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**FACULTY OF SOCIAL SCIENCES**

**DEPARTMENT OF LOCAL GOVERNANCE STUDIES**

**THE EFFECTS OF URBAN SPRAWL ON SPATIAL PLANNING**

**A CASE OF CHITUNGWIZA MUNICIPALITY**

**BY**

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Signature

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## **DEDICATION**

This research is dedicated to the Chiunya family, and to my friends in appreciation of the support, and the push extended when I had lost it in me to fight for a worthy cause.

## **ABSTRACT**

The research aims at investigating the effects of urban sprawl on spatial planning. Many Local authorities in Zimbabwe are suffering the consequences of urban sprawls and illegal settlements. These consequences vary from being environmental, social, political or economic. The research will undertake a literature review of the wider topic and identifies a number of aspects that are likely to affect spatial planning. Information is obtained from Chitungwiza Municipality, a Local Authority under Harare Metropolitan Province, which in this case is the case study. The research defined urban sprawl and spatial planning, and identified the causes of urban sprawl. The research outlines the reasons why urban sprawls occur, the aim is to see if what was said in literature applies to the Zimbabwean context. The research also adopted a European overview, African overview, National over view and a local over view with the intention of fully comprehending issues of urban sprawls. The researcher also looked at the history of spatial planning in Zimbabwe. Pieces of legislation which have been guiding spatial planning since its inception were also identified. The last aspect is on the relationship which exists between urban sprawl and spatial planning. Both qualitative and quantitative techniques of using interviews and questionnaires are used to gather data. The research findings showed that urban sprawl has a number of negative effects on spatial planning, but a further research is required on the effectiveness of legal actions taken against perpetrators of illegal settlements. Lastly, recommendations to the National Government, MLG,PW&NH, other line Ministries, Chitungwiza Municipality, Policy Formulators and to Individuals where offered at the end of the research.

## **ACKNOWLEDGEMENTS**

*Notwithstanding the fact that only one name appears as the ultimate author at the end of the research, many people would have made significant contributions in their own unique ways.* Therefore, as the researcher of this work, I take this opportunity to thank all those who helped to make this research a success. Special mention goes to my supervisor Mr H. Mabika, and all the lectures in the department. The Chiunya family and friends who supported and encouraged me through it all are earnestly acknowledged. I am also thankful to the Municipality of Chitungwiza and the residents of this Municipality for providing me with the required information and, for accommodating me every step of the way during my research. I am also humbled by the support offered by B. Sithole from the commencement up to the finishing point of this research, the push and the constant nagging is forever appreciated.

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## **DEFINITION OF TERMS**

**Urban sprawl** - unrestrained spread of urban development into the nearest regions.

**Spatial planning**-undertaken with aims of creating a more rational territorial organization of land uses and linkages between them to balance demands with the need to protect the environment and to achieve socio-economic development objectives.

**Local Authority**- lowest tiers of government created through devolution and decentralisation.

## **ACRONYMS**

**DUPD** - Director Urban Planning Services

**EEA** - European Environment Agency

**HD** - Housing Director

**IL** - Illegal Settlers

**LGS** - Local Governance Studies

**MSU** - Midlands State University

**RDC** - Rural District Council

**SP** - Spatial Planning

**TC** - Town Clerk

**UB** - Urban Sprawl

**UN** - United Nations

**ZETDC** - Zimbabwe Electricity Transmission and Distribution Company



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# CHAPTER I

## INTRODUCTION

### **1.1 Introduction**

The research is concerned with the issues of urban sprawl on spatial planning. Focus will mainly be posed on the Municipality of Chitungwiza, which forms part of the Harare Metropolitan Province. This chapter therefore endeavors to offer the background of to study and the statement of the problem, objectives will be outlined, research questions will be formulated, the study will be justified, delimitations and limitations of the study, assumptions and definitions are also issues to be looked into.

### **1.2 Background of the Study**

Zimbabwean Urban Local Authorities expansions and growths are guided by planning frameworks and legal statutes. The necessity for urban planning arose out of the need to generate order, harmony, expediency and sanity within town and municipal settlements. (Chipungu 2011), termed this the Modernist Approach to Planning and, argues that the momentum for adoption of spatial of planning came into light due the problems linked to urban sprawls and lack of controls over the built environments. To this cause, the Town and Country Planning Act and the Regional, Town and Country Planning Act (RTCP) of 1976 are statutes enacted by the Central Government to act as legal planning guidelines. Spatial planning is once more concerned with the need to create safe and sustainable settlements. However, this cannot be achieved if cases of urban sprawl and emergence of illegal, informal settlements remain rampant in our Local Authorities. Chitungwiza Municipality is a case in point, were issues of urban sprawl and illegal settlements are predominant.

Chitungwiza Municipality was established in 1978 as a dormitory town to the City of Harare. Municipal status was granted in 1996. This is a Municipality with more or less than 350 000 people. It is believed to be the third largest urban settlement area in Zimbabwe after Harare and Bulawayo. The Local Authority is sited just about twenty-five kilometers south of Harare and about ten kilometers off the Harare International Airport. The Municipality does not own land; but instead administers State land on behalf of the Government. The proximity of the Municipality to the country's capital and commercial city, Harare, rapid urbanization, rural to urban migration compounded by the ever escalating housing backlog in Zimbabwean

Local Authorities which has reached a record high estimated at 1, 3 million nationwide; has led to an insatiable demand for land and urban housing. Following a decade of economic stagnation the country faced, Chitungwiza Municipality has been finding it difficult to meet the ever increasing demand for urban shelter.

There are scourges of illegal land sales and allocations prevalent in most Local Authorities to the extent that the Minister of Local Government, Public Works and National Housing sets up Land Audit Teams to investigate issues of illegal sales and developments in the concerned Councils when deemed necessary. This act conspires with the provisions of the Urban Councils Act Chapter 29:15, Section 311(2), which gives the Minister power to set up probe teams and investigate issues which he feels are not being handled properly by the concerned Local Authority. It is thus saddening to note that, land barons acting hand in glove with some council officials are violating statutes governing urban state land.

These problems evidently suggest that there is a dire need to deal with issues of urban sprawls and informal settlements so as to eradicate their existence, create sanity within urban areas, and save lives of endangered citizens. These challenges of urban sprawl and housing development without following proper planning and development procedures and, the council not doing much to halt these illegal activities proves that issues of urban sprawls on spatial planning have been discussed but not properly or fully understood.

It is however unpleasing to note that the issue of urban sprawling and illegal settlements is not only prevalent in Chitungwiza, but it is an evil bedeviling almost all urban Local Authorities in Zimbabwe. The immoral Council office bearers, driven by selfish motives coordinate the illegal land developments and settlements through under hand dealings. The issue of urban sprawls has therefore significantly affected spatial planning in Local Authorities.

### **1.3 Statement of the Problem**

Urban sprawl possesses a negative correlation with spatial planning. Natural ecosystems are heavily disturbed hence, unsustainable use of the environment depriving the present and the future of their environmental rights. Urban sprawl goes against the aim of spatial planning of creating well planned, safe and sustainable settlements; hence, it is the aim of this research to

fully give an insight of the problems caused by urban sprawl and, to recommend on how best to solve these.

#### **1.4 Objectives of the Study**

- To explore the problem of urban sprawl
- To establish the history of spatial planning in Zimbabwe
- To identify the challenges posed by urban sprawl on spatial planning in Chitungwiza Municipality
- To come up with recommendations on what needs to be done to people already settled in unplanned and unsafe environments and on how to eradicate occurrences of urban sprawl in the Municipality

##### **1.4.1 Research Questions**

- What is urban sprawl and where is it occurring
- What are the effects of urban sprawl on spatial planning
- What are the challenges being posed by urban sprawl on spatial planning
- How best can the Local Authority deal with people who had already illegally settled in Chitungwiza Municipality due to urban sprawl
- What strategies should be adopted by the Local Authority to readdress problems caused by urban sprawl

#### **1.5 Significance of the Study**

A successful completion of this research will massively contribute to the little available information pertaining to the negative correlation that exists between urban sprawl and spatial planning. This research comes into light amid the issues of massive illegal land sales and allocations in Chitungwiza Municipality which led to creation of unplanned settlements. These are violating statutes governing urban state land and, it is also sad that lives of people who are desperate for land to settle on are being put to danger as there is no proper following of planning procedures leading to health and safety hazards and, environmental degradations. The study will therefore assist Town Planners and the Local Authority by putting forth possible and realistic strategies which can be implemented to curb the occurrence of urban sprawls.



This research shall also serve as a referral piece of literature to those who would desire to use sources of information quoted herein relating to the subject matter.

### **1.6 Delimitations of the Study**

The study is confined to Chitungwiza Municipality. This is an Urban Local Authority with approximately 350 000 people as was released by the 2012 National Population Census. It is ranked the third largest urban settlement area in Zimbabwe following Harare and Bulawayo. The Municipality is located approximately twenty-five kilometers south of Harare and approximately ten kilometers off the Harare International Airport.

### **1.7 Limitations of the Study**

- Financial constraint is one of the major challenges faced by the researcher. Regular visits to the area of research (Chitungwiza Municipality) carried with a need for transport fares.
- Time was an additional limitation as the researcher had to strike a balance between research studying and other modules at school.
- Difficulty in accessing the needed information from the Municipality, they were afraid this would paint the Council a bad picture, bringing about a tarnished image. The researcher however made it clear that the information acquired was for academic intentions only.
- Limited access to the textbooks, however, the researcher had to utilize the electronic library to access some information to the topic under research.

### **1.8 Assumptions of the Study**

- It is assumed that all the required information for the study would be made available to the researcher
- It is assumed that the respondents will be willing to co-operate with the researcher
- It is assumed that the information obtained from sources will be true

### **1.9 Definition of Terms**

#### **1.9.1 Urban Sprawl**

Brains (2008:4) view urban sprawl as the unrestrained spread of urban development into the nearest regions. Urban sprawl is the unexpected distribution of a city or its suburbs. It often

involves the creation of residential and commercial buildings in the outer edges of a city. Banai (2014:2) chose to define urban sprawl as a major actor towards climate change, posing environmental consequences and pollutes the land, water and air resources. According to Bourne (2001:26), urban sprawl is a suburban development which is haphazard, poorly organized, poorly serviced and largely unplanned. Bourne (ibid), argues that challenges with urban sprawl are massively felt and understood by the state and local governments hence, posing a negative correlation with spatial planning.

### **1.9.2 Spatial Planning**

Spatial planning is concerned with what transpires within the regions, communities and localities in relation with how the responsible authorities create a future for themselves through formulation of goals, implementation, monitoring and evaluation. To this effect, spatial planning is undertaken with aims of creating a more rational territorial organization of land uses and linkages between them to balance demands with the need to protect the environment and to achieve socio-economic development objectives, (United Nations, 2008). Spatial planning is admired for bringing economic, social and environmental paybacks by generating more established and expected conditions for housing and development. It aims to strike a balance between land use and natural resources hence bringing about development which is sustainable and, improving the quality of life.

