural service centre, Katiyo rural service centre and Chitsungo rural service centre. Elsewhere population is fairly high along the main routes and along the Mazowe River.

The offices are situated at Mutawatawa Growth Point where the problem of uncontrolled development is mainly dominant. Mutawatawa growth point is a sprawling town with an estimated population of 6 000 people. It is situated about 180 km north east of Harare. Since its inception the District has experienced tremendous development with regards to infrastructure thus construction of the administration offices and expansion of the services provision. During the early 1980s period the operations of council were quite limited to infrastructure improvements such as construction of administration offices. Around the 1990s service provision was enhanced through the inception of the capacity building.

During the 1982-1990 period, the growth point has been characterised by construction of houses (low, medium and high density), light industry and shops. Later in the period after 1990 there came an influx of rapid development with construction of government complex and other infrastructure. Around this period population increased through migration of people from towns after ESAP programmes. Some moved from the far away remote areas to pursue better lives in the small town. All in all UMP district has one (1) growth point, three (3) rural service centre and seventy five (5) business centre as focal areas where economic activities are taking place thus enhancing the development of the district. What is of concern is some of the



development of buildings and service facilities without proper adherence to the required standards as stipulated by the guidelines and master plan.

On another note there has been an increase in the establishment of some unregulated small centre along the Mazowe river where gold mining activities take place. Some tuckshops, gold milling plants and flea markets have been done outside the scope of council policies and regulations. These are evident not only at the growth point but also in some rural business centres across the district thereby distorting the dictates of the district development plan. This shows a serious lack of controlled development. During the same period council had very lean staff and departments. The only departments were the Finance, HRM, Projects, Roads and Environment. All technical activities were done in the projects department. For a long time there was no Engineer, Technician and skilled personnel in the department. The high number of uncontrolled settlements is a result of the increased gap between the demand for and supply of land, housing and allied infrastructure. On one hand, explosive population growth and rapid urbanization accelerates demand, while on the other, the public monopoly on the supply of urban land reduces the supply of serviced land.

The growth point of Mutawatwa is experiencing uncontrolled urban development resulting from a shortage of serviced stands, an absence of planning tools and instruments, and a lack of urban space control. The demand for housing stands at approximately 500 units per year, and available land for development is minimal. The results are that over half of the population lacks proper housing; there is rapid development of unplanned, inadequately serviced, and often unsafe settlements; and illegal development and occupation is high.

## **1.2 STATEMENT OF THE PROBLEM**

The proliferation of sub standard buildings, illegal structures and regularisation of wrong land use has become rampant within Mutawatawa growth point. There is evidence of traceable elements of unregulated development which have impacted on the planning process of the district. Quite a number of stands which do not appear on the layout plan have been developed alongside tuckshops resulting in the contravention of the Regional, Town and Country Planning Act and the land use plan of the local authority. The situation has been contributed by quite a number of factors which include among others illegal development of land within the planned area of council without the consent of council. There is also general tendency of developments by developers who ignore the proper channels as way of trying to escape council building inspection fees. It is against this background that the researcher was prompted to carry out this investigation. The problem of uncontrolled development has resulted in the creation of slum settlements. Most of the houses in the high density suburb are sub standard. Reports in council indicate that in 2010 four houses collapsed due to substandard. The uncontrolled development at the Central Business District has resulted in the erection of illegal market and sub standard market stalls which can only be addressed by operation clean up (Murambatsvina).

## **1.3 RESEARCH OBJECTIVES**

1. To investigate the causes of uncontrolled development at Mutawatawa Growth point and business centres in Uzumba Maramba Pfungwe district.
2. To analyse the characteristics of uncontrolled development in relation to the planning process.

3. To determine how uncontrolled development has affected the planning process of Uzumba Maramba Pfungwe Rural District Council.
4. To come up with solutions on how to curb uncontrolled development at Mutawatawa Growth Point.

#### **1.4 RESEARCH QUESTIONS**

1. What are the causes of uncontrolled development at Mutawatawa Growth Point?
2. What is the relationship between the characteristics of uncontrolled development and its effects on the planning process?
3. To what extent has the planning process been affected by uncontrolled development at Mutawatawa growth point?
4. What are the possible solutions to address the problem of uncontrolled development in Uzumba Maramba Pfungwe District?

#### **1.5 SIGNIFICANCE OF THE STUDY**

##### **To the researcher**

Carrying out this study will provide the researcher with information on the causes of uncontrolled development and increase sources to the body of knowledge. It will enhance the researcher in information collection skills as he will be required to gather data, interpret and present it. The study is also important in the sense that it will give a chance to the local people to give their views through a participative way of responding to interviews on what can be perceived as the causes of uncontrolled

development and the extent to which uncontrolled development has affected the local planning process.

#### **To UMP Rural District Council**

It is however a platform through which people can express their views as regards the infrastructure development situation within UMP district. The study also will be a step towards coming up with solutions to uncontrolled development to both UMP Rural District Council as responsible authority and other stakeholders. Eventually findings and recommendations from the study can be used in future for providing information which can be used in future.

The purpose of the study is to provide insight into how illegal developments are impacting local authorities planning process. The research is going to benefit UMP RDC as a planning authority as it will have information on illegal development.

#### **To Midlands State University**

The information will also help Midlands State University as it will get information with regards to uncontrolled development in local authorities and how the planning process of the urban area is affected.

### **1.6 DELIMITATION**

The study was carried out in UMP District which share boundaries with Mrewa, Shamwa, Mutoko, Mudzi and Rushinga Districts. The study covered Mutawatawa Growth Point which is in ward 16, paying particular attention on development of on the residential (high and low density), commercial and industrial stands. The research targeted a population of six thousand (6 000) people who reside within the area of

study. Out of the target population of 6000 a sample of forty nine (49) respondents which comprises three (3) from the District Administrator's office, six (6) council employees, twenty (20) residents in the high density suburbs, ten (10) from business community, three (3) local councillors, four Publics staff and three (3) from the National Housing department was selected as the sample.

Three types of uncontrolled development – an unauthorized housing, commercial and industrial – are selected from a total of different types as representative settlements since they present broad subcategories of all the types of settlements existing in UMP. The researcher derived subcategories in terms of planning interventions, the degree of legality a settlement has (its “tenure security”) and its stages of evolution. In short, the three cases were selected based on three broad groups of uncontrolled settlements, and particular settlement areas are selected due to their clear typology, which has prevailed throughout their evolution process.

## **1.7 ASSUMPTIONS**

- a) The researcher assumed that if finance and other resources are in place the study would only need one week to reach all the intended interviewees and that instruments to be used give required information for the research.
- b) It was the researcher's assumption that he would be able to gather all the correct information with regards the issue of uncontrolled development and that the respondents would be cooperative.
- c) The researcher assumed that all participants would answer questions honestly and to the best of their ability and return the questionnaires within two days.

## 1.8 LIMITATIONS

- a) Resources such as finance and other materials were the major setback to effectively carryout of the study especially on the production of materials to carry out the research successfully.
- b) The area was politically sensitive such that other people assumed that the findings are to be used for political purposes so responses were difficult to obtain.
- c) Time proved a major limitation, as the researcher is a full time employee. The researcher was also committed in state functions and other commitments beyond his control.
- d) The research required the researcher to travel to reach the targeted respondents. Transport costs posed a major problem because of the distance between the areas of study.

However the researcher had to persuade the respondents to give him data on uncontrolled development. To achieve his intended plan the researcher also made use of weekends and his free time to cover more ground in collecting data to manage time. To those respondents around the Growth Point the researcher reached them during the lunch time or after work to cover much ground. The researcher explained to respondents that the study is for academic purposes and demystified other purposes as they had perceived. He produced evidence that he was a student of Midlands State University. The researcher reduced the cost of printing by using the cheaper newsprint papers instead of the bond papers. . The

researcher made use of the local councillors in the distribution of questionnaires for swift movement of the documents and reduction in the transport costs.

In order to get quick responses the questionnaires included a statement to show the due date for collection of the questionnaires which compelled the respondents to return within the stipulated time.

## 1.9 DEFINITION OF TERMS

**Development:** means the process of adding [improvements](#) to a parcel of [land](#), such as building, grading, [subdivisions](#), drainage, [access](#), roads, [utilities](#).

**Uncontrolled development:** refers to Informal, unplanned, illegal, unauthorized or random urban development.

: means unrestricted and unregulated development.

**Planning process:** entails [development](#) of [goals](#), [strategies](#), [task](#) lists and [schedules](#) [required](#) to [achieve](#) the [objectives](#) of a [business](#). The planning process is a [fundamental function](#) of [management](#) and should [result](#) in the best possible [degree](#) of [need satisfaction](#) given the [resources](#) available.

**Infrastructure :** is basic physical and [organizational](#) structures needed for the operation of a [society](#) or [enterprise](#), or the services and facilities necessary for an [economy](#) to function. It can be generally

defined as the set of interconnected structural elements that provide framework supporting an entire structure of development. It is an important term for judging a country or region's development.

**Local authority** : means a form of administration which in a majority contexts, exists as the lowest tier of administration within state e.g. Rural District Council.

**Business centre**: refers to a professionally managed commercial facility that offers end-to-end business infrastructure for short to medium term durations. Clients can choose from a wide range of flexible options that suit their needs. Based on the specific space and infrastructural requirements, clients can take advantage of customized, unbranded serviced offices.

**Unplanned development**: in this instance is development outside the existing legal framework for legal settlement. It is solely dependent on the dominant legal or enforceable policy that is in place.

**Development plan**: is a document that sets out how places should change and what they could be like in the future. It says what type of development should take place where, and which areas should not be developed. It sets out the best locations for new homes and businesses and protects places of value to people or wildlife.



## **1.10 SUMMARY**

The thrust of this chapter was to analyse how uncontrolled development has become a cause of concern on the planning process of Uzumba Maramba Pfungwe council as highlighted in the background and the statement of the problem. Uncontrolled development is rampant in the central business, high density and industrial stands of Mutawatwa growth point. Objectives and research questions were crafted around the causes of uncontrolled development, possible effects to the planning process and solutions to the problem. The next chapter looks at related literature so as to elaborate insight on uncontrolled development and the planning process.

## **CHAPTER II**

### **LITERATURE REVIEW**

## **2.0 INTRODUCTION**

In this literature review chapter, some theoretical framework and viewpoints are viewed as they are put across by various writers. Since the planning and development of local area is endowed to the Local Authority, literature from related to local government Acts and materials from other scholars will be extracted to explore information on the study on uncontrolled development on the planning process in local authorities. The literature will therefore be revolving around the meaning of uncontrolled development, development, planning process, causes and effects of uncontrolled development to the planning process among other factors.

### **2.1 Meaning of development**

According to the Regional, Town and Country Planning Act section 22 of Part V subsection (1) says that any reference in this Part to development, in relation to any land or building, means any of the following—(a) the carrying out in, on, over or under the land of any building or mining operations, other than—(i) the carrying out in any building which is not subject to a building preservation order of any internal works which do not materially affect the external appearance of that building;(ii) the carrying out by or on behalf of the authority responsible of any operations in connection with—A. the renewal, maintenance or improvement of any existing public utility service not within a scenic beauty area; or B. the installation or construction of any new public utility service which is shown on a general plan or is within a road or is within the area of an operative master plan or local plan or an approved scheme and accords with that plan or scheme;

(iii) the carrying out of any building operations in connection with the use of any land or building thereon for agricultural purposes unless such operations—A. are to be carried out within two hundred metres of the centre line of any road; or B. are to be carried out on any property which is less than one hundred hectares in extent; or C. are to be carried out in a scenic beauty area; (b) the altering of the character of the use of any land or building, other than— (i) where the existing use and the proposed use both fall within the same prescribed group of land or building uses; (ii) the use of any land or building thereon for agricultural purposes unless such use is to be established on any property which is less than one hundred hectares in extent. (c) the deposit of refuse or waste materials on any land; (d) the use on any land of any vehicle or similar object, whether fixed, movable or collapsible, as a building for residential or other purposes for a period exceeding six months or such longer period as the local planning authority may authorize; (e) the use of any building which is designed or has been approved for use as a dwelling by a single family as two or more separate dwellings; (f) the display on any land or the external part of any building of any advertisement in a manner other than that prescribed. (2) For the purposes of subsection (1), any land or building shall be regarded as being used for agricultural purposes if it is used directly for any of the following— (a) the production of any agricultural produce; (b) the storing, curing, grading, packing or other handling or processing of any agricultural produce which is produced on the land concerned; (c) any purpose ancillary or incidental to a use specified in paragraph (a) or (b), other than accommodation and facilities for persons employed directly on the land: Provided that any land which is being used as a feed-lot shall not be regarded as being used for agricultural purposes. (3) In this section— “feed-lot” means any land on which there is carried on the business of fattening for the purpose of slaughter

livestock which has been brought on to the land for the purposes of fattening; “public utility service” means any of the following services provided in the public interest by a local authority or statutory body— (a) roads, railway lines or pipelines; (b) the generation and supply of electricity or gas; (c) the storage, purification and supply of water; (d) radio or telecommunication services; (e) drainage or sewerage; and anything ancillary or incidental thereto.

