CHALLENGES OF PHYSICAL PLANNING;
A CASE STUDY OF KANONI
TOWN COUNCIL

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A DISSERTATION SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE AND
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R THE AWARD OF THE DEGREE OF BACHELOR OF URBAN AND REGIONAL PL
ANNING OF MAKERERE UNIVERSITY

2017
DECLARATION

I, NAKAJJA IRENE, declare that this report does not incorporate material previously submitted for a degree or diploma in any university, and that, to the best of my knowledge, does not contain any materials previously published or written by another person except where due reference has been made.

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Date...................................................

15/05/2017
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Date.......................... 16/05/2017
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Finally, I do appreciate the organization of Kanoni Town Council, the politicians and the community of Kanoni ward where the research was conducted.
ABSTRACT

This research is a partial fulfillment for the award of a bachelor’s degree in Urban and Regional planning at Makerere University. And it was carried by the researcher under the guidance of the supervisor.

The research was carried out in the Central Region of Uganda, Kanoni Town Council is in Gomba District and the research was mainly in Kanoni ward.

The research was looking at the challenges of Physical planning in Kanoni Town Council right from the initial stage of the process, to the final stage of implementation.

Recommendations have been listed basing on the research findings on how best physical planning challenges can be tackled.
DEFINITION OF KEY TERMS

Physical planning
This refers to the compatibility of various land uses to ensure efficiency, equitable and sustainable distribution of resources.

Sustainability
The quality of using a given entity to satisfy a given need while saving for the future needs

Physical development plan
This is a broad guiding tool that shows the zonation of land uses and outlined infrastructures facilities of a given area.

Urban Centre
This is a large and densely populated area which may include several independent administrative districts. It can be a town, city or core business area

Challenges
These are external factors or obstacles (outside the LG’s control) that may hamper smooth development effort.
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CHAPTER ONE
GENERAL BACKGROUND TO THE STUDY

INTRODUCTION

The history of attempts to plan and regulate urban spaces in Africa since independence has for the most part constituted a litany of failure. According to Goodfellow (2013), the power to change and alter land use has been grossly abused by officials who wantonly approve structures to be built over, or close to, sewerage lines, road reserves, wetlands, high voltage power lines, recreation grounds, and traffic islands meant for road safety.

The Government of Uganda for example has undertaken steps to achieve coordinated, efficient and environmentally sound social economic development and to secure proper land use and spatial planning. This has been done through enacting relevant legislation, such as: the Physical Planning Act 2010 and the Physical Planning Regulations to guide physical planning in the country entire, facilitating the development and implementation of the area physical development plans, and strengthening institutional capacity by training and providing technical support to physical planners at local governments.

This study was conducted to identify Challenges of Physical Planning in Kanoni Town Council-Gomba District. Kanoni town council is located in the central Buganda region with a population of 12,443 people as of 2014 census and is made up of three wards namely; Kanoni, Koome and Wanjeyo. Kanoni Town council is a newly upgraded town with elements of physical planning. The study further identifies the current status of physical planning.

1.2 BACKGROUND TO THE STUDY

Kanoni cell is one of the five cells that makeup Kanoni ward, and it is the urbanized centre where all forms of trade take place within Kanoni town council. It’s boarded by kitwe, wasinda-kiwanda,
kampungu, kasaka and kaalo cells.

Map.1 The location of the study area

Source; Google maps edited by Author

1.3 STATEMENT OF THE PROBLEM

The Local governments Act CAP 243 mandates urban authorities to ensure coordinated infrastructure, planned settlements and improved sanitation services. However, this is not the case as most urban areas are characterized by uncoordinated infrastructure, unplanned settlements and poor sanitation services. Government efforts of implementing the legal and policy framework has not yielded success since urban authorities like Kanoni town council still experience a number of constraints such as unplanned settlements. It is not clear why this scenario still exist inspite of the legal mandate to deal with such challenges. Therefore the researcher found it crucial to conduct a study on challenges of Physical Planning in Kanoni Town Council to guide the concerned authorities.
1.4 OBJECTIVES
The main objective of this study was to evaluate the state and challenges of physical planning in Kanoni town council and come up with recommendations for improvement.