### **1.10 Chapter Summary**

This chapter covered on the background of study and described in short the intentions of researching on this topic; it outlined the problem, the research questions and objectives to be covered by the literature review and the knowledge gap left by previous studies. It also seeks to offer a description of what the study will cover and the weaknesses or constraints expected to be faced in the research process

## CHAPTER II

### LITERATURE REVIEW

#### **2.0 Chapter summary**

This section of the study endeavours to review literature by different scholars and schools of thought pertaining to definitions of urban sprawl, explores issues of urban sprawl in other countries. In exploring issues of urban sprawl in other countries, the researcher looked at countries in Europe, Africa before looking at urban sprawl as a national problem in Zimbabwe and went further to look at Chitungwiza as the study area. This chapter also reviewed data on causes of urban sprawl. Definitions of spatial planning by different schools of thought, the history of spatial planning in Zimbabwe, and the effects of urban sprawl on spatial planning are also areas to be looked at. Bless and Smith (2000:20) views literature review as an effort made to identify gaps in knowledge, weaknesses in studies already carried out, by establishing what has been done, what has not been done and what needs to be improved. It is an analysis of what others have supposed in relation to a certain subject and is mostly found in secondary data which may include books, journals, archives and newspapers.

#### **2.1 Definitions of urban sprawl**

Urban sprawl is labelled by unmanaged, extensive, linear enlargement. It is not only unappealing to the majority the populace, but it is also not sustainable. The phrase urban sprawl in many occasions has negative implications. It is held responsible for causing environmental degradation and, undermines the strength of existing urban areas. Batty et al (2003:1), views urban sprawl as uncoordinated growth, it is the expansion of community without concern for its consequences. It is viewed as spontaneous, incremental urban growth which is regarded as unsustainable.

Brains (2008:4) view urban sprawl as the unrestrained spread of urban development into the nearest regions. Urban sprawl is the unexpected distribution of a city or its suburbs. It often involves the creation of residential and commercial buildings in the outer edges of a city. Banai (2014:2) chose to define urban sprawl as a major actor towards climate change, posing environmental consequences and pollutes the land, water and air resources. According to Bourne (2001:26), urban sprawl is a suburban development which is haphazard, poorly

organized, poorly serviced and largely unplanned. Bourne (ibid), argues that challenges with urban sprawl are massively felt and understood by the state and local governments hence, posing a negative correlation with spatial planning.

According to Brains (2008:7), the occurrence of urban sprawl has been posing significant challenges to various local authorities around the globe. Many attempts have been put in place to try and curb its occurrence and prevent its effects on spatial planning but, sadly nothing of significant value has been achieved. In concurrence to the above, Chin (2002: 2) suggests that urban sprawl is one of the major problems facing cities today. Further argument is based on the view that, there are large quantities of literature on urban sprawl but regardless of this, there is little consensus on its features and effects. This argument forms the basis of this research as its main objective is to research on the effects of urban sprawl on spatial planning.

According to Luther (2005:4) urban sprawl leads to crawling of populations beyond city boundaries, creating wild land-urban borders. If the population expansions go on lacking concern for infrastructure such as road and rail networks, hospitals and clinics, schools, commercial needs, or quality of life, it can degrade than improve the area. Devoid of an adequate contemplation of the possible costs of new development and, effectively making plans to reduce undesirable effects, communities end up with urban sprawl. Chin (2002:10) therefore defines urban sprawl as low density developments away from the edge of service and employment, this separate where individuals live from where they shop, work, recreate and educate thus necessitating vehicles to move between zones. This research will adopt all definitions stated above as they point at the same problem with city, town growth.

## **2.2.0 Urban sprawl in other countries**

According to the World Bank (2009:3), urban sprawl is regarded as a global-wide setback. It is recognized that urban areas once enveloped no more than two percent of the world's land surface but, larger than half of the world's inhabitants now reside in cities, thus according to the (UN, 2011: 5). The observation therefore suggests that there are exceptionally high human populations in urban areas, and this has led to adjustments in the existing suburbs. Patacchini (2009:125) argues that urban sprawl is one of the problems presently upsetting Europe. McDonnell and Mashour (199:1) for that reason postulate that urban sprawl is a multifaceted development universally, which has posed a range of impacts on the ecosystem. Urban encroachments gives no adequate time to City and Town Planners to instigate

expansion planning and make preparations for the entry of the inhabitants. Consequently, Patachini (2009:125) suggests that it is critical to appreciate it better. This study hence aims to appreciate urban encroachments better.

Europe is arguably one of the urbanised continent on the globe with roughly an estimate of 75% of its inhabitants dwelling in urban areas. More than a quarter of the ground in Europe has been directly affected by urban land use. According to the European Environment Agency (EEA) Report (2006:5), by 2020, an estimate of more or less than 80% of the European population will be living in urban areas. As a result, the desire to own land in and around the city is now becoming acute. It is argued that rapid, observable and contradictory land use changes are now defining the landscapes and affecting the environment in and around cities and urban areas as never been witnessed before. According to the European Environment Agency Report (2006:15), cities are rapidly spreading leading to a minimisation of distances between them. This expansion is transpiring in a haphazard manner across Europe, driven by the ever dynamic lifestyles and consumption, the process is often termed urban sprawl. The EEA Report (2006:5) states that, the available evidence points to the view that urban sprawl has accompanied the expansion of many urban areas across Europe in the past fifty years.

According to Brains (2008:17), urban sprawl in the European continent is characterised with unplanned, incremental developments. Often, these are synonymous with a mix of land uses on the edges of urban cities and towns. Typically, urban sprawl is a common phenomenon in the United States and is linked with an outward expansion of its cities dating back from the 20th century. Rapid and unexpected rise in vehicle ownership and desire for separate houses with gardens has fuelled the occurrence of sprawl in the United States. The EEA (2006) notes that, European cities were more compact less sprawled in the 1950s than they are today and, urban sprawl is now a common feature throughout the continent.

The European Environment Agency Report (2006:9), advances that all accessible substantiation makes it obvious that the United States of America has gone along with the augmentations of urban areas all over Europe for the past fifty-one years. The regions experiencing higher notable consequences of spontaneous urban developments are found in countries or areas possessing high numbers of residents as well as high economic performance. States such as Netherlands, Germany, Belgium, North Italy, the Parris region are very good examples. Swift economic expansions are prominent in countries as Ireland,

Eastern Germany, the Madrid region and Portugal. Urban sprawl may again occur due to the expected swift economic improvement within numerous areas of the recent affiliate countries of the European Union. This development is owing to domestic economic dynamism, better and enhanced admittance to the European Union markets, and the Cohesion Fund and Structural Funds investments which compel their financial systems.

### **2.2.1 The Madrid Region (Spain)**

According to Fernandez-Galiano (2006:11), urbanised land in the Madrid region grew by 50% in the 1990s in comparison to a national rate of 25% and the European Union figure of 5,4%. The rapid expansion and growth of the Madrid is a result of various reasons which have manifested into urban sprawl over the last few years. A number of socio-economic factors have exerted enormous pressure on the population thereby influencing the occurrence of sprawls. As a factor, the desire to create a second home has fuelled urban sprawl in the Madrid according to the European Environment Agency (2006:24), demand for housing, interlinked with conducive economic situations in Spain, in companion with low credit interest rates across the whole of Europe has fuelled the process of urban sprawl. The others factors underpinning urban sprawl in Spain include the increased mobility based on substantially improved transport networks, including the new toll motorways, three motorway rings around the city and the highly effective, efficient and reliable metropolitan train connections. The EEA Report (2006:24) further argues that, a tremendous increase in house and housing prices has seen an increased number of people moving out from the centres of town and cities and relocating at the edges or margins of the cities where housing costs are affordable. These social and economic factors have influenced urban sprawl, exerting a number of territorial effects, employment and population redistribution, high rates of housing growth and the emergence of new urban centres, thus according to Lopez de Lucio (2003). According to Munoz (2003:24), today, Madrid is a sprawled region, a process that occurred within the context of a weak spatial planning framework. The problem of planning is a characteristic of many European urban regions. The regulatory capability of concerned councils and municipalities cannot tally with the gigantic forces of reshaping the territories.

This review of literature has evidently proved that urban sprawl is a challenge in Europe. It negatively affects spatial planning.

### **2.2.2 Nigeria**

The consequences of urban sprawl are rampant in the African continent. According to Costa et al (1999:27), it is postulated that Nigeria, has the fastest rates of unrestrained and unintended urban spatial developments suggesting that many of the inhabitants reside in inhuman and poor quality locations, possessing disgustingly insufficient communal facilities. It was also noted by Costa (ibid) that the center of municipalities and towns decompose and fresh urban boundaries emerge in a spontaneous manner devoid of necessary infrastructural services. Offered information made known that the urban inhabitants of have been increasing at a shocking speed, the country's municipalities and towns are exploding, thus according to the World Bank 2009. It is depressing to realize that though Nigeria's urban regions are swiftly expanding at a disturbing pace, spatial planning, together with administration competences stay underdeveloped and this becomes an area of concern.

According to the UNHCS (2012:5), urban sprawls which are rampant in Nigeria contributed to the formation of unlawful dwellings in cities and towns and this saw people settling in dangerous and risky locations. These locations lack critical and necessary amenities, are extremely dangerous and the inhabitants own no legal claim to the land in the face of evictions by the Municipalities. Desolately, urban encroachments again led to illegitimate home expansions and developments in regions which hare extremely susceptible to natural tragedies. These illicit structures do not conform to development and building rules and policies being enforced, furthermore, no construction inspections are carried out, therefore leading to the expansion of imperfect and substandard structures. According to Adeniji (2009:11) in Ibadan (Nigeria), two thirds of the spontaneous settlements were situated in dangerous regions, 14.4% put up in the near the dumpsites of Mapo, 48.9% and 20.4% built along the sloppy landscape in Mapo, and Apete respectively ,10.9% beneath high electricity transmission and distribution wires in Apete. Approximately, the entire inhabitants depend on uncovered streams for their supply of water, therefore, the necessity for studies to bring up methods to cope up with matters of urban sprawl, their consequences on spatial planning and, how to set right the irregularities of the past in the most appropriate manner. It is the aim of this research therefore to examine whether there are people who have settled in insecure and illegal regions which are vulnerable to natural tragedies and calamities.

### **2.2.3 Ethiopia**

Ethiopia is located in the horn of Africa with a coverage area of approximately 1,221,900 square meters according to Kassa (2013:74), the rate and nature of urban sprawl in Ethiopia is rising around the main outlets of the cities such as Mojo. Urban sprawl is being influenced by the existence of established industries which have created employment for many. The geographic set up of areas also encourage sprawl as people tend to settle on gently sloping or flat terrains for ease of building and expansion. Infrastructural development and better transport facilities are also fuelling urban sprawls in many towns and cities of Ethiopia. In Mojo, there are better transport facilities than other cities and outlets of the nation, up to date, the line acquires the only rail transport facility than others. This route is the single route that connects the nation with abroad. It is argued that, the landscape and geographical conduciveness opens doors for urban sprawl. The single most contributing factor in Ethiopia is the presence of transport facilities, for example Mojo is getting the city bus service from metropolis (Addis Ababa) that interlinks DebreZeit and Dukem towns. These have all had tremendous roles they placed in the settlements of people and thereby influencing urban sprawl. This research will observe the role of transport as a contributing factor towards Chitungwiza's urban growth.

#### **2.2.4 South Africa**

According to the Ruckerfeller Foundations (2013-2014:3), a hundred years ago, city dwellers were a minority in the global population, but in just a few decades, that balance will tilt as these dwellers grow to become nearly three-quarters of the world's people. According to Joseph and Karuri-Sebina (2014:6), in the early 2000s, the city of Cape Town in South Africa began to create an urban edge around its margins in an attempt to combat its propagating sprawl. Cape Town once rated the 2<sup>nd</sup> least dense city of the major fifteen African cities thus according to the African Green Cities Index. It had 1,500 people per square kilometer compared to an average of 4,600 per square kilometer. However, now the population of the city has ruptured by nearly a million people in the past decade, its developed areas raised by a 40% between the years 1985 and 2005. As urban sprawl has become a worrying trend across Africa's urban development, the Republic of South Africa has not been spared the trouble. South Africa has its own slums in areas such as Diepsloot and Alexandra (Johannesburg), the Cape Flats and Joe Slovo settlements in Cape Town, and Cato Manor in Durban thus according to Joseph and Karuri-Sebina (2014:2).