## **2.2 Piecemeal planning and sustainable urban development in Zimbabwe**

According to Chigara et al (2013), piecemeal planning is a planning methodology that uses incremental, although autonomous micro-designs to guide urban development. It is reactionary, spontaneous and non-conforming to the requirements of planning statutes. Alternative names like *ad hoc* planning, disjointed instrumentalism, reactionary have been coined to explain this approach to planning. Apart from providing an immediate solution to development needs, however, the ‘micro level’ approach to planning leads to skewed and haphazard development with little or no respect for the environment. Piecemeal approach to planning has not only been confined to Zimbabwe.

According to Chigara et al (2013), in Zimbabwe, piecemeal planning is most prevalent in small towns that have no capacity to prepare master plans or local development plans. These towns rely extensively on the Department of Physical Planning (DPP) for their development planning needs. The DPP is an arm of government created to provide technical support on planning matters to local authorities. However, due to understaffing, lack of capital resources and other provincial commitments DPP is incapacitated to produce long-term development plans. Therefore, DPP responds to

development needs in local authority areas through producing micro-designs/layouts or site plans. Lack of coordination in site planning make the whole planning process a danger to the environment. Due to its concern with the immediate, it fails to balance the economic, social and environmental needs of society. This approach to planning departs from the very basic principles of urban planning which seek to project developmental movement from the past to the future.

### **2.2.1 Factors that contribute to piecemeal planning in Zimbabwe**

Chigara et al (2013) advance that irrespective of the fact that local authorities in Zimbabwe are aware of the statutory planning procedure, however, there are certain factors that promote piecemeal planning. Capacity constraints to prepare and implement development plans, complex planning procedures and lack of substantive political will are some of the factors promoting piecemeal planning in small towns in Zimbabwe.

### **2.2.2 Implications of piecemeal planning on urban development in Zimbabwe**

According to Munzwa (2009), the effects of piecemeal planning are manifold. In the case study town, piecemeal planning has shown fissures in the following areas: environmental quality, town beauty, economic self-sustenance, harmony in development and territorial expansion of the town. These fissures discredit piecemeal planning as a good candidate for sustainable planning.

### **2.2.3 Incompatibility and uncoordinated spatial development in Zimbabwean Towns**

Due to lack of comprehensiveness and city-wide approach to planning, piecemeal planning fosters uncoordinated urban development. Although the local authority has a strategic plan, however, this plan lacks spatial reference therefore posing difficulties in using the plan for guiding development and for development control purposes. As a result, planning is reactionary to the needs of potential developers as highlighted by Munzwa (2009). Lack of coordination on the micro-layout designs account for incidences of double layouts for the same piece of land. Such practice has administrative challenges such as duplicate numbering of stands. On the other hand, the Central Business District is characterised by mixed uses some of which are not compatible. Backyard industries like welding shops and car repairs, flea markets and vegetable vending stalls are common in the Central Business District. In addition, some business stands have double frontage with no service lanes for delivery vehicles. Lack of development control policy frameworks, affirmative action and black economic empowerment drive paved way for multipurpose use of commercial stands and buildings. Whilst multipurpose use of buildings is a growing phenomenon in most towns and cities in Zimbabwe, however, over-liberalization of this sector affects the character of the town particularly when it is at the core of the town. These irregularities negatively affected the character, form and townscape of Mutawatawa growth point. According to the Council Report of 2010 two houses in the high density residential suburbs collapse due to sub standard. One of them was built in a water logged area which required a special foundation but that was never done.

### **2.3 Uncontrolled development**

Uncontrolled urban settlement is not only in Zimbabwe but rather common across all the five continents. In the Asian continent evidence of uncontrolled development has

been rampant in countries such as India while in the southern America Brazil has also elements of uncontrolled development.

### **2.3.1 Meaning of uncontrolled development?**

Nabutola (2004) define an uncontrolled development as a dwelling put up without authority of the owner of the land, usually without a formal design and without conforming to any specification as to laid down rules and regulations, planning standards, generally accepted methods of workmanship, construction and is more often than not temporary. These would not have access to public utilities like electric power, clean, running piped water, sewerage, and drainage. Uncontrolled development occur when the current land administration and planning fails to address the needs of the whole community.

### **2.3.2 Uncontrolled urban settlements in India**

Singh (1991) gives a summary of dwelling characteristics as in Delhi. In non-slum households, about 65 per cent of the dwellings have a permanent structure, while in slum households, most of the dwellings only have a semi-permanent structure. Judging by the age of the dwellings, we observed that over 55 per cent of those in the slum were over 20 years old, but new dwellings are still being added in the non-slum areas. The average number of rooms per household is 2.53 and 1.51 in non-slum and slum settlements respectively. The ratio of members per room in slum household is 5. Scheduled castes (SC) and scheduled tribes (ST) jointly form the lower class, the “other backward class” (OBC) makes up the middle class and the remaining people constitute the “upper” class, relatively speaking. 88 Sohail Ahmad, Mack Joong Choi extremely high at 4.49, while this value is only 2.59 in non-slum households. This

clearly provides an indicator for severe environmental problems as well as social disorder. In addition to this, slum households rarely have a kitchen or toilet, so they have to depend upon community services for these facilities.

In brief, their findings show that the dwelling characteristics in non-slum settlements (i.e., the unauthorized colony and urban village) are at an acceptable level in terms of Permanent dwelling unit: a permanent dwelling is one that has walls and a roof made of permanent materials like burnt bricks, stones (packed with lime or cement), cement concrete or RCC. In a temporary dwelling, on the other hand, the walls and/or roof are made of temporary materials such as unburnt bricks, bamboo, mud, grass, reeds, thatch or loosely packed stones. A semi-permanent dwelling is one that has fixed walls made of permanent material, but its roof is made of materials other than those used for permanent houses.

Ahmad and Choi (2011) assert that the high number of uncontrolled settlements is a result of the increased gap between the demand for and supply of land, housing and allied infrastructure. On one hand, explosive population growth and rapid urbanization accelerates demand, while on the other, the public monopoly on the supply of urban land reduces the supply of serviced land. The number of applications on the residential waiting list is by far more than the stands that the local authorities avail at each given time.

### **2.3.3 Uncontrolled settlements in Southern Africa**



Munzwa (2009) asserts that the gap between urbanization rates and rates of housing and service provision—together with colonial and post-colonial apartheid development policies—has created a wide range of settlement types with stark inequities in terms of tenure, access to land and shelter, and provision of services. Large informal settlements have developed on the periphery of towns and cities, furthest from economic opportunities, transport networks and urban amenities.

Choi (2011) further alluded that these informal settlements are characterized by insecure (or illegal) tenure, unstable structures, inadequate water supply and sanitation, lack of waste disposal facilities, and poor electricity supplies. Meagre and overburdened health, education, and social services compound these problems, creating unhealthy living conditions and social problems such as high crime rates, prostitution and drug abuse (e.g. Napier 2000, GJMC 1999, DEA&T 1999). Gauteng, South Africa's most urbanized province has over 24 per cent of its population living in informal settlements (Statistics SA 1998). In Dar es Salaam, Tanzania, about 70 per cent of the 3 million residents live in unplanned settlements with marginal access to piped water, sanitation, drainage, or basic social services (UNCHS & UNEP 1997).

## **2.4 Causes of uncontrolled development**

### **2.4.1 High demand for land**

Ahmad and Choi (2011) explore that explosive population growth and rapid urbanization in small towns have experienced exceptionally high population growth and spatial expansion as discussed earlier. UN-Habitat's latest study shows that the average annual growth rate in large cities in developing countries was 1.8 per cent in the 1990s (with the exception of a few Chinese cities like Beijing and Shanghai),

while Delhi's was 4.23 per cent for the same period (UN-Habitat 2008). This exponential growth has had a severe impact on the town's social and physical infrastructure besides leading to an acute shortage of housing (Singh 1991; Ali 2003). In other words the high demand for land has resulted in the rise of illegal development of houses in towns.

## **2.5 Effects of uncontrolled development**

United Nations Report on Habitat (2002) indicates that urban sprawl is another effect of unplanned development on the fringes of established communities. Speculative development aimed at luring individuals to cheaper housing opportunities not only promotes the expansion of impervious surfaces — roads and parking lots — into rural areas where rainfall could replenish the water table, but also contributes to other problems associated with urban sprawl. Outskirts residents must be provided with police, fire and sanitation services.

Unplanned development often leads to congestion of roadways as residents and commuters alike are forced to navigate through zones that lack a centralized transportation corridor. As a result, greenhouse gases are released into the atmosphere from cars and other vehicles spending more time on the road. Additionally, the city or state government responsible for the area where unplanned development occurs will probably have to redesign and reimplement transportation corridors through costly construction projects.

Konadu (2001) asserts that shortage of competent manpower in the public and private sectors poses a major challenge. Currently, the sector has an acute shortage of urban

planner, architects, geo-tech engineers, structural engineer, sociologist, economist, although the sector's workload has increased substantially compared to the past. Additionally, the lack of professionalism in the private sector is also a major concern that impedes the growth of the construction industry.

Clarke (1993) postulates that the uncontrolled growth of satellite towns and the need to consolidate and sustain urban amenities and services are the primary concerns faced by the local authorities. He further says that illegal construction involves economic, social and environmental problem. High construction costs, poor construction quality and lack of access to public services and can not be transferred or mortgaged.

According to Camilleri (1993), although not all informal development can be characterized as slums, it may still present serious environmental, social and economic problems. Urban sprawl has seriously affected the overall balance between rural and built-up areas, bringing about the loss of identity of the different centres. New developments have often been located and designed without any concern for topographical and landscape features. The continuity of the rural pattern of field features and farm buildings has been completely disregarded by insensitive road networks and building alignments. Major landmarks in the rural landscape such as windmills, churches and urban skylines are now engulfed or mostly hidden by haphazard developments.

Ahmad and Choi (2011) conclude that it is undeniable that uncontrolled urban settlements are the main form of urbanization in small towns and other low-income countries, which are complex in nature. It is necessary to opt for an innovative

approach to integrate these settlements rather than thinking within the limits of tenure legality. Kundu (2004) has rightly argued that if provision of tenure security is against the master plan, then any other government approach to planning would also be against law of land such as not allocating land and housing to the urban poor in spite of provisions for this existing in master plans.

Jean (1992) says the uncontrolled growth of satellite towns and the need to consolidate and sustain urban amenities and services are the primary concerns faced by the sector. She further says that there is the need to improve the live-ability of the urban environment through development of appropriate community spaces for recreation and public. This will help address these constraints through provisioning of the much needed policy framework and guidance for the development of urban centres and infrastructure.

## **2.6 Characteristics of uncontrolled development in Cities**

Settlements such as small towns and growth points may have electricity supply, but does not have an adequate physical infrastructure such as a municipal water supply or sanitation services. The social infrastructure provided, like schools and health services are also inadequate.

### **2.6.1 Land Tenure**

Government owns most of this land which could already be in use like wayleaves for power, water, and sewerage or perhaps planned for a specific use like road reserves or other public utility but whose development project has not yet started. Some of it is owned privately for speculation or actual development that is still on the drawing board waiting funding, approval or feasibility. These are the lands upon which

informal settlements sprout. They are unused or disused for long periods and hence easy targets for settlement for the homeless

### **2.6.2 The Structure**

Munzwa (2009) asserts that most of the structures are temporary, made of mud walls and roofs or mud walls and grass or other roof covering. Very few are more permanent, in concrete walls and occasionally tiled. No formal approval.

### **2.6.3 Infrastructure**

Simmins (2004) views that there usually is no electric power, no piped waters in the house, but perhaps a stand pipe serving an area. No roads, no sanitation, no drainage. There are a few latrines and contraptions used as bathrooms. Most people just wait for the sun to set then have a bath of sorts in a basin. Wastewater is spilt somewhere nearby or in the house.

## **2.7 History of Urban Planning**

Konadu (2001) advances development planning basically usually includes development objectives relating to the urban planning and control of use of buildings, community planning, reservation of land, preservation, conservation etc. This has been a concern since to the local authorities since the inception in urbanisation. The development plan is the main public statement of planning policies for the local community. It sets out the land use, amenity and development objectives and policies of the planning authority, for a six year period. The plan consists of a written statement of objectives and a map or series of maps.