Specific objectives
The study was guided by the following specific objectives;
1. To find out the current status of physical planning in Kanoni town council
2. To identify the current mechanisms and challenges of physical planning in Kanoni town council
3. To propose recommendations to improve the state of physical planning in the study area

1.5 RESEARCH QUESTIONS

1. What is the current physical planning status in Kanoni town council?
2. What mechanism would be used in implementing physical planning in Kanoni town council?
3. What are the challenges of implementing physical planning in Kanoni town council?
4. What are the recommendations of physical planning in Kanoni town council?

1.6 SCOPE OF THE STUDY

The study covered challenges of Physical Planning in Kanoni Town Council in Gomba District. Kanoni was selected as a case study because it’s a newly up graded town. Kanoni town council is located in the central Buganda region with three wards namely; Kanoni, Koome and wanjeyo. The study was conducted in Kanoni ward which is comprised of five cells namely Kanoni, Wasinda, Kiwanda, Kampungu and Kaalo. However emphasis was put on Kanoni cell because it is the central business district and it is growing at a very high rate. The study was reflected from 2010 when Kanoni gained town council status to date.
1.7 JUSTIFICATION OF THE STUDY

The study will help the Government of Uganda and other town councils in the country on how to address challenges of physical planning.

The study will help the people of Kanoni to embrace physical planning and know the way forward when it comes to implementing physical development plans and this will be achieved from the results of the study that the urban authorities will borrow in the long run.

The study will help the researcher to meet the requirements for the award of the Degree of Bachelor of Urban and Regional Planning of Makerere University.
CHAPTER TWO
LITERATURE REVIEW

2.1 Introduction
The literature review of the study is a collection of literature from different sources; the literature that was employed in conducting this research included academic books, journals and articles, and local government publications (Municipalities, Town councils and Sub-counties), legislations and policies all concerning the challenges of physical planning.

Legal Framework
There has been no Town and Country Planning law at national level in Pakistan. In the beginning, the only legislation with provision for the preparation of master plans by local councils was the Municipal Administration Ordinance (MAO) 1960. However, this Ordinance did not say anything about plan sanctioning and implementing authorities. Nor it contained any provisions requiring the revision of the plans as and when needed. The MAO 1960 was replaced by Provincial Local Government Ordinance (PLGO) 1979. There are also implementation tools and these include; legal protection of the plan, capital improvement programme, zoning regulations, land sub-division regulations, building regulations, and urban renewal programme Other tools also include tax policy, institutional re-organization, and purchase of land for public purposes, incentives for private sector and various other specialized tools to deal with particular elements. Effective utilization of the full range of implementation tools increases the likelihood that the development proposals of the plan will be implemented. However, the plan making and implementation is a continuous process and not a onetime activity.
Uganda’s lack of a National Physical Development Plan (NPDP), lack of a National Urban Policy to provide a framework and guide urbanization, weak urban governance, and overlapping institutional mandates which have led to duplication of roles. Part of the urban chaos is due to the absence of a national urban policy and a weak legal framework.

Basic challenges of urban growth
The expansion and management of services, the collection and allocation of sufficient revenues to
create infrastructure and to operate services in an adequate fashion, and the creation of a coherent planning framework for the city so that increasingly diverse populations can live together civilly and productively. In addition, especially needed is the establishment of an institutional structure that both represents the constitutive parts of the growing city while at the same time generating adequate authority to govern effectively. The Third World will continue to see increasing rates of urbanization, and cities will continue to experience the stress of facing increased demands to provide infrastructure and create jobs without much of the needed resources and/or capacity.

**Physical planning**

By implication urban planning provides the led system for “building” the environment which is fundamental for the attainment of sustained control and development of the environment. Therefore sustainable physical development and management of human settlement hinges greatly on the effectiveness of physical development plans. This involve the reconciliation of land uses, provision of the right site for the right use, control of development, provision of facilities, services and public goods, preservation, protection and conservation of resources, preservation of heritage among others. To a very high level, physical planning forecast and projects activities relationships through a planning process which involve evaluation, thus such plan stands a good chance of promoting sustainable development.

In order to overcome the problems associated with physical planning, there is need to provide compatible land uses, ensures orderly development, equitable land distribution, provide functional and visually pleasing environment and satisfactory services in a sustainable manner.