Figure 2.1 Urban Sprawl in South Africa (Diepsloot). Picture Source: Joseph and Geci Karuri-Sebina (2014:2)

### 2.2.5 Zimbabwe

According to Bond (2005), the Land Apportionment Act, Land Husbandry Act and Land Tenure Act as pieces of legislation enacted by the colonial regime in Zimbabwe promoted discrimination against the black majority. This significantly increased the demand for commercial and residential stands soon after the country reclaimed its independence as people felt the necessity to own property which was not possible during the colonial era because of the Briton's repressive laws. Alemayehu (2000:6) therefore asserts that, the desire to own stands, coupled with the ever escalating growth in population have fuelled the occurrence of urban sprawls. A rise in urban sprawl has posed negative effects on spatial planning and on the livelihoods of the people. Gilham (2007:39) argues that cities and towns are no longer capable of coping up with the growth in population due to poor planning. This has given rise to the outward expansion of these cities and towns in an unplanned manner.

According to Msindo et al (2013: 172), urban sprawl is a widespread activity leading to enlargement of informal settlements which have been seen as blot on the landscape across major urban areas. Houses are being constructed with no certified authorizations in areas such as Harare, Ruwa, Chitungwiza, Kambuzuma, Bulawayo and Epworth. Problems of urban sprawl can be plainly seen in Epworth in the Harare Metropolitan Province. Epworth is known for the resurfacing of unlawful resident settlements even after the national clean-up campaigns such as the Murambatsvina/Operation Restore Order which was instigated on the 25th of

May 2005. Despite this endeavour by the government, squatter settlements have continued to re-emerge in Epworth thus according to Msindo et al (2013: 174).

According to Msindo et al (2013: 174), Epworth Local Board has witnessed a large invasion of people through the late 1970's and early 1980's, with the number residents escalating from twenty thousand in 1980 to thirty five thousand in 1987. Epworth had not been premeditated as an urban housing area and this hurried swelling in population was taking place on land without proper water supply and sanitation facilities. Therefore "Epworth's closeness to the main industrial area and its rational distance from the main market of Mbare made it an eye-catching place for new settlers to the city. Re-emergence of unlawful residents or shanty settlements in Epworth can also be blamed on the ineffectiveness of Operation Murambatsvina/Restore Order. Although the campaign was aimed at removing illegal structures including shanty settlements, it was not successful in Epworth. Msindo et al (2013: 174) argues that, the operation had not been effective as it only demolished illegal settlements in two out of the seven wards in Epworth, namely Balancing rocks (Komboniyatsva) and Donoro areas. The other areas were not affected owing to political influence as it was suspected that some politicians used their influence to bend Operation Murambatsvina from achieving its end product in the local authority. It is also argued by Msindo et al (2013:174) that the coming of the United Nations Special Envoy on Human Rights and Settlements also affected the full execution of the operation in the area as the government instituted moves towards influencing the results of its report. Consequently, there was visible resurfacing of informal settlements in Epworth as some outsiders moved into the area with expectations to settle, for instance in Ward 7 and Ward 3 (Domboramwari), thus according to Msindo et al (2013:174).

These unexpected and unplanned constructions places the lives of the inhabitants in danger in towns and cities where different developments took place lacking conformity with development and construction policies of Councils and Municipalities thus according to Majone 2012. According to Munzwa and Wellington (2010:138), the City of Harare's boundary margins were changed a couple of times ever since 1980 owing to urban encroachments. As a result, the move has conveyed in a couple of problems as citizens sidestep the registration procedure and build up on land leading to contradictory spatial planning. According to Sithole and Goredema (2013:194), a number of urban encroachments in the country's capital city, Harare and country wide have brought about constructions on

wetlands. Unplanned constructions are speedily increasing, recent illicit and discordant settlements have emerged all around the Council, the most known being Bob, located in Mabvuku/Tafara, Eye-Court and Hopley along New Chitungwiza Road, Hatcliffe Extension north of the upmarket Borrowdale suburb and Snake Park along the Harare-Bulawayo highway. The biggest encroachment is Hopley, on the margins of Chitungwiza Municipality. It has above 10 000 inhabitants, most of the inhabitants being those affected by Operation Murambatsvina, and have intensely sprouted back. Around May 2005, the Zimbabwe instituted Operation Murambatsvina (Restore Order), its major objective was to sanitize the nation's urban councils. It was intended for the illicit residential developments and illegitimate business conducts. This made people to sprawl into areas such as Hopley Farm in Harare in pursuit for a place to inhabit. It is however of a concern that Hopley possesses no running water, lacks sewerage pipes and reticulation, has no proper roads or electricity amenities. Many of the inhabitants have put up tin huts and small three or four roomed houses. The houses were constructed randomly confirming that the houses were not built in conformance with the planning stipulations. Individual family compartments are scarcely 200 square metres big; compose of a pit latrine toilet and an uncovered water source for household supply. Ladies largely bear the troubles of social suffering; they are expected to obtain water, look for wood fuel and bear the trouble in disposing excreta. They search for firewood in the already diminished wooded areas at nearby farms. Lack of medical amenities and schooling facilities also affect the inhabitants, citizens are therefore forced to walk to nearby cities and towns for a number of their basic needs. Preventing the occurrence of spontaneous growths is still a challenge being faced by Harare City Council. The research therefore seeks to examine whether the areas Chitungwiza Municipality has expanded into contain wood as an alternative source of fuel, and health amenities.

Sithole and Goredema (2013:196) postulate that, the Zimbabwean Constitution Amendment 20 of 2013 does not contain any stipulation advocating for the safeguarding of the environment. According to Sithole and Goredema (ibid), owing to ignorance, Local Authorities such as the City of Harare have ignored constructions and developments taking place on wetlands. These developments have become widespread in the in the local authority, to note is the just finished wholesale and hotel named the Longcheng Plaza in Harare's Belvedere suburb. Owing to the existence of hostilities between urban sprawl and spatial planning, Sithole and Goredema (2013:200), propose the necessity to study more strictly into

methods instituted to deal with the consequences of urban sprawl, therefore, putting forth practical strategies to deal with these problems is part of the researcher's aims.

### **2.3.0 Causes of urban sprawl**

Shingai (2012:6) argues that urban sprawl around the globe has been an artefact of almost similar causes which have not been dealt with by accountable authorities. The causes are many and varied, from population growth, changes in family set ups, migration among others, therefore, this research will highlight on a few of these.

#### **2.3.1 Growth in population sizes**

According to Brueckner (2000:160), population growth assumes the major blame in contributing towards urban sprawl. A rapid escalation in population sizes is particularly the chief contributor to urban encroachment especially in less economically developed countries such as Nigeria, Kenya, Mexico and Zimbabwe. Yoon (1994:102) argues that the annual rate of population growth as a result of natural increase results in an increased demand for limited services and products which the already burdened urban local authorities can not satisfy. The UN Habitat (2008/9) at a Conference on World Cities in Turkey revealed that 60% of the world's population will be living in urban areas of the world. This will burden the already burdened local authorities who are failing to provide services efficiently and effectively due to financial constraints and poor planning services.

#### **2.3.2 Migration**

Gilbet (1992:10) argues that rural to urban migration is another factor contributing to urban sprawl. This explains the movement of people from rural areas into neighbouring towns and cities. This wields pressure on resources to the extent that Local Authorities are no longer capable of efficiently providing services to its citizens. As a result of increased demand for housing facilities due to migration, people end up setting up unplanned and illegal structures on the edges of towns and cities. In light of this development, Gugler (1992:17) argues that rural to urban migration's penalties have been posed on developing countries in a bid to accommodate people migrating from rural areas to try and find better living conditions. Gilbert (1992:13) further asserts that relatively half of Brazil's urban growth could be credited to rural-urban relocations; this led to the expansion of Rio de Janeiro and Bogota in Colombia.

Rapid rural-urban migration in the quest for better living standards and working environments has been related to the augmentation of squatter settlements. The problem of sprawling and squatting is related to housing shortages caused by quick urban expansion which is not accompanied by equivalent growth in the provision of housing facilities. According to Msindo et al (2013:172), Zanzibar's urbanisation was singled out as having played a chief role due to the natural growth rate of urban population outpacing the accessibility of formal accommodation choices. This saw the population of Zanzibar expanding from 27,000 in 1948 to 204,774 in 1988 and to 391,519 by 2002. Most countries in Africa gaining their independence during the 1960's and the 1970's, some African cities grew enormously due to rapid population movements into urban areas as the restrictive colonial edicts such as the "pass laws" were removed. For example, between 1982 and 1992, Zimbabwe's urban population expanded double as that of the rural areas as the urban population grew from just under 2 million to 3.2 million and by 2000 the number was at 4.8 million. Prior to Zimbabwe's independence in 1980, the number of people living in the urban areas increased spectacularly as the Smith regime failed to stem the entrance of people during the latter years of the liberation war. Proof of this was the extraordinary appearance of huge squatter settlements in and around different towns and cities such as Chirimbahuyo settlement in Chitungwiza which had a population close to 30,000 in 1979.

### **2.3.3 Changes in the set up of families**

Yon (1994: 9) proposes that, a spectacular break up in the set up of families towards a trend of a smaller nuclear family has been a causative factor towards urban sprawl in developing countries such as Nigeria and Zimbabwe. According to Shingai (2012:10), Zimbabwe's family units used to be characterised with huge families staying together as a single unit chiefly for agricultural and defensive reasons. The advent of the colonial regime in the country saw a change in this set up. Shingai (ibid) states that the extended families crumbled owing to the preface of industrialisation since individuals wandered off to economic centres to seek for employment and in anticipation for a decent living. Dwyer (1979:18) therefore postulates to the idea that, the tendency to shift towards nuclear families has been aggravated by education and industrialisation which has resulted in individuals being independent. As a result of getting employment, individuals will concentrate on the betterment of the lives of their children and their parents than that of the whole extended family. This has subsequently led to an insatiable desire to own property in urban areas instead of developing the rural ones.

### **2.3.4 Search for cheap accommodation**

According to Msindo et al (2013:173), lesser costs of land and houses in the outer suburbs of the cities such as Epworth in Harare, have made individuals desire to stay in these areas.

According to Msindo et al (2013:175), it has surfaced that some of the residents of the illegal settlements in Epworth came from nearby areas of Harare, such as Glen Norah, Glen View, Budiro, Southerton and Kuwadzana as well as out of Harare areas such as Chitungwiza, moving away from the towering rentals charged by landlords and the high utility bills (electricity and water). As a consequence, the lofty rentals being demanded by property-owners have caused many to drift away from different suburbs and towns to Epworth's illegal settlements where the price of lodgings is relatively cheap. Msindo et al (2013:175) proposes that some went to Epworth in 2008, moving away from exorbitant rentals which were being charged, relocating to Epworth's (Domboramwari) ward 4 where illegal stand allocations from some politicians for US\$ 700 were made, far a smaller amount than the price of renting a cottage.