### **2.7.1 Urban Planning history in India**

Kandoi et al (2010) say that city planning has always been of chief concern since times immemorial. Evidence of planning has been unearthed in the ruins of cities in China, India, Egypt, Asia Minor, the Mediterranean world, and South and Central America. Early examples of efforts towards planned urban development include orderly street systems that are rectilinear and sometimes radial; division of a city into specialised functional quarters; development of commanding central sites for palaces, temples and civic buildings; and advanced systems of fortification, water supply, and drainage. Most of the evidence is in smaller cities that were built in comparatively short periods as colonies. Often the central cities of ancient states grew to substantial size before they achieved governments capable of imposing controls.

### **2.8 Planning in the context of Urban and Regional Planning in Canada**

According to Simmins (2004), in broadest terms, urban and regional planning is the process by which communities attempt to control and/or design change and development in their physical environments. It has been practised under many names: town planning, city planning, community planning, land use planning, and physical environment planning. The object of planning is the "physical environment," which is taken to mean land and all its uses, along with everything that has tangible existence on or beneath the land surface. Planning also includes the manner and style by which buildings are laid out in a city, and the design of public places.

Physical environments are partly natural and partly man-made. A satisfying man-made or "built" environment is the ultimate goal of planning, but relations between natural and built environments, and interactions between people and their environments, are also of vital concern.

## **2.9 Planning regulations**

According to Payne (2001), planning regulations are generally intended to prevent incompatible land uses or development considered to be against the public interest. Few would object to regulations which separate polluting industries from residential neighbourhoods. However, regulations which inhibit residents from using their dwellings for income-generating activities, such as petty manufacturing, commerce, or rental subdivisions, deny them a major opportunity to supplement low and often irregular cash incomes and work their way out of poverty. They also reduce the amount of housing available for the poorest households and inhibit house and environmental improvements.

Few planners responsible for formulating or enforcing planning regulations would consider these outcomes desirable. However, it has proved immensely difficult to waive or even relax them.

Munzwa (2009), comments on the use of the Urban Councils Act. He says the Act provides for the setting up of Urban Councils and management of Council areas i.e. urban settlements. It also covers issues of estate development, housing provision and development, which proceed in tandem with Ministry activities in the same areas. The Act outlines how Councils can raise finance and spend it in the context of urban development and how they relate with the Minister.

### **2.9.1 The Housing Standards and Control Act & Model Building By-Laws**

Munzwa (2009) postulates that these constitute the policy instruments governing superstructure (housing unit) development. Circular No 70 of 2004 amended some of the original provisions that were considered generally too high. This Circular

followed on and consolidated changes initiated in 1992. Cumulatively, these changes enable government to deal with buildings of unsatisfactory standards, issues of overcrowding and control of harmful use of premises including the protection of the rights of neighbors. Structures which are substandard may be demolished. This Housing Standards and Control Act defines the room size, Council powers to monitor housing development and to order demolition where necessary. These two instruments work in conjunction with the RTCP Act and together guide the enactment of Council by-laws. Mafico (1989) suggests that while planning and housing standards are meant to promote better quality living environments through the provision of basic health and safety standards, in most developing countries they tend to achieve the exact opposite.

### **2.9.2 Planning standards**

According to Soeren Jeppesen (2006), planning of the urban expansion lacks far behind the actual urban development and most urban expansion is unplanned and unauthorised. Concern over unplanned development of squatter settlements has often been used as the justification for establishing what are regarded as minimum acceptable standards of development. As with planning methods and regulations, these are also invariably based on inherited or imported standards, or reflect aspirations for national development based on some notional assessment of what is accepted in Europe or North America.

### **2.9.3 Urban Planning, 1980s to the Present in Canada**

Simmins (2009) asserts that urban planning since the 1980s has been characterized by increasingly diverse theoretical perspectives. In contrast to modernist urban theory,



which sought universal applications, contemporary urban planning embraces particularity, individuality and regional diversity.

He further alluded that two seemingly intractable and contrasting issues dominate recent urban planning theory and practice in Canada. The first is how to modify existing cities, particularly downtowns, so that they are serviced more effectively by public transportation and offer both cultural amenities and accommodation. The second is how to plan suburbs so as to be more livable. With respect to downtowns, many Canadian cities have worked diligently since the 1980s to improve both public transportation as well as cultural amenities. While Montréal and Toronto both deserve mention, and even spread-out Calgary has taken steps to improve its downtown amenities, perhaps the most successful of Canadian cities is Vancouver, which has not only built an elevated public transportation network (Skytrain) but increased density in its downtown while reclaiming disused waterfront areas in both False Creek and Burrard Inlet. The Coal Harbour district of Vancouver, criticized by some for its expensive condominiums, nonetheless has become a vital and popular area, competing with Granville Island for tourists.

Urban planning is taught as a major field of study at 15 different Canadian universities. Many Canadian urban planners - 7000 professionals in the field at present - are members of the Canadian Institute of Planners.

#### **2.9.4 Urban Planning in Britain**

In most countries of the world some permit or permission is required for building to take place. Adler (2002) advances that development in Britain can only take place through seeking planning permission from the local authority in whose area the

development is proposed. There are a number of circumstances under which permission is required and the local authority will if asked provide a certificate to that effect in each particular case.

Adler (2002) further added that some category of development enjoy permitted development rights. This means that some development can take place without permission from the local authority. The removal of some or all of these rights can be undertaken by the local authority through issuing of an Article 4 direction. Article 4 directions are generally made where some environmental harm would be caused if the rights were exercised.

### **2.9.5 Urban Planning in Canada**

According to Adams (planner) in Canada Urban Planning regarded planning as a combination of art and scientific procedure, requiring the most rigorous analysis of human needs and problems and the natural conditions of an area before a land development plan could be drawn up. He agreed with Hodgetts about the importance of healthy living conditions and better design standards, but his conception of a well-planned environment went beyond that. Adams represented the "city-efficient" or "city-functional" school of planning. Different parts of the city should be designed to suit their special functions: residential areas provided with all the amenities and services that go with healthy community life; industrial areas well served by railways and other transport facilities; business areas and civic centres designed to satisfy all the commercial and public needs of a modern community; and the whole city arranged to allow communications to be carried out safely and conveniently. In addition, land should always be allocated to its best use and never wasted; the special

characteristics of each site should be incorporated into detailed development plans; public facilities, such as community centres or hospitals, should always be accessibly located for the people who had to use them; and private land development and public works programs should be co-ordinated and scheduled to economize on public expenditures and to prevent costly mistakes.

According to Simmins (2009), planning, then, is a way by which communities determine how they would like their environment to be. What kinds of benefits can they then look forward to? Official definitions in Canada have generally responded to this question by describing planning as a type of conservation. It is aimed at the wise use and management of community resources, a critical one being land. The idea that land is both a private commodity and a community resource is controversial, but Canadian law has established that there is a legitimate community interest in the development of any land. Large amounts of public money have to be spent on such things as transport facilities, water treatment plants, schools and parks.

To plan the physical environment means to impose some deliberate order upon it, with the aim of achieving a desired standard of environmental quality. A variety of issues fall within the scope of urban and regional planning, depending partly on the geographical scale of the planning area. Regional planners will be concerned with such matters as the protection of farmland or other valued resource sites (eg, forests, mineral deposits, seashores, lakeshores); the preservation of unique natural or historical features; the locations of highways and other transport facilities, such as pipelines or airports; and the growth prospects of communities located throughout the region. If the region is organized around a large city, the planners must also take account of the problems caused by the city's expansion, and its impact upon the surrounding countryside and nearby towns.

Simmins (2009) highlighted that for cities and towns, planning issues are of two general kinds and that there is a need to think ahead to accommodate the city's growth - deciding which lands should be built on and when, and whether they should be used for residential development, for industry or for some more specialized function, such as a shopping centre or playing fields. Eventually, more detailed plans will also be required to determine the layout of every piece of land. The street network has to be designed; sites have to be reserved for schools and parks, shops, public buildings and religious institutions; provision has to be made for transit services and utilities; and development standards have to be set and design ideas have to be tested to ensure that the desired environmental quality is achieved.

According to Simmins (2009) the second group of issues concerns those parts of the community that are already developed. Planners will distinguish between areas where change is not desired and those where change is either unavoidable or judged to be needed. In the former case, the concern is for maintaining the built environment at its existing quality, regardless of pressures for change. This applies particularly to inner-city neighbourhoods which face pressures for apartment redevelopment or for streets to be widened to permit through traffic. In the latter case, the problem is to facilitate the changes that are considered most desirable. In one situation this may mean that a deteriorating area has to be upgraded; in another it may mean that buildings have to be demolished to allow their sites to be used in a new and different way. The problems of rapidly changing downtowns, of outdated industrial and warehousing districts, and of inner-city neighbourhoods experiencing a complex mix of social and physical changes all have to be dealt with by planners and public authorities. So, too, must special issues such as heritage conservation the relocation of railway tracks, the

provision of rapid-transit facilities, and the special housing needs of different groups of people.

### **2.10 New Towns**

Simmins (2004) says that new towns are a specialized aspect of planning. The term refers to the comprehensive planning, zoning and land subdivision of a community, executed before the arrival of any residents. Typically one-industry resource-development towns of small size (fewer than 5000 people), Canada's new towns are mainly located in remote areas (eg, [KITIMAT](#), BC, Matagami, Qué, [THOMPSON](#), Man, and [TUMBLER RIDGE](#), BC).

Most of the early examples (1900-20) were not laid out by planners and did not benefit from imaginative site planning. Adams and others began applying the ideas of Garden City, master plans and zoning to new resource towns in the 1920s

### **2.11 Unplanned settlements in Central Africa**

According to UNCHS (2001) report, in Yaoundé, Cameroon, the majority of urban residents are squatters or tenants. There are conflicting pressures on residents to purchase properties and rents are high. However, property prices have also risen recently, while incomes have declined because of devaluation of the currency (UNCHS 2001c). By contrast, land prices in Douala are lower, and there is a much higher proportion of house owners and no squatter settlements (UNCHS 2001c). In the DRC, security of tenure is also complicated by disparities between modern legislation and traditional laws. For example, the DRC's 1973 Land Act stipulated

that 'land is the exclusive inalienable and unprescriptable property of the state', but the acquisition of land remains subject to the consent of the land chief.

The city of Libreville, Gabon, is experiencing uncontrolled urban development resulting from a shortage of serviced plots, an absence of planning tools and instruments, and a lack of urban space control. The demand for housing stands at approximately 6 000 units per year (in a city with a population of 500 000), and available land for development is minimal (there are 14 hectares of 'green spaces' per 10 000 hectares) (UNCHS 2001c). The results are that over half of the population lacks proper housing; there is rapid development of unplanned, inadequately serviced, and often unsafe settlements; and illegal occupation is as high as 85 per cent (UNCHS 2001c).

According to the United Nations Report on Habitat (2002), one of the most important environmental impacts of uncontrolled urbanization in Central Africa is its spread into fragile ecosystems, including delicate or highly erodible slopes, natural drainage waterways or valleys, and areas that are subject to flooding. Due to the intense competition for space in urban areas, green spaces are rapidly disappearing and areas usually deemed unsuitable for housing are the only refuges available for the urban poor, who are then vulnerable to flooding, landslides, and outbreaks of pests and diseases. Although planning regulations are in place, they are poorly monitored and enforced. Development in and modification of green areas results in changes to biodiversity, risks of pollution of soil and water, changes to soil fertility and stability and, especially in wetland areas or areas where there is standing water due to lack of sanitation, high risk of disease transmission. Dense, unstable, and poorly sited settlements are also vulnerable to the impacts of floods, landslides, and fires.

Water supply and sanitation provision has also fallen behind rates of urban growth in many Central African cities, largely due to lack of municipal funds and capacities. On average, 59 per cent of the urban population has access to clean water (over 80 per cent in Cameroon and DRC), whilst 54 per cent has access to sanitation (but only 14 per cent in Congo and 25 per cent in Gabon) (WHO/UNICEF 2000). Inadequate water supply and sanitation pose a threat to human health via exposure to pathogens such as cholera and intestinal parasites. They also pose a threat to the surrounding environment if sewage and wastewater are discharged untreated. Untreated discharges contaminate soil and water bodies, creating a risk to human health via transmission of disease vectors or toxic elements, and threaten biodiversity through effects on the ecosystem such as eutrophication and contamination with heavy metals and inorganic compounds.

### **2.12 What should be in the plan?**

According to the Planning Guideline of Zimbabwean local authorities the plan includes objectives for development and renewal of obsolete areas; preserving, improving and extending amenities; provision of water supplies and sewerage services, waste recovery and disposal facilities; zoning of areas for residential, commercial, industrial, agricultural etc. purposes; provision of accommodation for travellers; provision of services for the community (eg. Creches).