**Physical and Environmental Challenges**

Physical and environmental challenges in Lagos State include conflicting land uses such as the infiltration of commercial land uses on housing, compete succession, poor aesthetics and unsightly cityscape, high building density and high rate of building collapse and invasion of informal shanties in planned areas.

Infrastructure problems include narrow and poorly constructed roads, mostly without provision for drainage. Other environmental problems include traffic congestion, pollution (Noise, atmospheric and water), flooding and ocean surge etc. Due to the rapid population expansion and rapid urbanization being witnessed in the metropolis, more people, especially the poor are inhabiting
ecologically vulnerable areas and in the long run damaging the ecosystem.

**Inadequate poorly maintained and deteriorating urban physical infrastructure and services**

This comes about due to inadequate funding for infrastructural development and maintenance. What the local government transfers to the urban local governments is insufficient compared to the requirements. Therefore the level and quality of services delivered by the urban authorities don’t much the needs of the population in many urban areas hence putting pressure on the public facilities and transportation system during the day.

**Transport planning challenge**

This is due to inadequate funding, narrow roads, traffic congestion, increased potation on vehicles, and absence of traffic segregation, traffic diffusion and road markings. Whereas the motorized modes of transport has increased exponentially, the road network has not corresponded to various modes. At the same time other road users have not been catered for in the design of roads and in the long run they have been exposed to accidents resulting from reckless motorcycle riders “boda boda” and motorist.

**Physical development plans**

The failure to detail the PDPs is a challenge and was attributed to the fact that the process of detailing requires a great deal of resources, which towns/municipalities lacked. This was compounded by the lack of technical human resources such as: certified physical planners, surveyors, cartographers to undertake the detailing exercise. Lack of detailed plans hinders the realization of well-planned neighborhood given that detailed plans guide approvals for development requests. In the few cases where detailed plans were developed, namely, Soweto and Kibuga-Mbata in Jinja Municipality, and Kashanyalazi in Mbarara Municipality the plans were never implemented.

**Concepts of metropolitan governance**

**Physical arrangement** of the localities around a major urban center, including the planning of infrastructure, especially transport and housing, and the forecast of how and where this region will expand. South America’s large metropolises like São Paulo, Rio de Janeiro,
Belo Horizonte, Buenos Aires and Lima all face the problem of major decline in their urban centers while the urban peripheries have not grown sufficiently to generate jobs for the overall increasing urban population. China is the exception. By imposing serious constraints into city migration, China has been able to smooth out the growth of its major metropolises, promoting the development of ring centers that eventually will result in a balanced metropolitan structure. 

**Strategic planning** developed where the region or space is seen as a dynamic entity shaped by the vision and desires of the different units that form the metropolitan space. The Barcelona, New York, and Recife Metropolitan Regions have showcased important metropolitan strategic plans.

Inadequate public awareness and community participation

The lack of awareness of the provisions of the Land Act and the Town and Country Planning act is of concern since these two affect the major source of livelihoods of the people of Uganda. The land act makes it mandatory for any person who owns or occupies land to manage it in accordance with other related land use laws. Access to and availability of information on land will enable community participation in planning for its use, and will also enable stakeholders to utilize it in a more sustainable and effective manner.

**Stakeholders in the physical planning process**

The Directorate of Physical Planning and Urban Development in the Ministry of Lands, Housing and Urban Development, The Department of Urban Administration is under the Directorate of Local Government Administration in the Ministry of Local Government, The National Physical Planning Board (NPPB), The District Land Boards (DLBs) and the Uganda Land Commission (ULC), Physical Planning Committees, and the general public. These take part in the physical planning process and they all have a number of loopholes they have not fully satisfied those concerned and in the long run making implementation a problem.

**Failure to have successful mater plan implementation**

Rationalizing institutional framework still soiled by overlapping jurisdictions and powers, Streamlining legal provisions pertaining to the nature of plan, and plan approval, review and monitoring arrangements, Developing institutionalized coordination mechanisms particularly to link the decision making processes about budgets, and infrastructure improvement and development with those of land management. This will also help ensuring transparency as well as
accountability, Capacity building of agencies responsible for implementation of the new Plan both, by deputing additional technical staff, and through periodic training of the staff, Adoption of the strategy to first prioritize the proposals contained in the new Plan and then implement them accordingly. The prioritization of proposals should be done, resources available and capacity to implement them, Availability of adequate financial resources particularly for smooth and timely acquisition of land for public sector development projects. Generating political will to have due regard to the proposals of the new Plan through orientation/briefing to the elected representatives about the Master Plan and its role in achieving quality of life for the present and future generations, dissemination of progress of implementation of the plan, and creating awareness among the communities. The pre-conditions cited above are not new but what now really needed is serious thought and sincere effort to ensure effective implementation.