### **2.3.5 Poor of urban planning**

According to Brains (2008: 20) people have to find areas that are less trafficked and calmer. This led them to drift out to other quarters of the town. Brains (ibid), extraordinary development, indiscriminate cutting down of trees, loss of the green vegetation cover, traffic congestions, superseded and decaying infrastructure are aspects persuading citizens to sprawl to other areas less characterised with these.

### **2.3.6 Industrial developments**

Lawrence (2011:74) postulates that industrialisation comes with the call to make available housing facilities for employees. This propels the desire to find accommodation near the work place to shorten the journey to work and also lessen transport costs. This has therefore greatly influenced occurrences of urban sprawl.

### **2.3.7 Speculation**

Lawrence (ibid), also views rumours of the future growth and regulation of cities, government's courses of action and facilities such as transport to be leading to growth of towns and cities but lacking proper planning. This has often been used as a political gimmick by politicians or, their political manifestos may influence people to speculate on future

growth prospects. Often times, speculation is blamed as a contributor to urban sprawl in the sense that it promotes land withholding for development. This is another reason which has led to discontinuous development.

### **2.3.8 Failure to enforce planning policies**

According to Shingai (2012:73), crafting of planning policies by local authorities is not enough. A successful implementation, evaluation and enforcement of these planning policies are more essential. To some extent, sprawl has been influenced by failure to enforce planning policies

### **2.3.9 Physical terrain**

According to Shingai (ibid), at times sprawl may be encouraged by the geography of an area. Unsuitable scenery such as wetlands, mountainous areas and rugged terrains are contributing factors. People will then be forced to sprawl out in search of gently sloping or flat land which is easy to built and easy to expand on.

### **2.3.10 Expectations of land appreciation**

The expectation of land to appreciate in value at the edge of urban areas has caused people to withhold land in anticipation of a better tomorrow thus according to Lawrence (2011:77). The results of this anticipation are discontinuous and unplanned settlements. It is argued that the higher the rate of urban growth, the greater the expectations of land to appreciate in its value.

### **2.3.11 Delayed allocation of stands**

According to Msindo (2013:178), following the events of Operation Murambatsvina, those in need of housing stands had to formally submit an application to Epworth Local Board and afterwards have their names placed on the Housing Waiting List. Msindo et al (ibid) revealed that interviews with residents in the squatter settlements, it became known that the process to be followed when allocating stands was a lengthy. Some indicated that they applied for stands in 2006 after being affected by Operation Murambatsvina which ruined their houses but surprisingly, seven years after the operation, they are still on the housing waiting list. Other illegal settlers point out that they had also been on the City of Harare housing waiting list for numerous of years, blaming the ineffectiveness in distribution of housing stands in the Harare City Council. Hence, they continued to stay in Epworth.

#### **2.4.0 Relationship between urban sprawl and spatial planning**

Urban sprawl contains an unconstructive relationship with spatial planning, leading to the development of spontaneous settlements. Urban sprawl moves parallel to the objective of spatial planning of generating well designed, secure as well as sustainable communities which comply with the stipulations of the promulgated planning statutes; therefore, the aim of researcher's other aim is concerned with offering an insight of the consequences posed by urban encroachments on spatial planning.

#### **2.5.0 Definitions of spatial planning**

Spatial planning's main worry lies on what occurs inside towns and municipalities, districts and regions in connection to how the accountable authorities craft a future for themselves through the creation of targets, execution, assessment as well as evaluation. According to the United Nations (2008), as a result, spatial planning is implemented aiming to create a more coherent territorial organization of land uses and linkages between them to balance demands with the need to protect the environment and to achieve socio-economic development objectives.

Spatial planning is again hailed for conveying financial, environmental, as well as social gains by producing more recognized and projected conditions for housing and development. Spatial planning seeks to achieve an equilibrium between the use of land resource as well as other God given resources, therefore, the realization of sustainable development leading to an enhanced standard of living.

According to Zvokuenda and Munacho (2013:7), Spatial Planning is a practice of area seminal and delivery. It is concerned with the administration of space as well as growth to enable the development of inhabitable cities, answering the demands of the community, the financial system as well as the people's environment or surroundings. Spatiality can be argued to be an area where activities take place. Activities occurring in spatiality can either be planned activities or unplanned activities. The occurrence of natural calamities as droughts, hunger, floods as well as negative calamities like poor living standards can demonstrate activities done spontaneously. In supporting this, Cullingworth and Vincent (2006:2) perceive spatial planning as a process which focuses on the problems of harmonization and incorporation of the spatial facet of sectoral principles through an area



anchored approach. Spatial planning's major aim is of harmonization activities. Spatial planning is concerned of discovering short, medium and long term goals and strategies for concerned areas. It concerns itself with the uses of the land as well as the human developments. Spatial planning again organizes as well as implements sectoral policies as that of transportation and the agriculture.

## **2.6.0 Background of spatial planning in Zimbabwe**

Zimbabwe's urban settlements are defined as any settlement with two thousand five hundred settlers or more. Of this population, more than half should not be employed in primary production activities such as mining and agriculture. In the Zimbabwean set up, all urban developments have been shaped and guided by planning frameworks and pieces of legislation. The desire to create harmony, order, economy and convenience within urban areas influenced the need for spatial planning and, according to Chipungu (2011), this is referred to as a modernist approach to planning. Chipungu (2011) further argues that the momentum for institutionalization of planning grew out of the problems connected to urban sprawls and lack of control over the built environment. It is therefore evident that the need for spatial planning arose to satisfy the desire to create sustainable settlements. As a piece of legislation, the Town and Country Planning Act of 1976 was promulgated to this cause. This act provides for urban planning and development. According to Wekwete (1989), the Town and Country Planning Act of 1933 was the initial planning act to be promulgated in Zimbabwe. This act officialised town and country planning and bestowed powers particularly to urban local authorities to prepare town planning schemes. This act provided for the engagement of the initial Town Planning Officer and a department of Town Planning which was consequently established under the then Ministry of Justice and Internal Affairs. According to Wekwete (ibid), this was predestined to provide the technical know-how for intervention in the administration of urban land. With widened development control powers for local authorities, the Town and Country Planning Act of 1945 successfully repealed the initial act of 1933. An augmented urbanization and development pressure after the Second World War came out as a reaction to this act. To this effect, the government subsequently promulgated the Regional, Town and Country Planning Act in 1976 which was revised in 1996. This piece of legislation introduced some level of flexibility that was missing with planning systems and is still in use to date.

The Zimbabwean gazetted Regional, Town and Country Planning Act Chapter 29:12, is a legal statute which contains that the act is responsible for regional, district and local area

planning with the aim of environmental conservation, particularly health promotion, creation of safe environments sanity and order. This improves economic efficiency and improves internal and external communications.; to approve the crafting of areal plans, master and local plans, to provide for the conservancy of social infrastructures as well as the conservation of constructions and forests and in general to control the look of towns and cities; and to afford for issues subsidiary to or associated to the abovementioned.

### **2.7.0 Challenges posed by urban sprawl on spatial planning**

Globally, the rapid increase in urbanization poses numerous challenges to urban planners and policy makers. In Zimbabwe during the 2000 to 2009 hyper inflationary era, the state went through massive socio-economic and political hardships which saw many local authorities selling stands and land to private developers as the councils were financially incapacitated to service the stands. This research will observe the private developers allocated areas in Chitungwiza.

### **2.8.0 Conclusion**

This chapter has reviewed literature by different scholars and schools of thought pertaining to definitions of urban sprawl, issues of urban sprawl in other countries. It explored issues of urban sprawl in other countries; the researcher looked at countries in Europe, Africa before looking at urban sprawl as a national problem in Zimbabwe and went further to look at Chitungwiza as the study area. This chapter also reviewed data on causes of urban sprawl. Definitions of spatial planning by different schools of thought, the history of spatial planning in Zimbabwe, and the challenges being posed by urban sprawl on spatial planning were also looked at. It was noted that urban sprawl is quite a problem, negatively affecting spatial planning. The two possess a negative correlation.

## CHAPTER III

### RESEARCH METHODOLOGY

#### **3.1 Introduction**

The aim of this chapter is to explain the procedural framework to be used by the researcher. The chapter will firstly look at the research design, and afterwards present the sampling procedures. The data collection instruments which were employed by the researcher will be presented, together with the data analysis plan. Lastly, the chapter ends with a summary.

#### **3.2 Research design**

In executing the research, exploratory research design was utilised. This is so as little researches were previously done pertaining to the topic under study. Zimbabwe has no research previously executed pertaining to the consequences of urban sprawl on spatial planning. The objective of the study hence is to examine the same. According to Marshall (2005:5) the major goal of this design is to expand the knowledge on the topic as well as to get hold of recent data and knowledge into the research area and sequentially devise realistic answers to the noted problems. Due to these reasons, the researcher opted for an exploratory research design.

The researcher adopted a qualitative research technique. This technique emphasises more on explanations than measurements. According to (Scats, 2005:12 qualitative research enables the research to determine the manner, principles and intentions as well as the conducts of the populace under examination. Due to the fact that the objective of each research is to examine the existing gaps in knowledge, Urban Sprawl is a cancer which is eating up most Local Authorities in Zimbabwe and worldwide, this made qualitative analysis the most appropriate technique. This technique is praised due to its ability to solicit data straight from the field using techniques as questionnaires and interviews.

#### **3.3 Sampling Procedures**

The population studied consists of the residents of Chitungwiza Municipality. This is a Municipality with more or less than 350 000 as offered by the Zimbabwean Statistical Office. The research's population therefore was the 350 000 residents of the Municipality.

##### **3.3.1 Sampling Techniques**

According to Kahn et al (1993:24), the objective of sampling is to attain a representative that appears resembling the inhabitants in a tolerable margin of error. For

purposes of this research, stratified random sampling was used to select target respondents. Peters et al (2000:44) argues that stratified sample is a small replica of the population. Prior to sampling, the inhabitants are divided by features which are important to the study, for example social class, sex. The populace is then randomly selected in every stratum. For this research, the researcher stratified the residents into sections of those that acquired stands from the Council, from Cooperatives, from Private Developers and from Individuals; random sampling was then instituted afterwards. This technique will be used given that results from stratified random sampling can be generalized.

During the execution of this study, this research also made use of the judgemental sampling technique Malhotra (2005) defines judgemental sampling as the most appropriate technique especially when some individuals are perceived to possess the required information and are prepared to assist in data collection than others.

Judgemental sampling was used to select respondents from Chitungwiza Municipality. This technique was essential for data collection from the Municipality for example Housing Director, Town Clerk and the Director Urban Planning Department were justified as being the persons with information that is of relevance to the researcher. They were considered as the key informants. This is a qualitative method of collecting data where particular individuals chosen are justified as important and relevant to the research question rather than as representative hence, non-probability sampling.

### 3.3.2 Study Sample

<b>DESIGNATION</b>	<b>POPULATION</b>	<b>SAMPLE</b>
<b>TC</b>		<b>1</b>
<b>DUPD</b>		<b>1</b>
<b>HD</b>		<b>1</b>
<b>IS</b>		<b>1</b>
<b>TOTAL</b>	<b>350 000</b>	<b>60</b>

**Table 3.1** *Source Research 2015*

### **3.4 Methods of Data Collection**

There are two sources of data which exist, and these are primary source and secondary source. Primary source is data or facts collected through field surveys, interviews, questionnaires and observations. A secondary source, on the other hand, refers to the information that the researcher obtain from journals, magazines and textbooks just to mention but a few. The researcher made use of both primary and secondary data sources in this research.