### **2.13 How does the plan affect people in Zimbabwean local authorities?**

The development plan is a blueprint for the planning and development of your area for the next six years. For example, it sets out where roads, water supplies, sewerage are to be provided and it zones land for particular purposes (housing, shopping, schools, factories etc.). This will affect what type of buildings can be constructed and the use to which land can be put. It affects many facets of daily economic and social

life - the public and from public and local bodies. Following approval of this by the councillors (by majority vote) it is put on public display in the planning authority offices and, possibly local libraries, community halls etc. Any person may comment on this draft. All comments are taken into consideration by the councillors, who may change the draft plan based on the Planner's report or their own views. If the draft is materially altered (i.e. significantly changed), the amendments go on further public display, during which time fresh public comment may be made on these changes. Following consideration of any new comments, the plan is formally adopted by the councillors and becomes the official development plan for the area.

#### **2.14 Who uses the Development Plan?**

A development plan is not a blue sky strategy document which gathers dust on the shelf. It is used every day:

- By development control officers who apply the policies to determine whether or not planning permission should be granted.
- By planning applicants and by the community who can read the plan to assess in advance how the Planning Authority will react to a proposal for development.

#### **2.15 Challenges of Sustainable Land Use Planning in Nigeria**

On the Challenges of Sustainable Land Use Planning in Nigerian Cities, Ede et al (2010) say that urban growth and expansion primarily derive from large scale development of settlements that occur outside the formal processes of public land use controls. In the process, increasing informal settlements especially on the urban periphery make it difficult to provide services such as water supply and sanitation;



and also such infrastructure as roads, drainage, markets and open spaces for recreation.

### **2.16 Urban planning in Abuja (Kehinde Akintola, Abuja)**

Kabir Yari, National President, Nigerian Institute of Town Planners also noted at the forum that the multiple human settlement challenges manifesting in uncontrollable urbanization, slum development, poor access to land, transportation, lack of utilities and services, urban recreation spaces, climate change, informal development among others were problems starrng West African planners in the face.

### **2.17 Politics and Development Planning**

“In many countries, it is unheard of that high-density suburbs or unplanned suburbs are tolerated close to low-density residential estates,” Muzongomerwa said in the Zimbabwean newspaper. He added that the poor location of high-density suburbs has mainly affected Harare as other cities like Bulawayo, Gweru and Mutare have well-planned residential areas with no townships close to low-density areas. Controlling unplanned developments is one of the major worries the incoming Harare City Council will face, especially providing water and sewer connections to the slums. Residents in these illegal settlements openly declare their support and affiliation to Zanu PF saying their development has been approved by party heavyweights. The party won both the Harare North and Harare South constituencies under which some of these slums fall.

The level of understanding of development planning and its role in shaping the town and fostering economic growth of a town is varied within local authorities. As a result of that, dedicating resources to such a process is problematic. Lots of ‘talk shows’ on

the need for development planning with no corresponding action yields no results. On the other hand, the ‘principal-agent’ relationship within the local authority weakens the position of the planning office when pitted against policy makers. The location of *Garikai* housing estate on the edge of a water course/stream is a clear spatial reflection of the consequences of giving lip service to the role of the planner in location of land uses in urban space. This township was developed as a wake-up response to the government initiated *Operation Restore Order/Muramabatsvina* which saw government destroying all ‘illegal’ housing structures in urban areas. However, the closeness of the township to a water stream has environmental consequences.

## **2.18 SUMMARY**

This chapter linked the views from different authors as regards uncontrolled development and the planning process in local authorities. It was looking at different opinions on what really uncontrolled development entails, the planning process, characteristics of uncontrolled development, its causes, effects and giving evidence in from other countries where uncontrolled development has been so prevalent. The whole body of information then gave an insight into the topic under investigation. The next chapter will cover the research methodology that will be used to gather information from the field.

# **CHAPTER 111**

## **RESEARCH METHODOLOGY**

### **3.0 INTRODUCTION**

The chapter looks at the research methodology used for the research study. Research methodology is an organized set of principles employed to study a given problem. Tullock (1993) defines research methodology as a set of methods and principles that are used in studying a given problem of work. The chapter lays down the description of the research design, population and sample sizes to be used, sampling techniques, the research instruments to be used, data collection procedure and data presentation and analysis.

### **3.1 RESEARCH DESIGN**

Punch (2010) defines the research design as the basic plan for a piece of research and includes four main ideas which are the strategy, conceptual framework, the question of who or what will be studied and lastly the concerns the tools and procedures to be used for collecting and analysing empirical materials. This research will use descriptive design as it seeks to describe and explain on what is happening on the ground. Kumar (2011) views the research design as the condition for collection and analysis of data in a manner that aims to combine relevance to the research purpose with economy in procedure. The research design is a summary of the methodology that contains a brief description of three things: (a) the participants or subjects of the research, (b) the instrumentation used to collect data, and (c) the procedure that will be followed.

Triangulation research technique which includes the use of questionnaires, interviews and observation and secondary data was used. Cohen and Manion (1994) propounded that triangulation research technique involves using both quantitative and qualitative

research approaches. The two approaches would complement each other. Caswell (1986) stated that the purpose of descriptive statistics is to display and pass on information from which conclusions can be drawn and decisions made. Both primary and secondary data collection will be applied.

### **3.2 TARGET POPULATION**

According to Punch (2010) the term target population refers to the total group who would be in the ideal world, be the subject of the research, and about whom one is trying to say something. Kurmar (2005) asserts that every study in social sciences has a second element, the study population from whom the require information to get the answers to the research questions is obtained. Wegner (1999) views a population as the collection of all the observations of a random variable under study and about which one is trying to draw conclusions. It is from the population that the researcher looked for the desirable characteristics within the elements for consideration in sampling. The population was drawn from the council employees, government departments, councillors, residents and business community. The samples for the research were extracted from this target population.

### **3.3 SAMPLING**

Neuman (1997) defined a sample as a group of people chosen from a population. A sample is part of a group chosen from the population that is representative of the characteristics of the population and is to be used for the purposes of the research because the actual population is too big to use.

***Table 3.3.1: Sampled population***

<b>Category</b>	<b>Total</b>	<b>Sample</b>	<b>Sample</b>
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	<b>Population</b>	<b>Percentage</b>	
		<b>%</b>	
UMP council staff	30	20	6
Department of National Housing	6	50	3
Department of Public Works	8	50	4
District Administrator's office	6	50	3
Business Community	100	10	10
Councillors	17	20	3
Residents	6000	3	20
<b>Total sample size</b>			<b>49</b>

### **3.3.1 Probability and Non Probability Sampling**

The researcher used sampling techniques that fall under the probability sampling (stratified sampling and random sampling). During the research all the strata were represented and council employees, councillors, civil servants and residents had equal opportunities of being picked. The head of department in the planning department was chosen using purposive sampling. Purposive sampling fall under non probability sampling hence the research used both probability and non-probability sampling.

### **3.3.2 Sampling techniques**

The research used the stratified sampling and purposive sampling techniques.

### **3.3.3 Stratified Sampling**

The method involves a process of dividing a population into strata or distinct and mutually exclusive groups. O’Leary (2004; 108) “Stratified sampling involves dividing your population into various sub-groups and then taking a simple random sample within each one.” Thakur (2009) defined it as when the population is divided into different stratus and then samples are selected from each stratum by simple random sampling procedure or by regular interval method. A method of sampling designed to ensure that the sample has certain characteristics, usually that it is representative of the population on key variables. The researcher classified the participants by their different work and responsibilities within a local authority set up. He categorised them as council employees, governments departments, councillors, residents and the business community. The Stratified Random Sampling was disproportionate because different strata had different sampling fractions as the sample was chosen.

- A stratified sample provided the researcher with greater precision than a simple random sample of the same size.
- Because it provided greater precision, stratified sample it then required a smaller sample, which saved money.
- It ensured that the research would obtain sufficient sample points to support a separate analysis of any subgroup.

### **3.3.4 Purposive Sampling**

The research adopted the purposive sampling technique. This sampling technique involves deliberately selecting a certain target group because of the advantages that it possesses. Maxwell (1996: 70), “purposive sampling is a criterion based selection.

This is a strategy in which particular settings, persons or events are selected deliberately in order to provide important information that can not be gotten as well from other choices.” This sampling technique was applied on the Planning department of council because of their perceived better knowledge on the operations and goings on of the local authority.

### **3.4 PILOT STUDY**

According to McQueen and Knussen (2002) a pilot study is a small scale study usually carried out in advance of the main research, the aim being to identify problems before the study begins. A pilot study is a pretesting of the questionnaire so as to note faulty areas. It was conducted to determine the validity, suitability of research instruments. The pre-testing observations were that some respondents were not willing to participate and identify themselves by the name on questionnaire. In order to correct these problems in the actual fieldwork, the researcher developed a clear and comprehensive self introduction on the face of the questionnaire in order to make respondents comfortable as they answered even sensitive questions. In this research two (2) council employees, two (2) councillors, one (1) civil servant from the District Administrator’s office, Public Works National Housing and three (3) residents were selected for the pilot study. The response rate was 85%.

### **3.5 DATA COLLECTION INSTRUMENTS**

Both primary and secondary data was used to come up with the answers to the problem.

### **3.5.1 Primary data**

Primary data was collected firsthand by a researcher through surveys, questionnaires, focus groups, interviews and taking measurements. Gall (2003) suggests that primary data is data gathered by the researcher expressly to solve the problem at hand. Wegner (1999: 13) defines primary data as “data which is captured at the point where it is generated and such data is captured for the first time and with a specific purpose” He also defines secondary data as data collected and processed by others for a purpose other than the problem at hand. Such data is already in existence internally or from the outside.

Research instruments are ways or techniques that are used to gather information from a population or sample. Bell (2002) defined research instruments as tools which are used to gather information. The researcher used interviews and questionnaires as the data gathering techniques.

### **3.5.2 Interviews**

It is the main data collection tool in qualitative research. Burns (1997) defines it as a verbal interchange often face to face, though the telephone may be used in which an interview tries to elicit information, beliefs, opinions from another person. Thakur (2009) states that there are mainly two types of interviews; - these are structured and unstructured interview. According to Stoke (1994) face to face interviews are one of the popular methods of collecting data for surveys. It is basically about asking questions and receiving answers. It can be structured or semi-structured. This would allow the researcher to interact with the respondents who in this particular research were councillors, government workers, business persons and residents.



Face to face interviews were conducted on the residents, councillors and business community whom the researcher felt that they will have challenges of adequate time to fill in the questionnaires. Structured interviews method was the one the researcher selected with structured set of questions and was therefore, highly standardized in form content.

### **3.5.3 Advantages of interviews**

- Allows for further probing and explanation. The researcher would ask some further questions for clarity.
- Provide quicker responses. The responses were quite prompt thereby saving time.
- High response rate. There was much better response than the questionnaire.
- Information can be supplemented. The respondents would supplement the information by giving support evidence and examples as the interview progressed.

### **3.5.4 Disadvantages of interview**

- Quality of data depends upon the quality of the interaction between the interviewer and the interviewee.
- It is time consuming. At time the interviewees would take more time in trying to explain their views. They responded with length answers.
- Interviewer may introduce his/her bias. There were instances where the researcher would use his judgment and preferences.

### **3.5.5 Questionnaires**

Kumar (2011) defines a questionnaire as a list of questions, the answers to which are received by respondents. The respondents read the questions, interpret what is

expected and then write down the answers. Questionnaires contain closed, closed ended, pre- closed or fixed choice questions. Open ended question provide in-depth information if used by an experienced interviewer. They allow the respondents to freely express them selves. In this research questionnaires were prepared for the council workers and government departments. They contained both the open ended and closed ended questions. The open ended questions allowed the respondents to freely express their views. Haralambos (1985) says, ‘Questionnaires may be administered by an interviewer in which case may take the form of structured interviews’.

### **3.5.6 Advantages of questionnaire**

- It offers greater anonymity. The rate of getting true and fair opinions was high since there were no names indicated on the questionnaires. The respondents were very free to submit their views.
- Eliminate possibility of investigator bias and interviewer variability. The researcher considered the data that the respondents gave him since it was written.
- Quicker to administer. The researcher sent many questionnaires at the same thereby saving time and financial resources.
- Convenience for respondents. The respondents would answer the questions at their own convenient time concurring with Bryman (2008) that questionnaire are convenient for respondents.

### **3.5.7 Disadvantages of questionnaire**

- Response rate is usually low. Some of the questionnaires were never returned after the due date which meant that it delayed the data collecting process. Some of them were never returned at all.
- Lack of opportunity to clarify issues. Some issues which needed further probing were never clarified. Responses could not be supplemented with other information.
- Subject to language barrier and misinterpretation of question by respondents. Most of the respondents faced the challenge of interpreting the questions since they were written in English.
- The response to a question could be influenced by the response to other questions.