**Unplanned and Unregulated Physical Growth and Expansion of the Cities**

The dominant feature and a fundamental challenge to most Anglophone (Sub-Saharan) African countries urban landscape today is that of haphazardly growing shanty-towns and of slum and squatter developments. Many sections or neighborhoods of the cities of Sub-Saharan Anglophone African Countries are a build-up of unregulated, congested, ramshackle housing, surrounded by almost indescribable filth. Nearly three-quarters of Africa’s urban residents reside in slums, often unrecognized and un-serviced by their local governments (Cities Alliance 2006:2). There are hardly much drainage facilities or solid waste disposal facilities. Mountains of refuse are common features everywhere. These features are now such pervasive phenomena in most large and intermediate Anglophone African cities that the configuration of these cities is now largely defined by where these illegal settlements spring up. This is the case in practically all Anglophone African countries cities and towns. It is the case in Nairobi, Mombasa, Kisumu in Kenya, in Harare and Bulawayo, in Zimbabwe, in cities in South Africa, in Lagos, Ibadan, Kano, Onitsha and other cities of Nigeria, in Accra, Takoradi and other cities and towns of Ghana. It is the same in practically all the cities and towns of Anglophone Africa as in all African countries and it is needless to name them individually. These features and trends are making it all the more expensive, if not impossible, to provide such city areas with basic services. These result in poor infrastructure facilities and deteriorating public utilities such as poor drainage and inadequate sanitation, in adequate water supplies, mounds of garbage and other solid waste, constrained mobility as a result of outdated
physical layouts, or no planned layout, flourishing street trading, overcrowded, inadequate transport systems and inadequate and deteriorated road facilities resulting in overcrowding and congestion, noise and pollution. Activities have developed and located with hardly any regard for transport distances or local natural conditions (Magalhaes et al, 2000:4).

**The Challenge of Mass Poverty**

The fact that nearly three-quarters of the current urban population lives in slums, often unrecognized and un-serviced by their local governments, is clearly an affirmation that the current framework for urban development planning and management has not been able to cope with the problems of urbanization in these countries. The rapid growth of urbanization has not been reflected in investment in urban development management.

**Poor planning principles and development control mechanism**

Planning principles and development control mechanisms currently in practice are not fully sufficient for new town development. There is no provision on new town development in the Town and Country Planning Act (Act 172). New towns were developed based on the planning standards and guidelines applied to all other property developments. The application for planning permission and the content of the development proposal report for new town development follow similar requirement used for other developments. There should be change of the planning principles and development control mechanisms as to meet the requirements of new town development, there is a need for an integrated national policy, need for special development control mechanism for new town development, need for the separate development proposal report format for new town development as compared to a common one used for any size of development and there is need for special planning standards for new town development.

Planning standards are important aids to town planners and decision makers for effective implementation and development control. Controls are normally exercised over the character and distribution of land uses, a corollary of these is effective control over intensity such as density and plot ration. ‘Certain standards are set to control the physical setting of the urban land area and to contribute in ensuring safety, health, amenity welfare, convenience, efficiency and public interest’. These planning standards are intended for open space, playgrounds, and community facilities such as schools, religious centre, community hall, roads, car park, commercial areas and housing areas.
Upon granting the planning permission the local planning authority would normally check on the provision of related facilities. The current practice applies population density control standards which measure the allocation of land use requirements in terms of people. The application of the common planning standards to all development of different scale and sizes will have the impact especially on the community facilities provision and other services. There is a need for special planning standards for new town development.

**Lack of public enlightenment on physical planning**

Failure to arrange public enlightenment programmes on physical planning issues by the Federal housing authority makes members of the public “illiterate” on physical planning programmes. This leads to development of illegal structures to fulfill their selfish-interest without considering the negative impact of such action. Public support is a pre-requisite to a successful and effective development. This is because people will always be ready to support any action once they can be informed so as to have a pre-knowledge of such action. In the survey, it was observed that most of the people are not aware of the procedure, requirement and penalty of FHA since there has not been any effort made aimed at enlightening the public and residents of the area on the importance of development control in physical planning.