#### **3.4.1 Primary source**

A primary source of data is data obtained through techniques such as personal examination or observations, interviews as well as questionnaires. The primary source of data allows for further confirmation or validation of information or characteristics under investigation, this is not easy to achieve when using published texts. During the collection of data for this study, questionnaires and interviews were the techniques which were utilised.

##### **3.4.1.1 Data collection instruments**

###### **Interviews**

Interviews are verbal practices used by the researcher to solicit information from individuals. The chief reason why the researcher used interviews was to get a deep appreciation of the respondent's actions and discover the respondent's stance on certain views. For purposes of this research, structured interviews were used for the TC, DUPD and HD. Interviews allowed the interviewer to further elucidate on questions when the respondents did not comprehend. The disadvantage of the interviews possess is that it is time consuming.

###### **Questionnaires**

The researcher used questionnaires as they permit the respondents to answer in their space and time. This was also ideal for information soliciting as there were no face to face interactions hence, allowed respondents to expose freely their issues. The questionnaire comprised of open ended questions which allowed the researcher to get open-minded responses. Questionnaires were disseminated to the selected settlers for filing in and were collected a day after. Questionnaires were used in this study because they a fast method, which is cheaper and less complex.

### **3.4.2 Secondary sources**

According to Bushel *et al* (2006: 106), secondary data is data that was collected and interpreted at least once for some specific situation other than the one under study. The researcher used secondary data because it was readily accessible. For this research, Local Governance publications, reports, newspapers, textbooks, journals and various publications were used as sources of secondary data. Secondary data was used to authenticate the validity of primary data. However, it is difficult to get especially on issues like urban sprawl in Chitungwiza as there is not much scholarly information already published.

### **3.4.3 Pre-Testing Instruments**

In a bid to enhance the reliability and validity of this study, the researcher distributed some questionnaires to Local Governance students at MSU so as to test the validity of the questionnaires. This is a test done to the instruments to be used for data collection prior the actual data collection (Thomas, 2011:39). Hence, the main reason for pre-testing is to spot the strengths and weaknesses in the design of instruments to be used. After this activity is done, it may become clear that some of the questions will be vague and confusing. In light of this, the researcher revisited some of the questions and change the wording. This exposes the deficiencies in the design of an intended study and these can then be dealt with prior to the actual data collection in the field to avoid wasting time and financial resources

### **3.5 Data analysis**

According to Braun and Clarke (2006: 79), thematic analysis is a qualitative analytic method for “identifying, analysing and reporting patterns (themes) within data. In light of this, the researcher used a thematic approach in analysing the data that she is going to obtain from interviews. It plainly organises and describes the data set in detail. However, regularly it goes further than this and, interprets various aspects of the research topic. This analysis permits data collected to be clustered into similar themes.

### **3.6 Summary**

This chapter made use of the exploratory research design and it gave reasons as to why it was chosen. The study was more of qualitative than quantitative in nature though it made use of both qualitative and quantitative. The study was conducted in Chitungwiza Municipality, under Harare Metropolitan Province. A judgemental sampling technique was adopted and the study units were the TC, DUPD, HD and the Illegal Settlers. A pre-test to the instruments was carried out making use of the MSU LGS students. Questionnaires and interviews were

utilised as primary sources of data. LGS websites, newspapers, LGS journals, reports, different publications and published LGS documents were used as secondary data.

## CHAPTER IV

### DATA PRESENTATION AND ANALYSIS

#### **4.1 Introduction**

The chapter is a presentation of the research findings. The researcher will present research information obtained from the Town Clerk (TC), Director Urban Planning Department (DUPD), Housing Director (HD) and the Illegal Settlers (IS). The researcher used thematic approach to the findings and the chapter ends with a chapter summary.

#### **4.2 The Response Rate**

The rate of response pertaining to the interviews and questionnaires was not as expected as the settlers in Chitungwiza failed to provide adequate information needed by the researcher. Interviews were successfully carried out with the TC, DUPD and the HD. Questionnaires were used to the IS so as to ensure a wide coverage, and to save on time. However, the overall response was not as expected, because some respondents failed to return the questionnaires. From 57 questionnaires distributed, only 45 were returned. Out of the returned 45, 5 of them were not filled to completion and, for purposes of this research, they were not found to be useful.

#### **4.3 Registration of cooperatives**

The researcher discovered that there are nine cooperatives operating in Chitungwiza Municipality, see table 4.3.1 below for some of the cooperatives. Registration of all cooperatives was confirmed by all respondents, that is 100%. Every member was quite confident that their cooperatives were registered with the relevant authorities. Interviews established that all the cooperatives operating in the Municipality of Chitungwiza are registered as confirmed by the Ministry of Small and Medium Enterprises. However, further investigations at the Ministry of Small to Medium Enterprises indicated that these cooperatives are not submitting reports and audited books of accounts to the relevant authorities as demanded by law. This activity, coupled with lack of adequate monitoring and regulation of the same has seen the cooperatives unlawfully enlarging membership. This has dishonoured the requirements of the Cooperatives Society Act. Cooperatives are also blamed for setting up associations of complicated systems. The management of the Council also indicated that one cooperative was distributing stands on behalf of the other whilst the other arranges for agreements of sale. This has made activities of the cooperatives highly suspicious hence, blamed for causing urban sprawl.



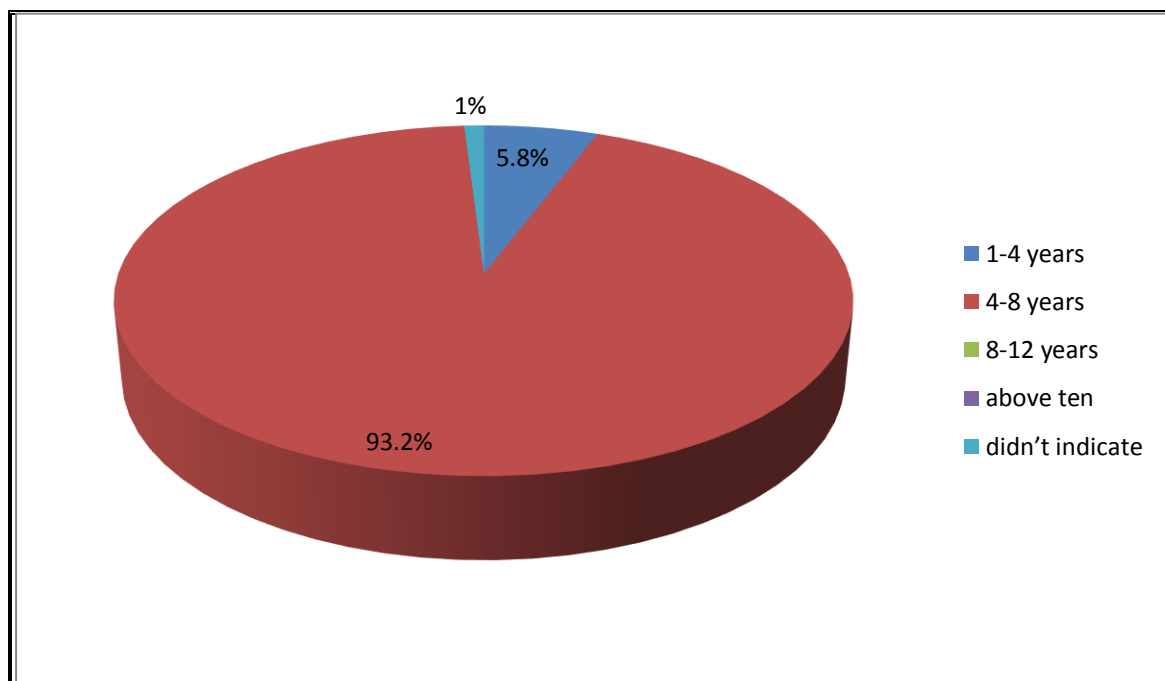
### List of cooperatives involved.

Name	Cooperative
Councillor Dr F. Mabamba	United We Stand Cooperative
Bonface Manyonganise	Yamurai Disabled Cooperative
Mrs Manhango	Chitungwiza Ruvimbo Housing Cooperative
Group of Youths led by Hamandishe.	Mr Hamandishe and colleagues
Hon MP Chigumba	Chigumba Property Holdings
Councillor Masango	Zanoremba
Mrs. Mbumbwa	Face East

Table 4.3.1 source survey

### 4.4 Length of stay

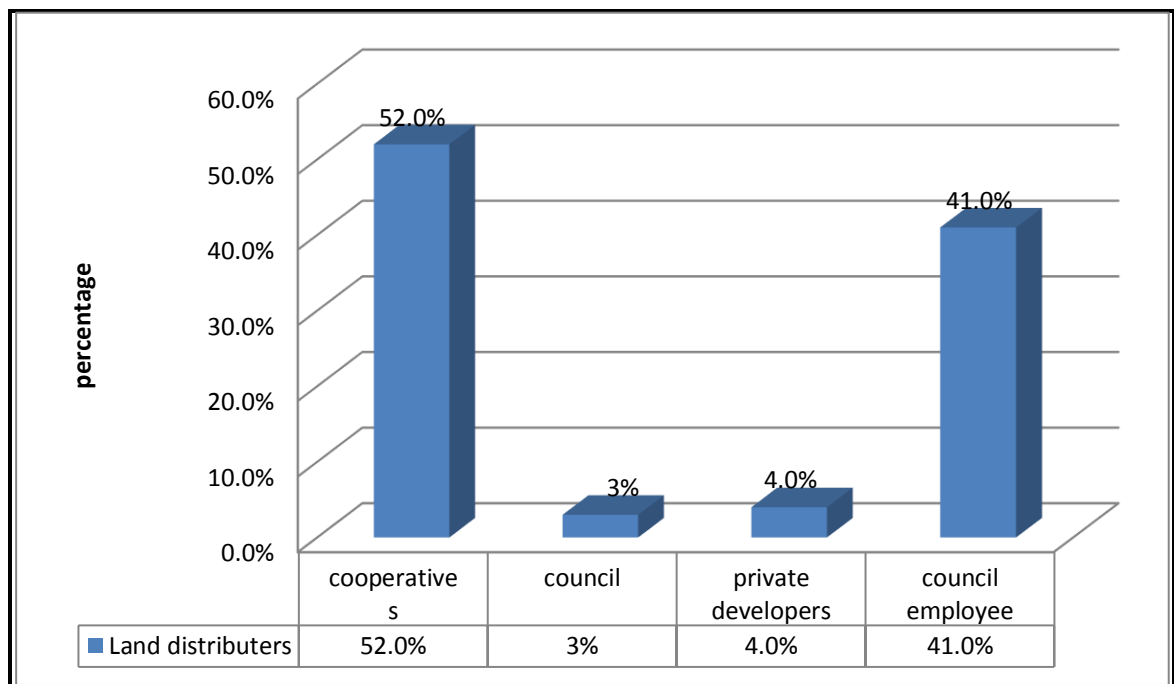
93% of the illegal settlers indicated that they have stayed in these areas in the periods ranging from 4 to 8 years. 6% of the respondents were between 1 to 4 years, and 1% didn't indicate their length of stay.