### **3.5.8 Validity and reliability of research instruments.**

Nachmias and Nachmias (1991) say that one of the most important tasks researchers perform is to evaluate validity, reliability, objectivity and suitability of their data collection instruments. An instrument is said to be valid when it measures what it claims to measure.

To ensure validity and reliability all research instruments were thoroughly examined with the assistance of the researcher's supervisor. As a result valuable suggestions were made.

Miles and Huberman (1984) say that validity is concerned with whether what one is measuring is what one really intends to measure. In order to ensure that validity of

instruments used in the research, all questions were subjected to vigorous scrutiny by the researcher so that they remain related to the content under study.

**Reliability:** According to Seaman (1987) reliability relates to the extent to which a specified measurement yields consistent observations of the same facts from one time to another and from one situation to another. In other words reliability refers to whether a study done may be replicated. In order to ensure reliability of instruments, a pilot study was carried out to determine suitability of questions. The questionnaire was pre-tested before use within the targeted research sample.

### **3.5.9 Secondary data**

In this research secondary data was obtained from UMP council stands registers and files. This made the research easier and faster since the data was readily available. The researcher also got some information from the department of physical planning and Public works in the form of land use and lay out plans. The data was quite relevant and reliable.

## **3.6 OBSERVATION**

Observation implies the use of the eyes rather than of the ears and the voice. Observation may be defined as systematic viewing, coupled with consideration of the seen phenomena, in which main consideration must be given to the larger unit of activity by which the specific observed phenomena occurred. It is classic method of scientific inquiry. Observation involves three processes sensation, attention and perception.

The researcher observed some of the features related to the study. The main strength of observation was that it provided direct access to the social phenomena under consideration. Instead of relying on some kind of self-report, such as asking people what they would do in a certain situation, you actually observe and record their behaviour in that situation. This, in principle at least, avoids the wide range of problems associated with self-report. The fact that all observation entails some form of photographing and recording means that it provides a permanent record of such events or behaviour, thus allowing further analysis or subsequent comparisons across time or location to be carried out.

### **3.7 DATA COLLECTION PROCEDURE**

The researcher firstly got the permission from the local authority to carry the survey and be able to collect information from different groups of participants. Data collection consisted of some surveys and observations of the targeted population. Subsequently, a purposeful sample was identified to participate in the second round of data collection. A structured observation protocol was developed to aid in field note collection and an interview protocol rooted in the literature was developed to act as a guide for the structured interviews. Simultaneously questionnaires were distributed among the selected government employees, council employees, councillors, residents and the business community. Multiple interviews are planned with each participant in order to provide more in-depth data collection and opportunities for follow-up. The goal was to interview approximately 49 participants who embody a range of identity positions. The researcher worked with the department of planning to identify potential

participants. He also asked respondents to respond to a series of journal prompts over the course of the study that allow them to provide a more detailed and longitudinal view of the issue under study.

### **3.8 DATA PRESENTATION AND ANALYSIS PLAN**

Reports and findings will be tabulated using bar and pie charts. Tables and figures will also be used. The use of various forms of presentations will enhance the summarization of massive and large volumes of data. The research will be qualitative and the interest will be on how statistics reveal opinions of subjects.

### **3.9 SUMMARY**

In this chapter the researcher basically, discussed issues related to the research design and methodology, the sampling procedures, the instruments used, their validity and reliability. Under research design, qualitative and case study techniques were also dealt with. Qualitative design was chosen because of its simplicity and easy to use and understand. The research instruments, questionnaire and interviews were discussed. Questionnaires were chosen because of their advantages that included the elimination of bias caused by the personal characteristics of the researcher or respondent and questionnaires have an undoubted ability to gather correct and relevant data because respondents have time to research and consult. However, questionnaires can provide inaccurate information due to respondents misreading the questions. Interviews were also preferred because they usually have a high response rate and responses are quick, however, interviews can be biased. The data from the respondents was presented using both qualitative and quantitative methods in the form of graphs, pie charts, tables and photographs as shown in the next chapter.

## **CHAPTER 1V**

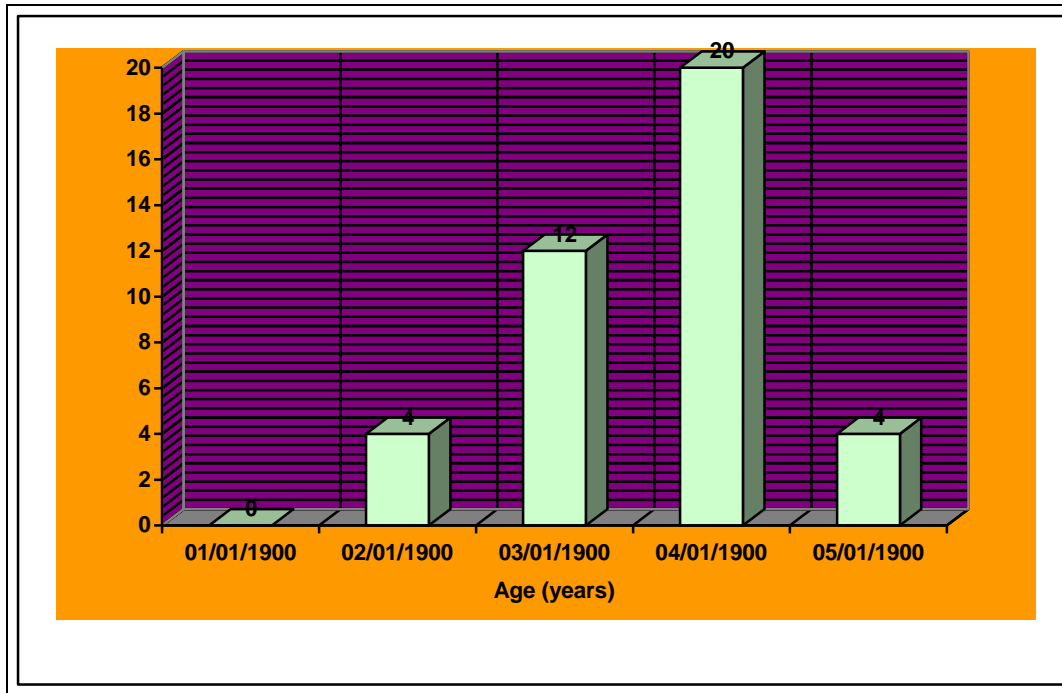
### **DATA PRESENTATION AND ANALYSYS**

#### **4.0 INTRODUCTION**

This chapter presented, analysed and discussed the research findings and obtained through interviews, questionnaires and observations on assessing the impact of uncontrolled development on the planning process of Uzumba Maramba Pfungwe district council. The data was presented using in qualitatively and quantitatively using tables, graphs, pie charts and photographs taken during observation.

#### **4.1 AGE RANGE**

**Fig 4.1: Age range of respondents**



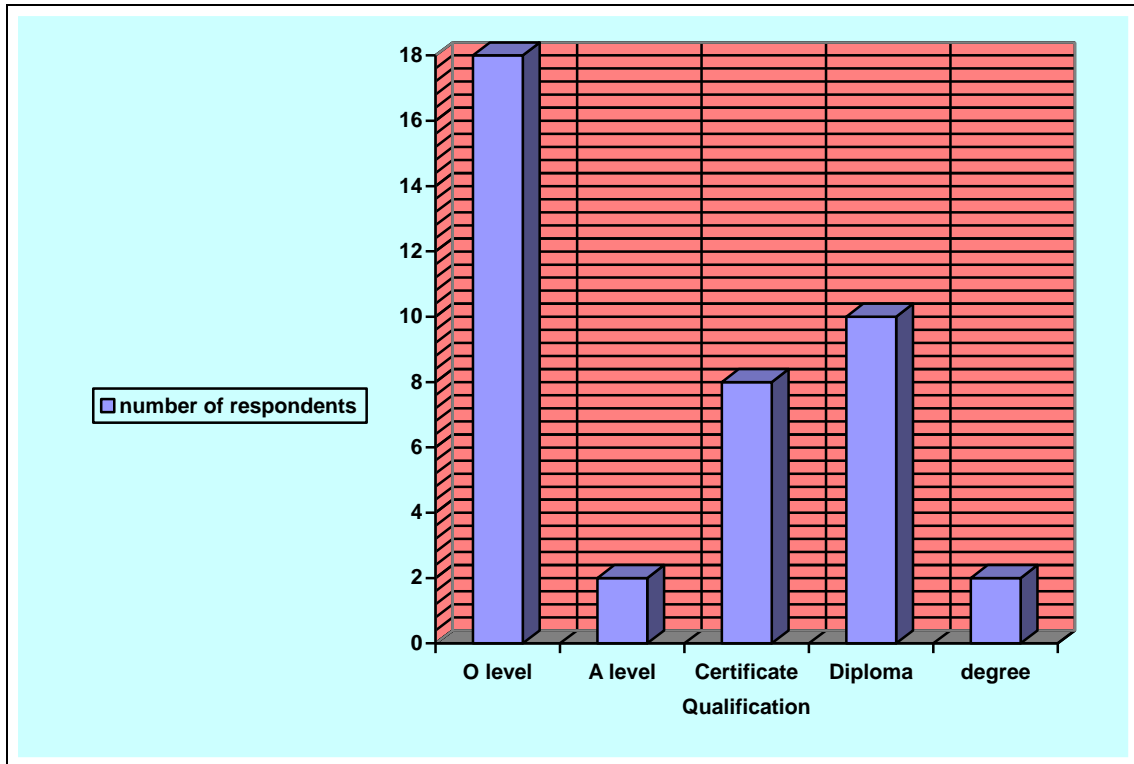
**Source: Raw Data 2013**

The above graph shows that about twenty (20) of the respondents are in the range thirty one to forty five, twelve (12) of the respondents are aged between twenty six to thirty years while four (4) was twenty to twenty five and another four (4) was over 45 years. There was a zero percentage on the age range below 20 years.

## **4.2 QUALIFICATION OF RESPONDENTS**

**Fig 4.2 Highest level of qualifications of respondents**





**Source: Raw Data 2013**

In terms of qualifications, eighteen respondents (45 %) had gone up to O Level, and on closer scrutiny it was noted that most of them were from the resident and business community. Two (5%) out of the forty respondents have gone up to A Level, eight (20%) respondents have gone up to Certificate, ten (25%) have gone up to diploma while two (5%) are degreed. It was interesting to note that among the residents some of them had certificates and diplomas which gave them an advantage responding to the questionnaires and interview questions. The above graph has been reproduced for clarity by way of a graph.

### **4.3 RESPONSE RATE**

**Table 4.3.1: Response rate through questionnaires and interviews**

Category	Targeted population	Those who responded	Percentage of those who responded
Council staff	6	6	100%
Councillors	3	2	67%
Department of national housing	3	3	100%
Department of public works	4	4	100%
Business community	10	8	80
District administrator's office	3	2	67
Residents	20	15	75%
Total	49	40	82%

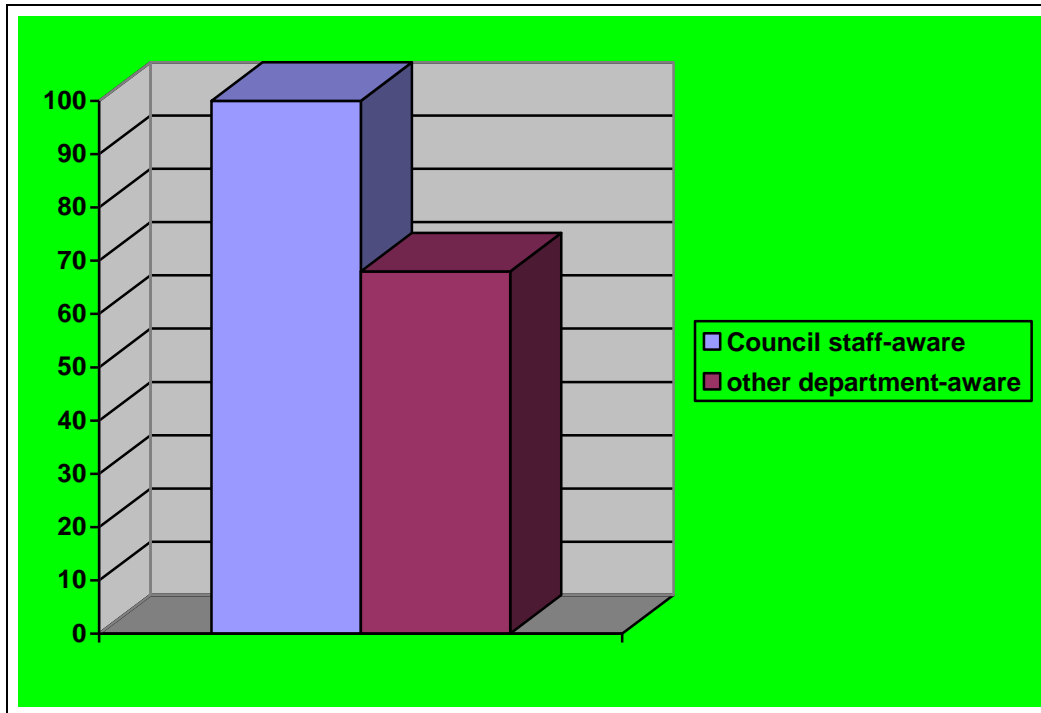
**Source: Raw Data 2013**

The response rate was quite overwhelming especially in the category of council staff, department of national housing and department of public works where 100% was achieved. In the category of councillors 67% responded, 80% responded on the

business community category, 67% responded in the district administrator's category while 75% was obtained in the residents category. Overall, the response rate was 82% which was quite a reasonable percentage for the researcher to get adequate information on the study.