**Lessons learnt from the literature**

According to the literature we find that the greatest form of effective control in physical planning is achieved through a team of qualified professionals and that means most challenges have been coming up due to their lack

Conservation and protection of the land rights of indigenous urban communities will go a long way in restoring confidence in governmental decision making and open a way for compliance with regulations

There are promoted arrangements to help improve delivery of services, e.g. incentives for multi-jurisdictional agreements with low-cost solutions and adequately priced services

According to the literature the legal framework needs to be revised/worked upon or improved to be able to guide the physical planning process without living loopholes since it is weak
With public enlightenment on physical planning, you find that people will always be ready to support any action once they can be informed so as to have a pre-knowledge of such action. There is need to provide compatible land uses, ensures orderly development, equitable land distribution, provide functional and visually pleasing environment and satisfactory services in a sustainable manner in order to overcome physical planning challenge.

The essence of land use planning in urban centres is to ensure that urban activities are organized and developed in physical space with due consideration for the protection of the public interest which include health, safety, convenience, efficiency, energy conservation, environmental quality, social equity, social choice and amenity.

For the purpose of preparing Development Plans, the Ministry or the Authority shall from time to time invite relevant stakeholders including Ministry/Agencies, Non-Governmental Organization, professional bodies and individuals for the purpose of considering any matter relating to physical planning and urban development.

Failure to detail the Physical Development Plans (PDPs) and implement detailed plans creates a disjoint between the approved plans, type and character of different neighborhoods in the urban authorities.
CHAPTER THREE
RESEARCH METHODOLOGY

3.1 Introduction
This chapter focuses on the methods and techniques that were used in data collection, processing and analysis. It involves research design, determining the target population, sample frame and design, data collection techniques and instruments, data processing and analysis and anticipated constraints.

3.2 Research design
The researcher used qualitative techniques when carrying out research. The technique was employed in the entire research process right from selecting the sample up to the time of data analysis.

3.3 Study population
The target population includes both male and female mainly household heads, politicians and government officials holding important offices in the field of study in Kanoni town council. The government officials included; the Town Clerk, Physical planner, Town Engineer, Health Inspector, senior community development officer and Law enforcement officer.

3.4 Sample frame and design
The sample population was drawn from a selected number of households from which respondents were interviewed to represent the entire population. Systematic sampling was employed where by the households were selected at regular intervals. After determining the sampling interval, random sampling was used to determine the first household to be issued a questionnaire by the researcher.

The total household number in Kanoni cell is 917, therefore this household number was used to come up with the 5.5% from which the number of questionnaires that were issued to household heads was generated from. The number of questionnaires that were responded to by household heads were 50 but there were also 9 questionnaires that were issued to the government officials and Politians of Kanoni town council and in total making it 59 questionnaires.
3.5 Data collection methods
The following methods were used in data collection

**Observation:** this involved direct interaction of the researcher and the study area where she was able to capture information on what existed on ground and what could be of help to her as far as the research is concerned. For example in cases of unplanned settlements, in accessible areas, poor solid management and many more. The researcher was able to take photographs to act as evidence to the actual truth of what she had seen or observed.

**Interviewing:** this involved oral interaction with respondents and would require the interviewer to be very attentive so as to listen to the interviewee. The researcher had a set of questions formulated to guide in the study and answers were noted down for further analysis.

**Table 1 Target Population and Sample Frame**

<table>
<thead>
<tr>
<th>Target Group</th>
<th>Key Persons</th>
<th>Number</th>
<th>Sample Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technical</td>
<td>The Town Clerk.</td>
<td>1</td>
<td>Systematic sampling</td>
</tr>
<tr>
<td>Personnel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law</td>
<td>Health inspector</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>enforcement</td>
<td>Physical planner</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>officer</td>
<td>Community development Officer</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Town engineer</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Local leaders</td>
<td>LCIII chairperson</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>LC Chairpersons Kanoni</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Households</td>
<td>Household heads</td>
<td>50</td>
<td>Random sampling</td>
</tr>
</tbody>
</table>

*Source: Author*
3.6 Data collection instruments

**Questionnaire;** these were used to collect data from specific groups of people and government departments. For technical officers at the Town Council the questionnaires were given to the interviewees themselves and were received back the next day after they were answered. In the selected households only the heads of the households were interviewed.