Source survey Figure 4.4.1

### 4.5 Land Distributers

**Table 4.5.1 land distributors**



Source survey Figure4. 5.1

According to the research carried out, it was established that Cooperatives distributed the largest pieces of the land with a 52% share of percentage, followed by Council Employees with 41%; Private Developers are next in the line with a 4% and lastly, the Council itself with 3%. This concurs with what was reviewed in Chapter II on the connection between urban sprawls and housing cooperatives. Mahuni (2014:34) argued that cooperatives are playing a bigger role in promoting the occurrence of urban sprawls in Zimbabwe. Interviews with the Management further reviewed that in all these illegitimate activities, the United We Stand Cooperative has unlawfully distributed and urbanized above 5 000 stands. The Management also indicated that same has played a role in almost all the illegal allocations in the area. The cooperative is the sole issuer of agreements of sale to other cooperatives operating in the Council. Also to note is the Chigumba Property Holdings which is said to have illegally secured and distributed close to two thousand stands. This discovery again did not diverge from the argument raised in the second chapter that cooperatives are gaining momentum these days because of the poor allocation of stands being experienced in different Municipalities across the country. Msindo etal (2013:178) revealed that interviews with residents in squatter settlements, it became known that the process to be followed when

allocating stands was lengthy. According to Msindo (ibid), some indicated that they applied for stands in 2006 after being affected by Operation Murambatsvina which ruined their houses but surprisingly, seven years after the operation, they are still on the housing waiting list and hence view cooperatives as better options. Therefore, this discovery confirmed as true, the issue of housing cooperatives being the major players towards unsustainable settlements.

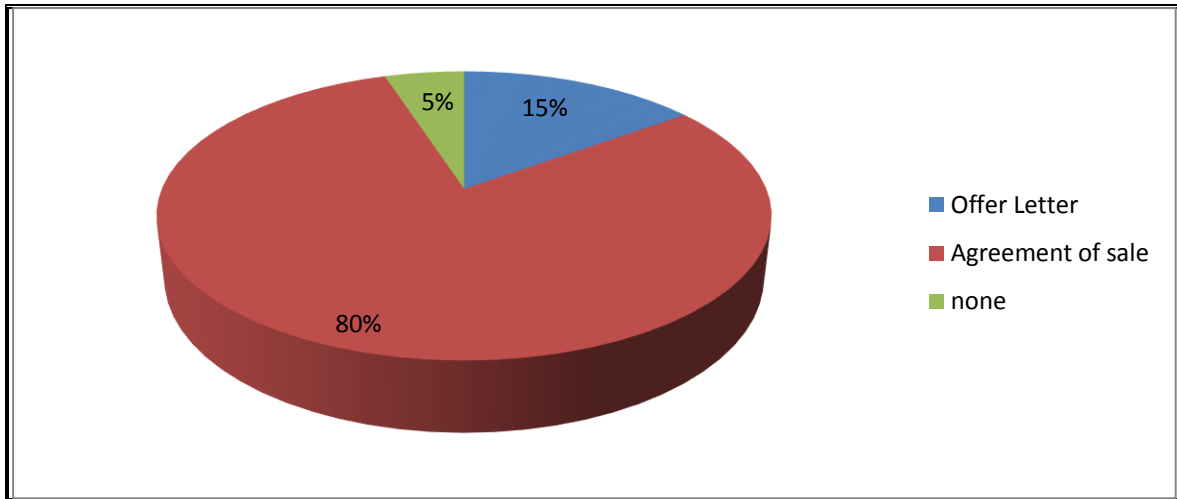
From the research, Council employees are also blamed for significantly contributing towards the occurrence of urban sprawl, with a 41% share. This may also be confirmed by a report by the MLGPW&NH of 2014 which notes that, "...councillors, council employees at all levels and land barons are the chief perpetrators of these illicit land deals. The report further states that, "council officials acting in cahoots with land barons are violating statutes governing urban state land". It can therefore be argued that with a share of 41%, council employees are immensely contributing towards the occurrences of urban sprawl.

Private developers stand at 4%. People have now grown desperate of stands and houses to the extent that they buy houses from any developer without questioning the legality of it. This proves the need for conscientisation as people are being robbed of their monies by fake private developers.

The Council stands at 3%. This activity by the Council has to be investigated as Council cannot allocate stands under such hazardous environments, from the interviews carried out, the Town Clerk denied the involvement of the Council in such activities. In light of this, the researcher concluded that there is a dubious activity taking place at the Council on the issue of stands. It was assumed that someone, somewhere under the cover of the Municipality is engaging into this corrupt activity, posing an increase in the occurrence of issues of urban sprawl.

On this note, it has now become clear that cooperatives, council employees, private developers and the council are all players towards the existence of urban sprawl in Chitungwiza Municipality. However cooperatives and council employees are blamed most.

#### **4.6 Documents**

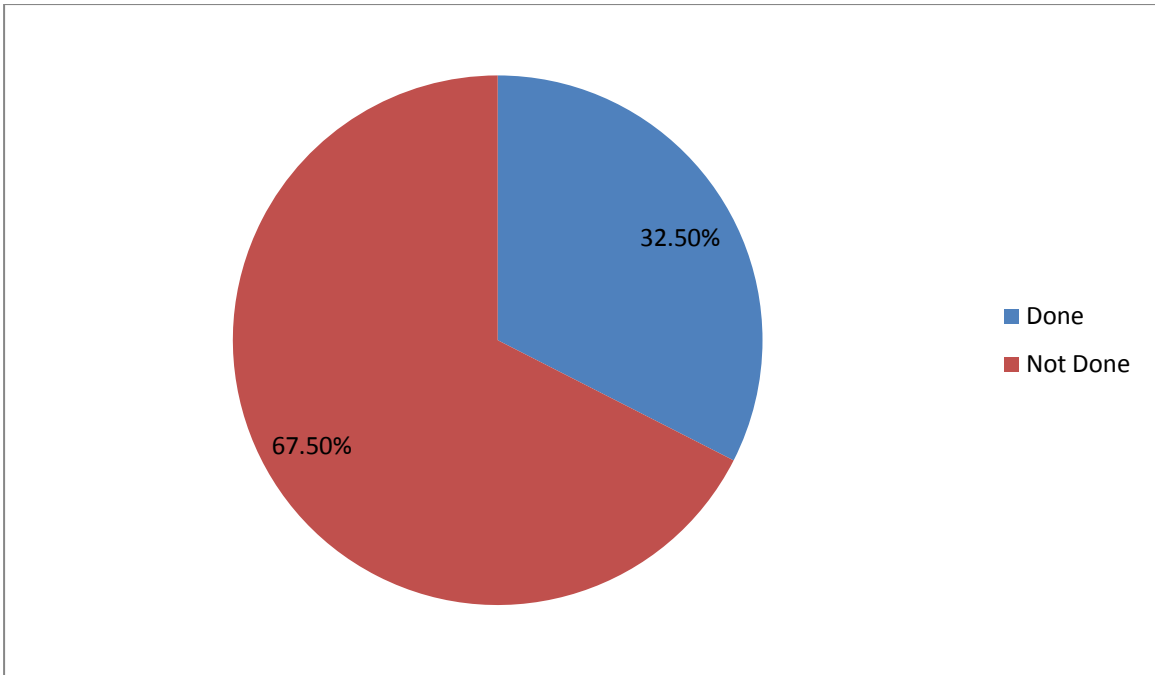


Source survey Figure 4.6.1

This research proved that 80% of the beneficiaries only possessed agreements of sale as proof of ownership. Only 15% possessed offer letters from Council and the other 5% did not possess any document to legally claim the land. It was also established that 100% did not own title deeds. This converges with the argument by Munzwa and Wellington (2010:138) brought out in Chapter II when they noted that the challenge with urban sprawls is that people bypass the registration process and develop land leading to discordant spatial planning. Absence of legal documents in sprawled areas was also noted by the UNHCS (2012:5) which argues that the settlers possess no lawful claim to the land in case of evictions. The researcher therefore noted that it is of a major worry that many are not concerned with owning legal claims but with owning stands. This proves the need to educate the citizens on the importance of owning title deeds and not only be interested in owning stands, which makes them fall victim to land barons and bogus cooperatives.

#### **4.7 Council Inspections**

From the questionnaires, it was established that 68% of the settlers had no housing inspections done by the Council. The remaining 32% indicated that inspections were done. However, the Management made it known that they never carried out inspections in these areas, this made the researcher conclude that there are issues of corruption within the council.



Source survey Figure 4.7.1

Interviews by the management further revealed that more than 8 000 stands were illegitimately formed and distributed to beneficiaries. Of the above 8 000, 300 or more houses have been completed devoid of council inspection. This again converges with the discovery by the UNHCS (2012:5) that, these illegal constructions do not adhere to planning and constructions regulations in action and no building inspections are carried out hence development of substandard settlements.

#### 4.8 Hazardous Environments

From the interviews which were carried out with the management, it became clear that 57% of the people were allocated stands in hazardous and highly unsafe environments. These illegitimate cooperatives have distributed stands, leading to developments taking place on wetlands, under the Zimbabwe Electricity Transmission and Distribution Company (ZETDC) Power-line Servitudes, cemetery land, open spaces and institutional stands. Sadly, these areas are risky, they endanger the lives of the home seekers, placing their lives in danger. Not only are the lives endangered, but it also proves lack of a sustainable use of our valued resources such as wetlands, depriving the present and the future of their resources. This has also diminished most of Chitungwiza’s open spaces. The UNHCS (2012:5) concurs by noting that urban sprawls lead to settling in hazardous and dangerous environments, these fall short of essential facilities and are highly insecure. Costa etal (1999:27) further argues that due to urban sprawl, people live in sub-human and sub-standard environments, with grossly inadequate social amenities. Therefore, this proves that urban sprawl in Chitungwiza Municipality saw people settling in unsafe environments and sadly, wetlands, as a natural resource have not been spared.

#### 4.9 Causes of urban sprawl in the Municipality

Interviews with the TC, DUPD, and the HD of the Council reviewed a number of causes of urban sprawl in the Municipality and these are outlined below.

Professional ethics has proved to be a missing link in the Municipality. This has seen corruption taking place at every level in the Municipality. This goes against the provisions of the Constitution of Zimbabwe Amendment Number 20 of 2013 which stipulates in Chapter 9(1) that there should be high standards of professional ethics in all government and public institutions. Suspensions and dismissals of Council officials have not stopped people from engaging into these activities. The management indicated that some councillors working in cahoots with land barons have intentionally acted outwards and sidelined the stipulations of the legislation gazetted on land sales and management. For example the MLGPW&NH Land Audit Report revealed that Chitungwiza once witnessed the expulsion of a Housing Director in 2012 for illegally allocating stands hence; corruption was highlighted as one of the causes of urban sprawl.

The Town Clerk also detested issues of corruption within the council. He pointed out that corruption can also be witnessed through the connivance between some councillors and council administrators and land barons. Memos from the cooperatives operating in the Municipality, particularly the United We Stand Cooperative were alleged to be directly forwarded to the Department of Housing without being received by the first Registry and, the same were being actioned and responses returned back without any written instructions from the Town Clerk as is supposed to be the procedure. This also converged with the discovery by the MLGPW&NH that there was smuggling of stands numbers distributed by the cooperatives in the system through back dating some letters received from the cooperative with the intention that they can appear to have been allocated in 2010 is taking place in the Municipality. This again is intensifying on the occurrence of urban sprawl within the Council.