#### 4. 3 Knowledge on the presence of the department responsible for planning

**Fig 4.3 Knowledge on the presence of the planning department**

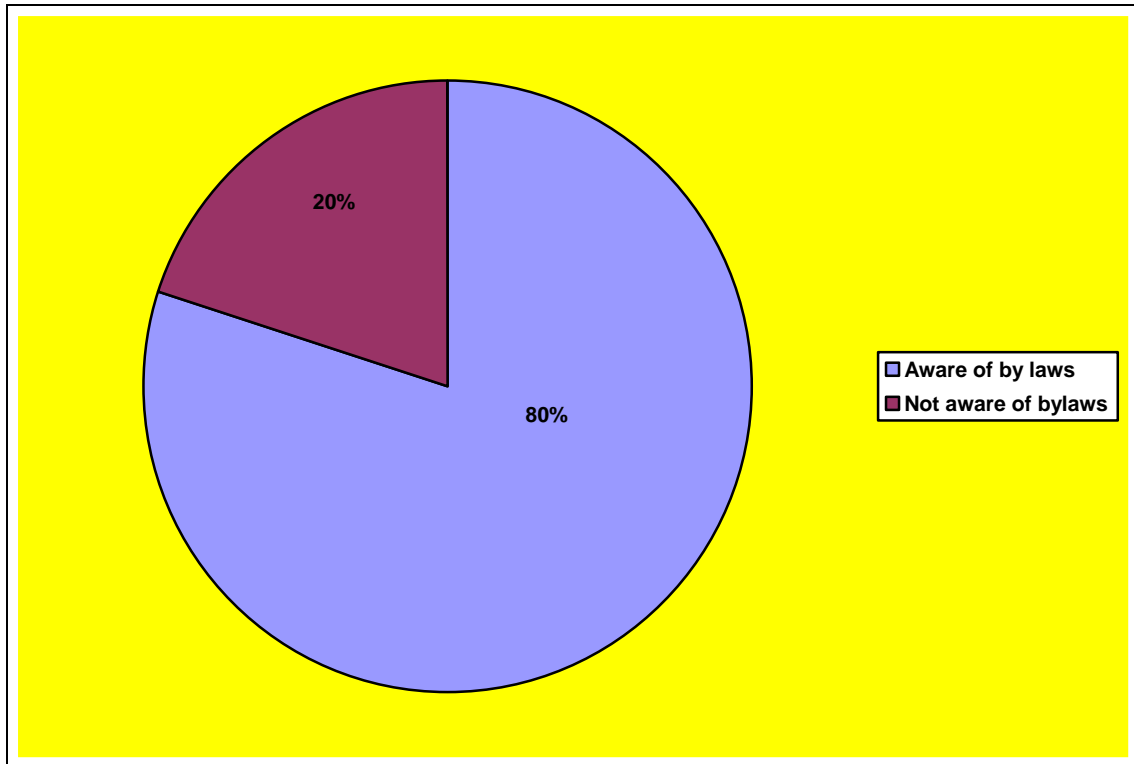


**Source: Raw Data 2013**

A 100% rate of the council staff indicated that that they were aware of the department responsible for planning in council as provided for on the council organisational structure. Sixty eight percentage from those respondents who were not council employees had the knowledge on the existence of the department responsible for planning in Uzumba Maramba Pfungwe district. This was an indication that some part of the population had little knowledge on council operation and departments and that would be tantamount to ignorance of council procedures. The bar graph below gives a diagrammatical illustration on the knowledge of the department responsible for planning.

#### **4.4 Responses on building by law**

**Fig 4.4: Responses on awareness on use of by laws**

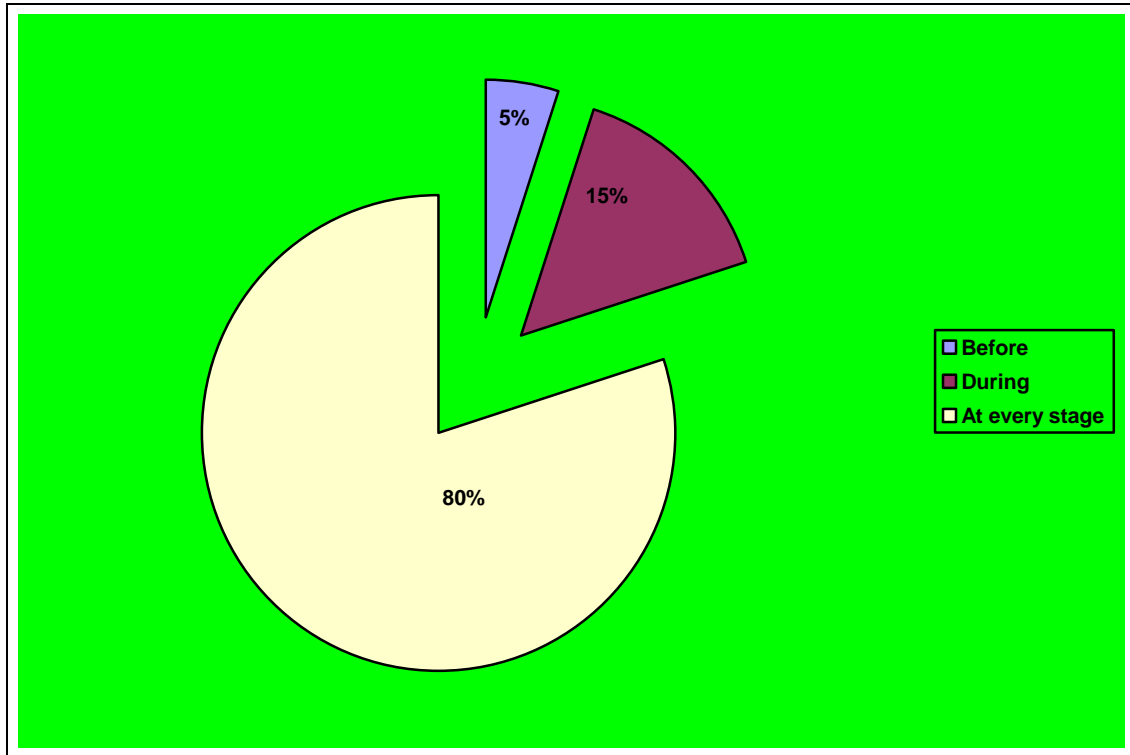


**Source: Raw Data 2013**

Only 80 % of the respondents were aware that the building by laws are being used to control development while the remaining 20 % show ignorance on the existence of the building by laws which are used to regulate development of all structures to be built within the planned area. The information from those who were interviewed indicated that the public is not aware on the by law which one must follow during construction. The pie chart below shows the percentage of those who knew about the existence of by laws to regulate development of stands.

#### **4.6 Responses on what stages are inspections done**

**Fig 4.5: Responses on when inspections are done during construction**

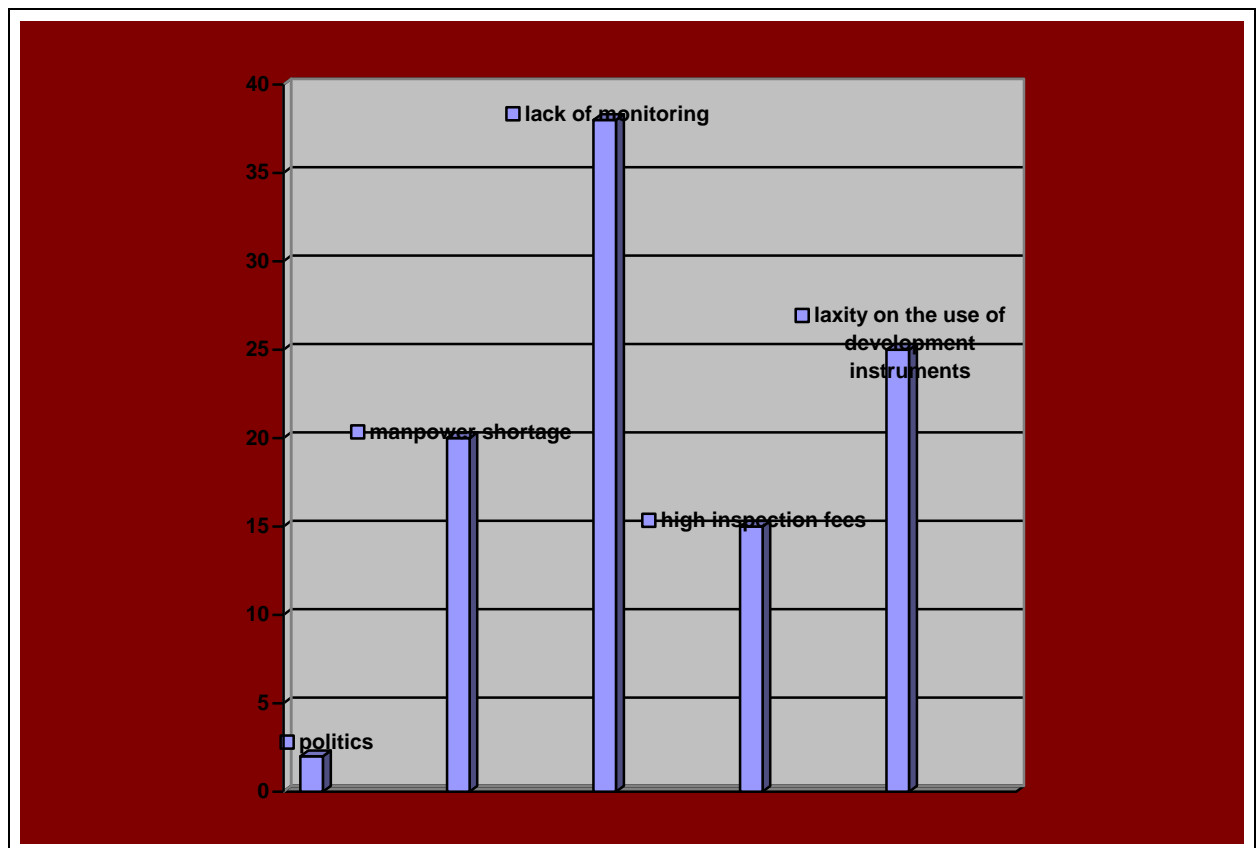


**Source: Raw Data 2013**

The knowledge on which stages inspections are done by council officials to ensure that developers of stands are complying with the local development plans was instrumental in assisting the researcher to verify whether adherence to the instrument used in development are being religiously followed. 5 % of the respondents indicated that inspections are done before constructions, 15 % showed that inspections are done during construction while 80 % indicated that inspection is done at every stage. Mixed views on which stage is inspection done was an indication that developers are not aware of the procedures to be followed when building within the growth. On the same note 2% of interviewed respondents indicated that they were not even aware of the stage inspection forms. The bar chart below shows the percentage rate on the knowledge on inspection of structures.