**Camera;** this was used to take photographs in the field during the data collection exercise which photographs have been used to back up the information in form of evidence of what really exists in the area.

<table>
<thead>
<tr>
<th>Table 2 Methods and tools used</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Method</strong></td>
</tr>
<tr>
<td>Observation</td>
</tr>
<tr>
<td>Interviewing</td>
</tr>
<tr>
<td>Secondary data sources</td>
</tr>
</tbody>
</table>

*Source; Author*

3.7 DATA PROCESSING TECHNIQUES AND ANALYSIS

3.7.1 Data Processing

Data processing is the collection and manipulation of items of data to produce meaningful information. the methods used in data processing and presentation include, data coding which is where data is assigned values to eliminate null value errors, tabulation which involves the use of tables to arrange data for quick analysis, descriptive writing which applies to capturing qualitative data that may not be captured through the interviewing exercise that might be important for the research, and data editing which can be done at two stages: field and post-field editing. The field editing is a review of reporting by the researcher for completing what has been written in an abbreviated form during interviewing the respondents. The post-field editing is carried out when field survey is completed and all the forms of schedule have been collected together.

3.7.2 Data Analysis

The data was analyzed using the statistical tools in Microsoft excel where graphs were used as will be seen.
CHAPTER FOUR
DATA PRESENTATION AND ANALYSIS

4.0 INTRODUCTION

This chapter of the research provides the data collected from the field and discussions from the respondents in the study area as stated above in the methodology chapter. The research therefore was exclusively based on challenges of physical planning in Kanoni town council.

4.1 GENERAL FINDINGS

The main objective of this research was to evaluate the state and challenges of physical planning in Kanoni town council and come up with recommendations for improvement.

4.1.1 Sex of the respondents

According to the research carried out about 56% of respondents were women and 44% were men. However females were more because most of them are housewives that they don’t work but their husbands’ do that’s why the researcher was not able to meet them home.
4.1.2 Age of the respondents

The next item was to know the age bracket of the respondent. This was to enable in assessing the knowledge of the respondent on the research problem which is challenges of physical planning. Most respondents were above 35 years of age.

Source: Author

Figure 1 Sex of respondents

Source: Author

Figure 2; Age respondents

Source: Author
4.1.3 Knowledge on physical planning

This shows those that understood what physical planning is and those who really didn’t. According to the findings the biggest number of the respondents did understand physical planning. Those that understood were 40 making a percentage of 67.7% and those who didn’t were 19 making it 32.2%. The researcher managed to come up with the percentages basing on the total number of questionnaires issued which were 59 in total.

Figure 3; Knowledge on physical planning

Source: Author

4.1.4 Involvement in physical planning

This shows those that had ever been involved in the physical planning within Kanoni town council. According to the findings the biggest number of the respondents had been involved in the physical planning of the area. They gave examples of how they were involved and these included; taking part in the tree planting, road opening and monitoring, some had attended the meetings with the consultants that designed the physical development plan and they say their views were incorporated. Those that were involved in planning were about 55.9% and those that were not involved at all were about 44%. 
Figure 4; Involvement in physical planning

![Bar chart showing involvement in physical planning]

Source: Author

4.1.5 Knowledge on physical planning requirements

This shows those that had an idea about the requirements of physical planning in the area. The biggest number of the respondents had knowledge on the requirements which included; building/architectural plans, land title/agreement, reasonable plot sizes (50 by 100) and many more. Those that knew the requirements for physical planning in Kanoni were about 74.5% and those that didn’t have any idea were about 25.4%.
4.1.6 The stakeholders in Kanoni

The stakeholders within Kanoni include; the land owners, the developers, the personnel at the Town council, political leaders, and the community at large. During the data collection all stakeholders were represented because they were among the respondents.

4.1.7 THE CURRENT STATUS OF PHYSICAL PLANNING IN KANONI TOWN COUNCIL

Kanoni has tried to improve when it comes to physical planning where a number of things have Changed for the best which include; construction of developments according to plan, availability of street lights which have improved on safety of the area, roads have been opened to improve connectivity from village to village and also some tarmaced hence creating beauty in the town, and also garbage collection points with skip where garbage is disposed off.