Allocation of stands without a strict adherence to the Council's Housing Waiting List has also posed an impact on the manifestations of urban sprawls. Msindo (2013:178) concurs by arguing that from the interviews with residents in the squatter settlements, it became known that the process to be followed when allocating stands was lengthy. Some indicated that they applied for stands in 2006 after being affected by Operation Murambatsvina which ruined their houses but surprisingly, seven years after the operation, they are still on the housing waiting list. Other illegal settlers point out that they had also been on the City of Harare housing waiting list for numerous of years, blaming the ineffectiveness in distribution of housing stands in the Harare City Council. This has led many people to believe that registering names with the Council is a mere waste of time. Many have resorted to cooperatives as they are now viewed as a better option. This has created a market for land barons who then allocate land on illegal bases

The Management also revealed that the Council's move to regularise stands which had been sold by land barons, in December 2011 has also increased the cases of urban sprawl. Activities are still going on, in actual fact, illegal land sales have intensified as land barons

are awaiting another regularisation by Council. This did not diverge from what Munzwa and Wellington (2010:138) discussed in Chapter II, the two notes that Harare City's boundaries have been adjusted several times since 1980 due to urban sprawls and, this has brought in a number of challenges to spatial planning. It was therefore highlighted with regret that this move has led to an increase in these illicit land deals.

#### **4.10 Problems and challenges associated with urban sprawl**

The Management concurred that urban sprawl has led to an unsustainable use of resources, depriving the present and the future generations of their environmental rights. It was noted through these interviews that houses have been built on wetlands hence, disturbing the natural ecosystem. These environments are also being used as dump sites leading to the accumulation of heaps of garbage in the Municipality. The unsustainability of urban sprawls can also be supported through a definition reviewed in Chapter II which was offered by Batty et al (2003:1) when they viewed urban sprawl as uncoordinated growth, it is the expansion of community without concern for its consequences. It is viewed as spontaneous, incremental urban growth which is regarded as unsustainable.

Interviews with the management further reviewed that close to 78% of the residents in these sprawled areas are not yet receiving piped water. This has led to the digging of shallow wells to act as sources of drinking water. These wells are left unprotected and this has posed health problems for example the cholera epidemic which killed close to 4000 people in Harare and Chitungwiza in 2009. This authenticates the argument by Adeniji (2009:11) that almost all of the sprawled settlements depend on open wells as their source of water supply hence, the need for researches to come up with strategies to deal with issues of urban sprawl, their effects on spatial planning and how best to rectify the anomalies of the past. .

It also became evident from the interviews that planners of the illicit dwellings are expediently rerouting streams when drafting their layout plans in order to make an impression of the absence of watercourses in the areas to be allocated stands.

#### **4.11 Effects of urban sprawl on spatial planning in Chitungwiza Municipality**

The Director of Urban Planning Department pointed out to a number of effects being posed by urban sprawl on spatial planning, these are indicated below.

The DUPD noted violation of provisions of the Regional Town and Country Planning Act (29:12) of layout plans through subdivision of most institutional stands and open spaces and reserved for recreational uses to residential stands as one of the effects of UB on SP. Institutional stands such as Key College, Fredrick Mabamba High School, St Mary's College of Academy, Zengeza 4 Stadium, have been illegally subdivided into residential stands without cancellation of the parent property lease. Violation of policies as effects of urban sprawl was also highlighted by the UNHCS (2012:5) when it noted that, "...these illegal constructions do not adhere to planning and construction regulations in action..." Violation of planning policies can therefore be labelled as one of the effects of urban sprawl.

The Management also highlighted violation of planning procedures by implementing infill layout plans designed by Council and land barons were not following layout approval procedures such consultations with relevant stakeholders e.g. ZESA, EMA, ZINWA, Ministry of Transport and the Ministry of Local Government as an effect. This entails that there is a discordant relationship between urban sprawl and urban planning. This is supported by the literature in Chapter II. Bourne (2001:26) in Chapter II argued that challenges with urban sprawl are massively felt and understood by the state and local governments hence, posing a negative correlation with spatial planning. The issue of lack of planning therefore concurs with the definition extended by Bourne (ibid) who argued that urban sprawl is a suburban development which is haphazard, poorly organized, poorly serviced and largely unplanned. McDonnell and Mashour (199:1) reviewed in the second chapter also concurs by saying Urban sprawls present no ample time to Town and City Planners to initiate development planning and make provisions for the influx of the population, hence violation of planning procedures has been confirmed as an undesirable effect of urban sprawl on spatial planning.

Stand allocations are being done before approval of layout plans. Layout plans being prepared on unsuitable base maps.

The Council's management also noted there are sub-standard buildings due to non-inspection by council. A review by the UNHCS (2012:5) revealed that these illegal constructions do not adhere to planning and constructions regulations in action and no building inspections are carried out hence development of substandard settlements. The findings by the researcher are in agreement with the literature which was reviewed earlier, therefore confirming the construction of substandard buildings as one of the effects of urban sprawl on spatial planning.

The DUPD also noted safety and health hazards due to violation of public utility servitudes for sewer, electricity and roads. This finding concurs with Banai (2014:2) definition of urban



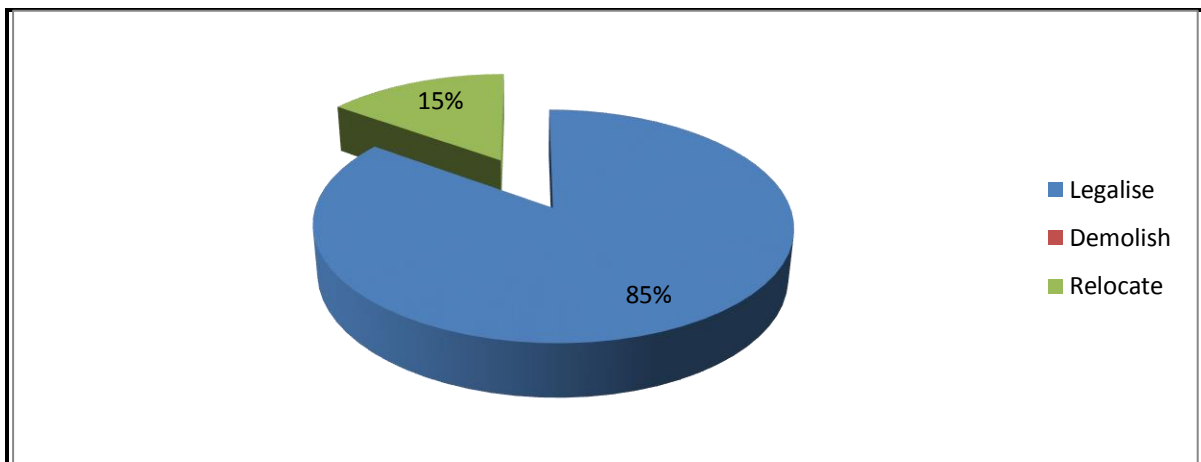
sprawl, he chose to define urban sprawl as a major actor towards climate change, posing environmental consequences and pollutes the land, water and air resources. Costa (1999:27) also agrees with the health and safety problem by saying urban sprawl causes people to live in sub-human and sub-standard environments, with grossly inadequate social amenities. Therefore, this confirms safety and health hazards as one of the effects of urban sprawl.

#### 4.12 Strategies by the Council to address problems caused by Urban Sprawl

Interviews reviewed that the Municipality tried to address the problems through the use of Council Enforcement and Prohibition Orders, Human Resources Disciplinary Hearings, High Court Eviction Orders; and Demolitions which were carried out in March 2013. Council also refused to carry on regularisations for example refused to regularise Unit O Extension. However the Municipality still has a long way to go as these strategies have proved to be not very effective.

#### 4.13 Action on Illegal Settlers

From the questionnaires, 85% indicated their desire for the local authority to legalise their settlements, 15% opted for relocations. Of all the 40, no one indicated that demolitions should be done. Most opted for legalisation of settlements because of the hustles connected with the issues of relocations and having to start up again at a new place. This therefore proves the need to educate these people on the effects of their settlements on spatial planning.

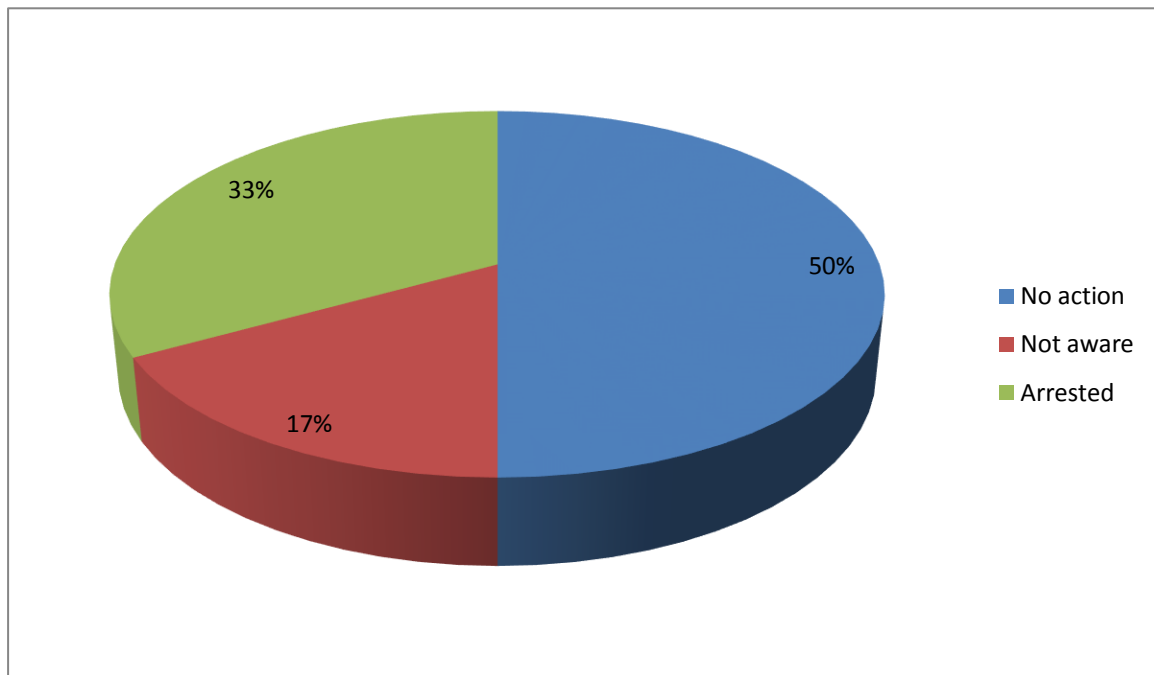


Source Survey Figure 4.13.1

#### 4.14 Action Taken Against Land Barons

20% of the people indicated that nothing has been done to land barons who allocated them illegal stands. 33% indicated that they have been arrested. 17% were not aware of any legal

action taken against the same.



Source survey Figure 4.14.1

It was confirmed by the researcher and found true that the chief perpetrator of all these illegal sales, F. Mabamba was arrested and granted bail in September 2015. However, though he got arrested but still the damage has already been done. Arresting him does not change the situation of those settled on wetlands, under power line servitudes or on cemetery lands. There are still those in Council who worked hand in glove with him and nothing has happened to them. Are they to be left without any action being taken against them, is yet to be established. One will also be tempted to ask where the Council was when all these allocations and developments were taking place, because all this did not just happen overnight. This proves that although Mabamba was arrested, but the problems he created are still persisting and will affect even the future generations.

#### 4.14 Summary

Information obtained from the TC, DUPD, HD and the Illegal Settlers was outlined. Amidst the data which was obtained, it became clear that the nine cooperatives were not being audited, land was mainly distributed by cooperatives. None of the residents possessed title deeds and developments were taking place in hazardous environments, lacking council inspections. Causes of UB were revealed and their related challenges. Effects of UB on SP were also looked into, as well as the strategies employed by the Council to address these.