#### **4.7 Responses on factors that contribute to uncontrolled development**

**Fig 4.6 Responses on the causes of uncontrolled development**



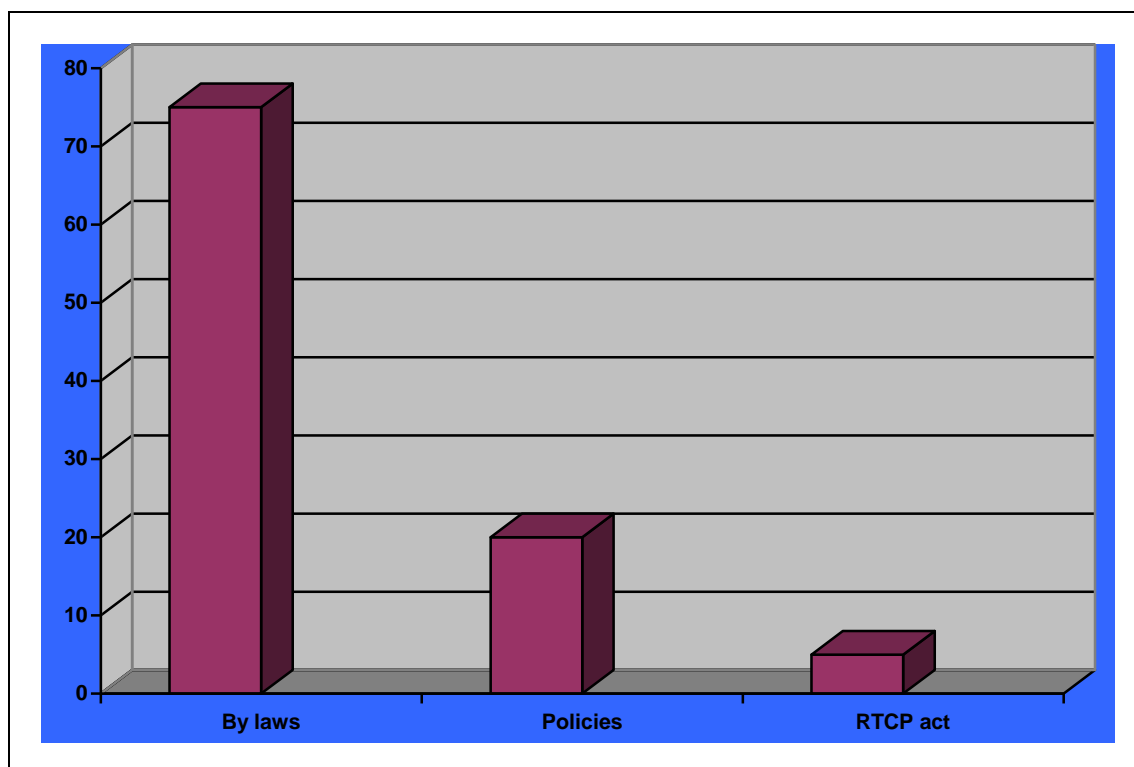
**Source: Raw Data 2013**

Quite a number of factors which contribute to uncontrolled development were highlighted as the high inspection fees on the stage inspections. 40% of the respondents concurred on the fact that the charges are deterrent because they are high for instance for each stage one has to pay \$ 50.

Shortage of manpower in the department to monitor development of structures was another factor to uncontrolled development 20% of the respondents indicated that the department is manned by one person who is a Civil Engineering Technician who is always unavailable due to too many commitments. Politics (2%) has also been found as a contributory factor to uncontrolled development. 38% shows lack of monitoring as another contributing factor to uncontrolled development.

#### 4.8 Responses on the instruments used to control development by council

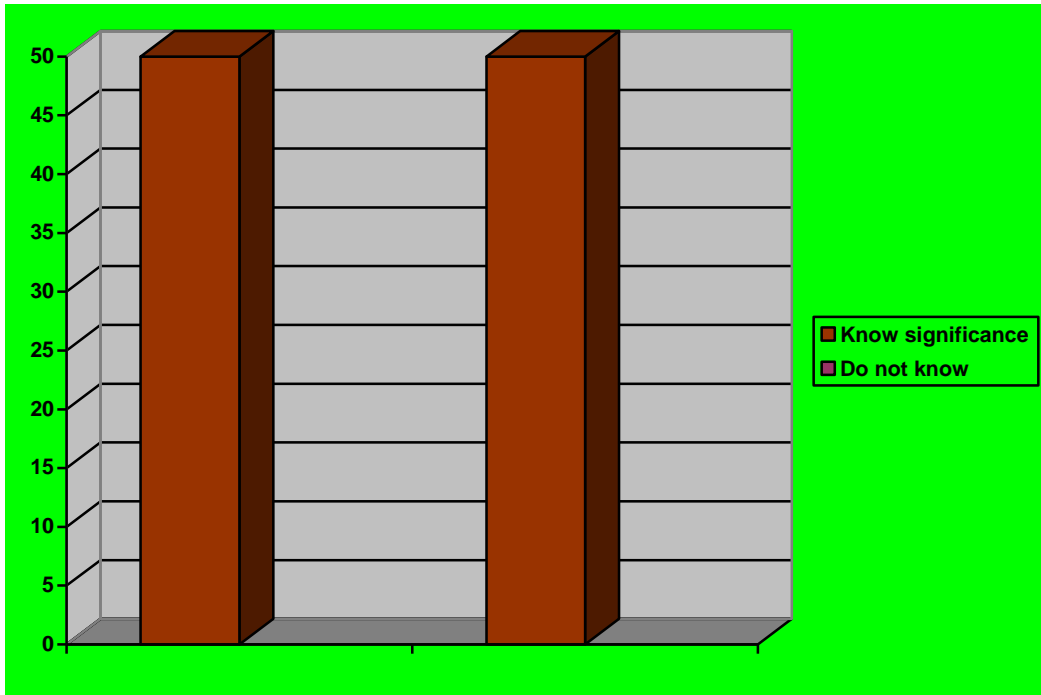
Fig 4.7 Responses on the instruments used to control development by council



Source: Raw Data 2013

Evidence reflected that only 78% had the knowledge on the instruments that the local authority uses for development control. The remaining 25 % indicated no or little knowledge on development control instruments. The most common instruments that the respondents mentioned were the by laws (70%), council policies (20%) and the Region, Town and Country planning Act (5%).

Fig: 4.8 Responses on the significance of the development control instruments



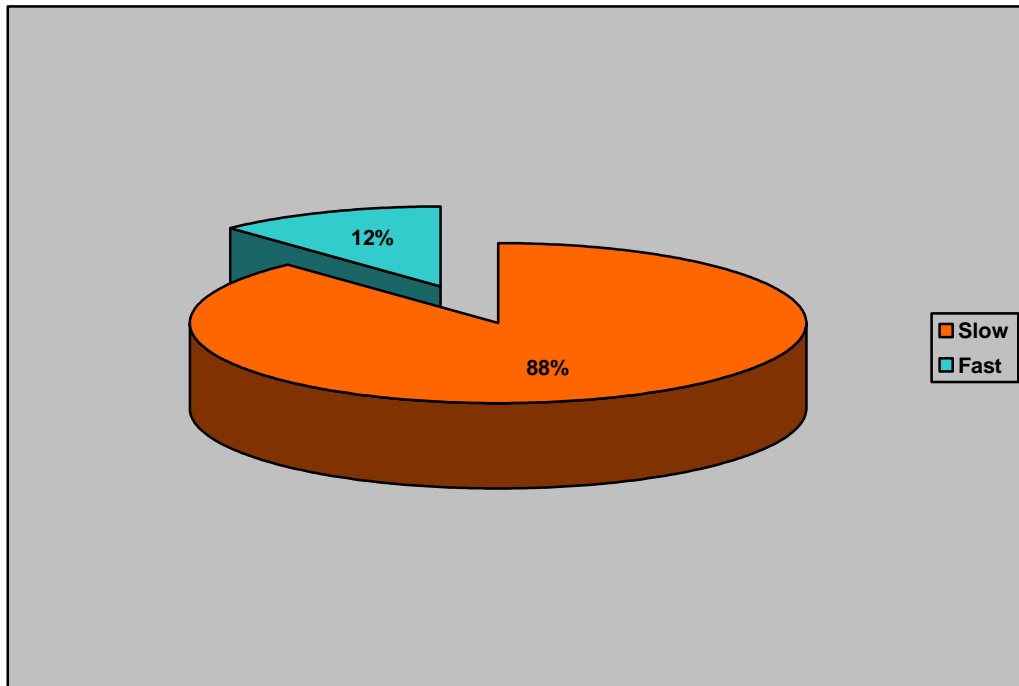
**Source: Raw Data 2013**

Through some further probing by the researcher information obtained showed that most 50% Of the respondents did not know the significance of those instruments which council use to control development. The pie chart below shows the percentage rate of those who knew the significance of the instruments in development.

**4.9 What discourages people to get their structures inspected?**



**Fig 4.9 Responses on the reaction of the Council Inspector**



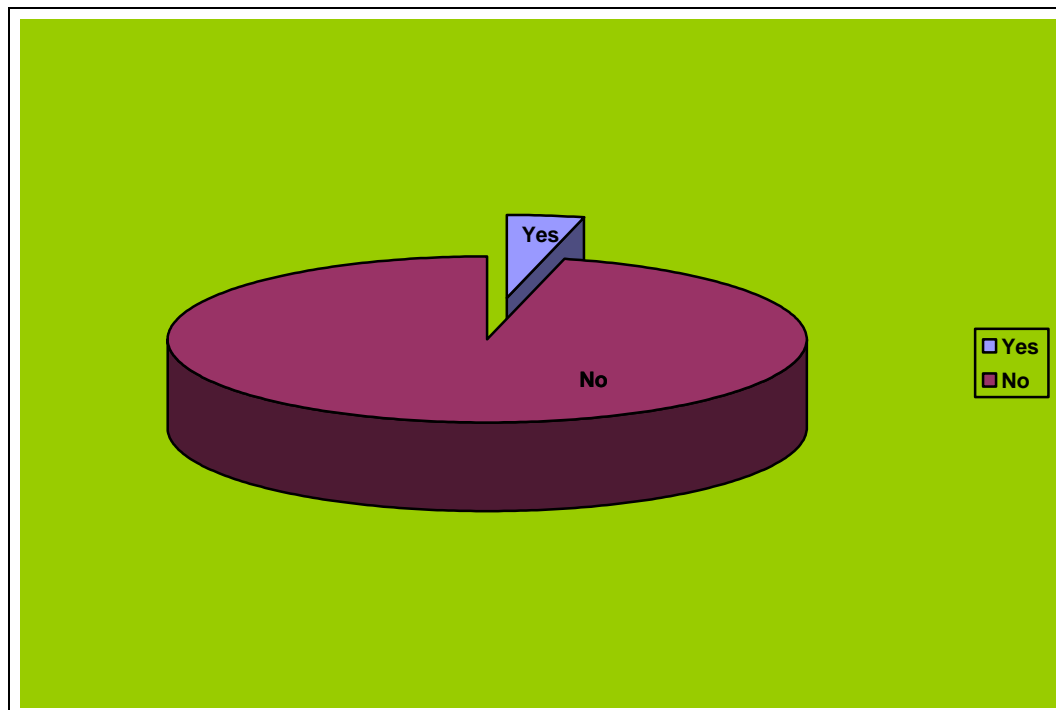
**Source: Raw Data 2013**

The results indicated that some people are afraid of the charges which are imposed by council on inspection fees as too high. The second group of respondents showed that the process is quite bureaucratic thereby consuming time as they try to seek approval. The third group said that the council officials seldom come for inspections even if the inspection fees are paid. It takes more than a week for the inspector to come for the inspection after several visits to his office.

After some further probing the respondents gave the data on how often a client visits the Inspector's office and get no positive reaction. The pie chart above shows the reaction rate of the council official to inspection issue.

#### **4.10 Development done without council consent**

**Fig 4.10 Responses on whether respondents knew any example of uncontrolled development**



**Source: Raw Data 2013**

The percentage rate of respondents who said Yes on whether they were aware of any development that has been done without the consent of the local authority was 4%. The other 96% indicated a No.

Those who said Yes cited the example of some structures which were erected by certain individuals but the structures were later destroyed by council in the 2005 Murambatsvina operation. Some of the respondents were bold enough to point out structures which are within the growth point but were built without the consent of the local authority such as the Suraj Gold Processing plant which is situated near the Chikono dam which is the main source of water to the residential, commercial and industrial stands. A few illegal houses were also built close to the primary school

without the consent of the local authority at the site which was earmarked for a hotel according to the layout plan. The photographs below shows the Suraj Plant and some illegal settlements around the Central Business District of Mutawatawa Growth point.

#### **4.11 Effects of uncontrolled development to the planning process**

**Plate 1: A residential cottage which was wrongly built on a hotel site- Mutawatawa growth point**



**Sou**

**rce: Raw Data 2013**

The information on the effects of uncontrolled development assisted the researcher to identify some of the problems which are brought about through uncontrolled development. 40% was the effect of incompatible land use which will result in the local authority being forced to regularise and alter the original plans. Some of the residential buildings are now found in the commercial and industrial zones. For

example a residential cottage is found on a hotel site. As illustrated by the photograph above

**Plate 2: Sub standard building structures at Mutawatawa growth point**



**Source: Raw Data 2013**

The end result of such a scenario is that the council is forced to either alter the layout plan or demolition the cottage like what happened during the Murambatsvina era. 20% indicated the uncontrolled development will result in sub standard structures and rise in since most of the structures are constructed without inspections.

**4.12 Summary**

This chapter presented and analysed data using tables, graphs, pie charts and pictures. The major cause of uncontrolled development has been identified as the lack of development monitoring and the high demand for urban land. The main characteristic of uncontrolled development has been haphazard construction building culminating into slum towns. The whole planning process of the local authority will be affected by

some of the activities and/or structures which are done in improper sites thereby causing for regularisation. The next chapter will focus in the summary, conclusion and recommendation.

## **CHAPTER V**

## **SUMMARY, CONCLUSION AND RECOMMENDATIONS**

### **5.0 INRODUCTION**

This chapter gives a summary of all the previous chapters and conclusions were drawn from the major research findings. The recommendations focused on the impact of uncontrolled development on the planning process of local authorities.

### **5.1 SUMMARY**

The study set out to assess the impact of uncontrolled development on the planning process of Uzumba Maramba Pfungwe rural district council. The research was carried out in Mutawatawa growth point which is found in ward 6. The research was largely prompted by the poor development control within the growth point and the implications thereof on the planning process of the Council. The prevalence of environmentally unfriendly buildings, and some illegal structures within the planned area, buildings which are collapsing because they are sub standard, wrong land use, and urban sprawl were a major cause of concern to the researcher. The study was therefore carried to have an in depth analysis on uncontrolled development mostly at the growth point with particular focus on the Central Business District, residential suburbs (high/low), commercial and industrial areas.

Stratified sampling technique was applied to be able to classify the participants by their different work and responsibilities. A sample of forty (49) was used from different categories of staff members of UMP RDC, Public works, National housing,

District Administrator's office, councillors, business community and residents. The research was basically qualitative.

The researcher had problems in accessing some of the respondents who were not available most of the time. Most of the respondents from the Council were a bit sceptical in giving the information for they thought the study would unveil their weaknesses in controlling development since it is the planning and responsible authority. However after some explanations from the researcher they were able to give objective and helpful information.

The research was basically descriptive case study in order to get the information on the impact of uncontrolled development on the planning process of UMP District. The main source information was the primary data which was collected using questionnaires and face to face interviews with the councillors, residents and the business community. The researcher also saw it fit to take some photographs as complementary evidence to some of the facts that were gathered from the respondents. In addition to that secondary data was obtained the development guidelines, council by laws and relevant Acts such as the Regional, Town and Country Planning Acts. The information was then presented in the form of tables, pie charts, histogram and bar graphs for an in depth analysis.

The results of the findings reveal that uncontrolled development in Mutawatawa is has chiefly affected the physical layout of the buildings. In some instances the local authority has been forced to change its plans on water reticulation as a result of houses which were built on the main pipeline of water.

## 5.2 CONCLUSION

Due to a number of administrative and planning similarities of Zimbabwean towns, the observation noted from UMP district may be applicable to other towns in Zimbabwe and from other developing countries. The research observed that, apart from a clearly defined planning regulatory framework in Zimbabwe, UMP Council still lacks proper development control. The major factors being lack of capital and human resources, lack of substantiated political commitment. On the other hand, the issue of limited manpower in the planning department has immensely contributed to the construction of structures without inspections.

The views from authors such as Chigara (2013) indicated that apart from providing an immediate solution to development needs, however, the 'micro level' approach to planning leads to skewed and haphazard development with little or no respect for the environment.

Data collection consisted of some surveys and observations of the targeted population. A purposeful sample of forty nine (49) respondents was identified to participate in the data collection. A structured observation protocol was developed to aid in field note collection and an interview protocol rooted in the literature was developed to act as a guide for the structured interviews. Simultaneously questionnaires were distributed among three (3) District Administrator staff, four (4) Public Works staff, three (3) National Housing staff, six (6) council employees, three (3) councillors, twenty (20) residents and ten (10) from the business community. Multiple interviews are planned with each participant in order to provide more in-



depth data collection and opportunities for follow-up. The goal was to interview approximately 49 participants who embody a range of identity from policy makers, policy implementers and the general public.

The data was presented and analysed through the use of tables, pie charts, bar graphs and photographs. Causes of uncontrolled development were identified as lack of development monitoring, high inspection fees, manpower shortage, and laxity on the use of development instruments. This is supported by Konadu (2001) who says that lack of skilled planners contributes to poor planning. Furthermore politics is a contributing factor to uncontrolled development as ascertained in the Zimbabwean independent newspaper of 20 September 2013.

The data analysed reveals that the physical infrastructure in place is exceptionally poor. However, the uncontrolled development scenario comes with its own problems, for example: uncoordinated development, land zoning challenges, skewed land use distribution, poor townscape, urban sprawl and sub standard buildings. UMP is dominated by residential development with no corresponding industrial development and service infrastructure development. Apart from affecting the attractiveness of the town as an investment centre, uncontrolled development contradicts sustainable development agenda which advocates for efficient use of resources without exhausting them for future generations.

On the planning process the findings indicate that uncontrolled development will result in the alteration of the existing development plans. It basically becomes costly

to the local authority in trying to redesign the development plan. The local authority is at times forced to regularise or demolish the undesirable development.

### **5.3 RECOMMENDATIONS**

So many observations have been made in this study and salient issues were noted. The researcher deemed it necessary to recommend the following points as regards the application of this study;

#### **❖ Regular assessment on construction activities**

It is recommended that urban development in UMP should be assessed from time to time and Town planning designs updated from time to time using the methods demonstrated in this study. This is because it was observed that there was no update in the planning design of independence layout scheme since the first design was made. This can be more effective if the planning department ensures that inspections are done at every stage which includes setting out, slab, widow level, roofing, plastering up to painting.

#### **❖ Enforcement of development by laws**

Proper measures should be put in place by the Local Authorities in order to enforce development controls, as little or no development controls were observed in the study area. The model by laws for regulating development should be enforced on all stands within the planned area of the growth point.

#### **❖ Approval of development plans**

In order to avoid illegal structures within the growth point it is recommended that approval of all developmental plans be done. The plans should go through the normal stages of plan approval through the Ministry of Health for health standards and the local authority for other required specifications and conformity to the land use plan.

**❖ Imposition of stiffer penalties on illegal developers**

It is recommended that the local authority impose stiffer penalties on those who default the standing orders on development. The local authority should not compromise on illegal structures through legalising them. The current penalty charges are very low that people may not feel their impact on stopping illegal development.

**❖ Involvement of stakeholder in the planning process**

It is prudent to involve as many stakeholders as possible in the planning process. This will help the public know about the procedures taken in the development process. Information should be disseminated to all the developers so that they do not do what is contrary to the Regional, Town and Country Act.

**❖ Imposition of affordable inspection and approval fees**

The local authorities should put in place inspection fees which are affordable to allow developers to come and pay for all the stages from the approval of the plan up to the last inspection stage. The fact that the fees are too high gives a way to many developers to do their development without development control.

**❖ Upholding council procedures on land acquisition and development**

The local authority should ensure the procedure on the acquisition is upheld by both the prospective property developers and the responsible council officials. This will help eliminate contravention of the stipulated and formal way the development of the growth must take place. The procedure which starts from the application for a stand until an occupation certificate is offered should be religiously be adhered to.

#### **❖ Development of a developmental plan**

The local authority should put in place a developmental plan as a matter of priority. This will avoid the haphazard development which is currently taking place. Land will be put to its proper use through the zoning process. For example some of the residential houses are found in the industrial sites. The council can seek for the assistance of the Department of Physical Planning for production of master plans and local plans.

#### **❖ Increasing the planning department manpower**

There in to increase the personnel in the planning department especially those officers responsible for town planning and inspection of buildings. This will solve the current scenario where the Civil Engineering Technician is the only person responsible for all the monitoring of development. The local authority should also employ building inspectors who will be responsible for day to day inspections of all the construction activities within the growth point.

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## Appendix 1

**Questionnaire for Uzumba Maramba Pfungwe District Council staff on the impact of uncontrolled development on the planning process in Uzumba Maramba Pfungwe district.**

My name is Mukai Kasuso a Bsc Honours Degree in Local Governance Studies student with Midlands State University. I am carrying out a research on the impact of uncontrolled development on the planning process of local authorities: The case study of Uzumba Maramba Pfungwe Rural District Council. The research is being carried out in partial fulfilment of the requirements of the above mentioned programme. I am kindly asking for assistance in completing this Questionnaire. Your response will be treated with confidence. The information for this study will be used for academic purposes only. The information will also be used to rekindle and further boost proper planning and development in Uzumba Maramba Pfungwe and throughout the country.

**Instructions**

1. Do not write your name on this Questionnaire.
2. Write your answer on the space provided below.
3. Where a box has been provided, select the box that corresponds to your response and clearly tick .
4. Complete section A, B and C

**Section A**

***Personal information***

1. Age range:

Below 20  20-25  26-31  31-45  Over 45

2. Sex:

Male  Female

3. Academic qualification:

ZJC  'O' Level  A Level

4. Highest professional qualification:

Certificate      Diploma      Undergraduate Degree      Post graduate Degree

5. Period of service:

Below 5  5-10  11-15  Over 16

## Section B

### Knowledge on Planning and Uncontrolled Development

6. Does the Local Authority have a department/committee responsible for planning?

Yes  No

7. Does the Local Authority have a Development plan?

Yes  No

8. Does the Local Authority have layout/land use plans?

9. Which department monitors the development of land?

\_\_\_\_\_

10. Who is the technical person responsible for monitoring development?

Town Planner  Civil Engineering Technician  Engineer

11. Does the Council have building by laws?

Yes  No

12. How often are development inspections done?

Before construction only  During construction only  After construction  
only  At every stage

13. Is development being approved? Yes  No

If yes at what stage is it done? \_\_\_\_\_

14. Are you aware of any development that has been done without the consent of council? Yes  No



15. What instruments does council have to control development?

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**Section C**

**Implications of Uncontrolled development.**

16. Can uncontrolled development have any effect to the planning process of council?

Yes  No

If yes what could be the effect of uncontrolled development on the planning process? \_\_\_\_\_

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17. Are you aware of any cost that has been imposed on council as a result of uncontrolled development?

Yes  No

18. In what way has the public been affected by failure to control development?

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19. What recommendations do you suggest concerning solving uncontrolled development in Uzumba Maramba Pfungwe council?

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**Appendix 11**

**Questionnaire for Mutawatawa residents and business community on the impact of uncontrolled development on the planning process of local authorities.**

My name is Mukai Kasuso a Bsc Honours Degree in Local Governance Studies student with Midlands State University. I am carrying out a research on the impact of uncontrolled development on the planning process of local authorities: The case study of Uzumba Maramba Pfungwe Rural District Council. The research is being carried out in partial fulfilment of the requirements of the above mentioned programme. I am kindly asking for assistance in completing this Questionnaire. Your response will be treated with confidence. The information for this study will be used for academic purposes only. The information will also be used to rekindle and further boost proper planning and development in Uzumba Maramba Pfungwe and throughout the country.

**Instructions**

1. Do not write your name on this Questionnaire.
2. Write your answer on the space provided below.
3. Where a box has been provided, select the box that corresponds to your response and clearly tick  .

**Administered for residents and business community**

***Personal information***

1. Age range:

Below 20  20-25  26-31  31-45  Over 45

2. Sex:

Male  Female

3. Academic qualification:

ZJC  'O' Level  A Level

4. Highest professional qualification:

Certificate  Diploma  Undergraduate Degree  Post graduate Degree

5. Do you have a house or shop?

Yes  No

6. Is it a legal or an illegal structure?

Legal  illegal

7. Was it inspected during construction?

Yes  No  If No why? \_\_\_\_\_

8. What in your view do you think discourages people to have their structures inspected?

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9. What has uncontrolled development affected besides the planning process?

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## **Interview guide for councillors and residents as key informants on the impact of uncontrolled development on the planning process of local authorities**

My name is Mukai Kasuso a Bsc Honours Degree in Local Governance Studies student with Midlands State University. I am carrying out a research on the impact of uncontrolled development on the planning process of local authorities: The case study of Uzumba Maramba Pfungwe Rural District Council. The research is being carried out in partial fulfilment of the requirements of the above mentioned programme. I am kindly asking for assistance in completing this Questionnaire. Your response will be treated with confidence. The information for this study will be used for academic purposes only. The information will also be used to rekindle and further boost proper planning and development in Uzumba Maramba Pfungwe and throughout the country.

1. Organisation
2. Designation.
3. For how long have been serving the organisation?
4. What do understand by uncontrolled development?
5. To what extend has the Local Authority followed the Local development plan?
6. Do you think there is violation of the Regional, Town and Country Planning Act in your council area?
7. Can you describe the characteristics of uncontrolled development in Uzumba Maramba Pfungwe district
8. Are plans being approved council to see if they meet the required standards?
9. Who approves them in council?
10. Has politics been used to influence uncontrolled development?
11. Do you think the lack of development procedures will affect the overall planning process of council?
12. Do you see any advantages in planning for development? If yes what are they?
13. What recommendations can you suggest to solve the problem of uncontrolled