## CHAPTER V

### SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

#### **5.1 Introduction**

The main objectives of this chapter are to conclude and to offer recommendations to problems brought out by this research. The first part of core is to give a summary of the study. Fulfilment of the research objectives is to be alluded to, and the researcher will present the conclusions to the study. The chapter will recommend solutions and end by highlighting the areas for further research.

#### **5.2 Summary of study**

This research was an assessment of the effects of urban sprawl on spatial planning. Particular reference was be given to Chitungwiza Municipality, under Harare Metropolitan Province. The main objectives of this research were to fully look into the issues of urban sprawl, ascertain the genesis and the rational for spatial planning in Zimbabwe, to establish the effects of urban sprawl on spatial planning, and to recommend the solutions on how best the Municipality can deal with the identified challenges.

The first objective was to explore the problem of urban sprawl. This objective was fulfilled as the research managed to explore the problem at global, regional, national and local levels. Countries which were looked at include Spain, Italy, Nigeria Ethiopia, South Africa and Zimbabwe. This proves that the aim of this objective was greatly achieved.

The second objective was to establish the history of spatial planning in Zimbabwe. This objective was alluded to in detail, and established all the pieces of legislation which have been promulgated to guide spatial planning since 1976 to date.

The third objective was to identify the challenges posed by urban sprawl on spatial planning in Chitungwiza Municipality. There are a number of problems and challenges being posed by urban sprawl, and these were gathered through the aid questionnaires distributed to the illegal settlers and through interviews conducted at the Municipality.

This research was more of qualitative than quantitative in nature, and an exploratory research

design was utilised in carrying out the study. Equally, the primary data sources and secondary data sources were utilised. The study population was the Town Clerk, Director of the Urban Planning Department, Housing Director and the Illegal settlers in Chitungwiza Municipality. A data collection process was instituted in the Municipality using stratified random sampling, which recommendations are to be offered in this chapter.

### **5.3 Summary of findings**

The researcher made a number of findings from this research. It was noted that the Municipality has been highly characterised by cases of urban sprawl and illegal land allocations and developments on wetland, under power line servitudes, on storm drains or institutional stands and cemetery lands. Housing cooperatives are the chief perpetrators of these illegal allocations, but the council officials and private developers are also to blame. It was also noted that there are close to nine cooperatives operating in Chitungwiza Municipality. All of these cooperatives were confirmed to having been registered by the Ministry of SMEs but the same are not submitting their reports and audited books of accounts to relevant authorities as is supposed to be done, hence dishonouring the requirements of the Cooperatives Society Act. It was also noted that the beneficiaries of urban sprawl did not possess the necessary documents as legal claims to the land. Most of them were in possession of agreements of sale, others had offer letters only whilst the rest had nothing. The researcher also found that of all the settlers, none of them had title deeds.

It was again noted that all the constructions and developments in the area were being done devoid of council inspections which led to construction of substandard buildings. Effects of urban sprawl on spatial planning were noted as violation of planning statutes, and procedures, erection of substandard buildings, subdivision of institutional stands and safety and health problems.

### **5.4 Conclusions**

The researcher concluded that there is a manifestation of corruption in the Municipality. Many council Administrators and Councillors, working hand in glove with land barons intentionally circumvent stipulated council by-laws and edicts governing land management in Zimbabwe. It is saddening to note that the Municipality once fired a Housing Director who was into a system of illegally apportioning stands to cooperatives, without full Council resolution. Therefore, it is these cases of corruption which have fuelled the occurrences of urban sprawl in the Municipality.

Desperation by citizens can also be blamed for contributing towards urban sprawling. Land barons have therefore taken advantage of this situation for their own personal gains. They have by-passed the stipulated procedures in allocating stands. In the Municipality, some officials are believed to have worked hand in glove with land barons in these activities. Home seekers have become victims of the merciless land barons and Council Officials.

Regularization can also be blamed as an act bedevilling the Local Authority. It has led to a serious rise in unlawful constructions as people believe that the authority will regularise their settlements. To this end, almost all wetlands in the concerned Local Authority, together with all the open spaces in Chitungwiza have been invaded and illegal constructions are underway.

Individuals have more assurance in the crooked actions and stature of Dr Mabamba as a land baron than in the councils. Dr Mabamba can as well apportion land to other cooperatives and his cooperative is the single cooperative that offers out agreements of sale for all land dealings by the other minor cooperatives. The confidence possessed in Dr Mabamba is such that all the receipts certified “Dr Mabamba” for persons, land barons and other cooperatives are considered as a lawful claim to land.

The Municipality again does not have master stand register. As an alternative, split off registers for each cooperative, developer or council scheme are being utilised currently. This has produced loop holes for the doubling-up of numbers and twofold allocation of stands by council workers in the housing and planning departments. Land barons as well take advantage of this irregularity by allocating existing stand numbers to their victims then hunt for regularisation of the same by council. There are also missing files for a number of stands which are by now fully developed

#### **5.5.1 Recommendation to the Central Government**

- The Government should cease issuing out title deeds to the Municipality until things are done the proper way. This may help decrease the issues of illegal land sales by cooperatives such as the United We Stand Cooperative.

#### **5.5.2 Recommendations to MLGPW&NH**

- Minister should convey a press statement cautioning residents to desist from buying stands from cooperatives in the concerned Municipality.
- The Ministry should rather be pro-active than being reactive. The Minister must set up probe teams once he feels that things are not being done properly. The Ministry should not wait for Residents Associations to point out wrong doings first before they intervene. As it stands, our Ministry is reactive than being proactive.
- Ministry of Local Government, Public Works and National Housing, the Zimbabwe Republic Police and Local Authorities should work together to ensure that perpetrators are brought to book. They should be made to suffer the consequences of their actions to avoid further cases of illegal allocations and, to deter those with the intention of engaging into the same practice.

#### **5.5.3 Recommendation to other line ministries**

- The Ministry of Small and Medium Enterprises which administers the registration of all cooperatives should ban the registration of housing cooperatives awaiting things to get back to normal.

#### **5.5.4 Recommendations to Policy Makers**

- The concerned Local Authority ought to draft a comprehensive housing policy.
- Measures must be put in place to ensure a strict adherence to the Ministerial Directive (October 2009), connected to Section 69 of the Regional, Town and Country Planning Act which make illegal haphazard formation and distribution of infill stands on open spaces, wetlands, school and church sites.
- Environmental Impact Assessments should be instituted before creation and allocation of stands to desperate home seekers.

#### **5.5.5 Recommendations to the Municipality**

- There should be relocations of all those allocated stands on wetlands, ZETDC power line servitudes, within road servitudes, on institutional stands, on storm water drains, cemetery sites.
- When drafting new layout plans, more provisions should be made for institutions such as schools and hospitals as most of these were illegally diverted into residential areas.
- The Municipality should instantaneously assume charge of all distributions of stands in the Nyatsime Housing Scheme and, gather together resources intended for the servicing of the stands.
- Chitungwiza Municipality has to immediately create its master stand register to curtail cases of duplication of stand numbers and deceitful twofold allocation of stands.
- Chitungwiza Municipality should request for periodic internal audit reports for each department, especially the Housing department, to expose cases of corruption.
- There should be a strict adherence to the Housing List when stand become available.
- Allocation of stands should be done to cooperatives which are able to service the stands given to them. Agreements pertaining to this requirement should be made between the two before the allocation is done.
- The Municipality should only distribute land which matches the cooperative with the number of its members and not in excess.

#### **5.4.6 Recommendations to Individuals**

- Individuals should desist from joining cooperatives, especially those operating in Chitungwiza Municipality, otherwise they will fall victim of the dubious land barons.
- Individuals should refuse stands allocated under power servitudes, on wetlands, on storm drains as these pose a negative effect on their own safety and wellbeing.

- Individuals are recommended not to be too desperate for houses to the extent of bypassing the law, paying bribes and kickbacks as this normally is associated with jail terms.

#### **5.4.7 Recommendations for further research**

Owing to the increase of issues of urban sprawls across the globe, the researcher recommends that further research should be carried out to investigate the effectiveness of legal actions instituted against the perpetrators of illegal land allocations.



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APPENDIX 2

**Research Questionnaire**

**Questionnaire for the residence in Chitungwiza (Unit O and Nyatsime areas)**

Complete these sections in ink, tick where appropriate.

**Section A**

Q1. Male  Female

Q2. Please indicate your age

18-25	<input type="checkbox"/>
26-30	<input type="checkbox"/>
30-35	<input type="checkbox"/>
35 and above	<input type="checkbox"/>

Q3. Are you a resident of Chitungwiza? Yes  No

Q4. How long have you been staying here?

a) Less than a year	<input type="checkbox"/>
b) 1-5 years	<input type="checkbox"/>
c) 6-10 years	<input type="checkbox"/>
d) Above ten years	<input type="checkbox"/>

**SECTION B**

Q6. From whom did you get your stand?

Cooperative

Council

Private developers

Council Employee

Others specify.....

Q7. If you had joined a cooperative, was it registered with the Council?

Yes

No

Q8. May you indicate the documents that you possess to prove that you now legally own the land.

Offer Letter

Title Deeds

Agreement of sale

None

Others specify.....

Q9. Did council inspect the construction of your house? If yes, at which stages?

.....  
.....  
.....

Q10. What are the challenges that you are facing as residents?

Unavailability of safe piped water

Absence of refuse collection services

No properly constructed roads

Absence of nearby health facilities

Absence of nearby education facilities

Others specify.....

Q11. Are these problems known by the Council?

Yes

No

I am not aware

Q12. What are the steps being taken by the Council to rectify these problems?

.....  
.....  
.....

Q13. Do you pay your rates to the Council?

Yes

No

Q14. Are there still any open spaces available in or around your area?

Yes

No

Not aware

Q15. Are there any people who are settled in hazardous and unsafe environments mentioned below?

Under power line servitudes

Constructions on existing roads

Constructions on wetlands

Constructions on storm water drains

Others

specify.....

Q16. What do you think must be done to people already settled?

Legalize their settlements

Demolish their settlements

Relocate them to somewhere safe

Q17. What form of action was taken against land barons and cooperatives which were into illegal land allocations?

Arrested

Nothing

I am not aware

Q18. Is the Council doing enough to safeguard people already settled in unplanned areas?

- a) Yes
- b) No

If yes, please indicate below exactly what the council is doing

.....

.....

*YOUR COOPERATION IS GREATLY APPRECIATED*

### **Appendix 3**

#### Interview guide for the TC, UPDD and HD

- What do you understand by the term urban sprawl?
- What do you think are the causes of urban sprawl?
- Are open spaces still available in Chitungwiza Municipality?
- Are there any people who got settled under hazardous environments for example those under Power lines?
- Did the Council carry out housing construction inspections in the sprawled areas? What was the state of constructions being done?
- Did the occurrence of urban sprawl in Chitungwiza spare its wetlands?
- Where is it occurring besides in Chitungwiza?
- What is Spatial Planning?
- What is the rationale of spatial planning in Zimbabwe and which legal frameworks guide this activity?
- What are the effects of urban sprawl on spatial planning?
- What are the challenges being posed by urban sprawl on spatial planning?
- Which problems are associated with emergence of urban sprawl?
- How best can the Local Authority deal with people who had already illegally settled in Chitungwiza Municipality due to urban sprawl?
- What strategies should be adopted by the Local Authority to address problems caused by urban sprawl

**END OF INTERVIEW.**