Source: Author
However some developments are developed in road reserves, in small plots which are out of the recommended sizes, drainage channels are not built, unauthorized developments operating in the road reserve, lack of a taxi park where taxi’s just park in the road from where they load and off load passengers.
According to the image above the illegal construction that had been setup in the road reserve was stopped by the concerned authorities and the owner was asked to demolish it.

4.1.8 CURRENT MECHANISMS AND CHALLENGES OF PHYSICAL PLANNING IN KANONI TOWN COUNCIL

The following are the mechanisms of physical planning in Kanoni; holding regular meetings of the physical planning committee which would guide the planning of the area, following the existing legislations on physical planning and these include the Physical Planning Act, Physical planning regulations and more, phased implementation (prioritization) of key aspects of the plan, sensitization of the community on physical planning such that they embrace it fully.

The challenges of physical planning in Kanoni Town council include the following; inadequate funds to execute the implementation, garbage skips are not centrally located, small plots are still being bought and in the long run creating slums, use of road reserves by unauthorized activities, limited access to people’s homes, poor sanitation, shanty houses, lack of a taxi park, lack of road signage/naming, poor road maintenance, land tenure system, planning standards not well followed such as setbacks and frontages, drainage channels are not built hence roads destroyed, daily market is too small and not well located, street lights only in the Central Business District.
According to the above images, the corridors left as access in the area are too small that in case of a fire outbreak, it might be hard to save both people and property. The access road is being encroached on by developments that are no longer following the building or property line.
According to the first image there are two plots of which both developers decided to face each other living that small corridor as access to their homes. The place is much squeezed and also with poor sanitation as you can see in the image.

All these are squeezed in one place which is not idea since it’s the road reserve and also not safe for the users. When the taxi are loading or offloading passengers, they tend to park with in the road and this is a busy high ways with heavy milk vehicles coming from Ssembabule and Maddu.
CHAPTER FIVE
RECOMMENDATIONS AND CONCLUSION
5.1 RECOMMENDATIONS

According to the Physical Planning Act part 1 section 3 the entire country was declared a planning area and this means that since it’s a law governing planning in the country, people should adhere to it.

The community needs to be sensitized into understanding physical planning and the escorts of physical planning in their area. The community should be moved on a pace that will help them embrace planning fully not just a matter of dragging them to wherever they don’t know and don’t understand.

The landlords should get in to partnerships with the concerned authorities (public private partnership) such that they go in to a memorandum of understanding since they have vacate land which is not being used and the authorities may have plans for it basing on the physical development plan.

The personnel at Kanoni town council should put in more effort to ensure that only reasonable size plots are being sold and that the developments taking place in the area are all legal ones known to them. They should also ensure that the roads are often maintained such that they don’t get spoilt within a short time after the opening or construction. They should at the same time ensue that when utilities are to be installed within the area they should be equally distributed or centrally located for example the garbage skips. And lastly when it comes to tree planting the community should be asked the type of trees they need such that they can own them and protect them to maturity.

The community should embrace planning through working hand in hand with the concerned authorities in order to protect and appreciate what is being done to improve the area in a beautification way for example the trees planted and flower are destroyed by the public and yet they are sensitized about the reasons for planting them, the batteries for the street lights are stolen by the public themselves and yet the lighting helps to solve the problem of insecurity.

The legal framework of Uganda concerning planning for example the Land Act, Physical Planning Act, Local Government Act, Planning Regulations, National Environment Statute National Physical planning standards and many more should be put into consideration.

Participatory planning should be embraced to reduce cases of compensations and engage other stakeholders to mobilize resources for road opening activities, since this is one of the
key stages in achieving well-planned neighborhoods.
There should be a mechanism of tracking submitted development applications put in place to avoid unnecessary delays and endeavor to approve development requests within 30 days. There is need for strengthening development control by, for example, operationalizing Physical Planning Committees; regularly identifying illegal developments, undertaking post approval inspections, and enforcing penalties for occupation of buildings without occupational permits. In addition, consider strengthening the enforcement function by upgrading the current positions and undertaking trainings.

The Ministry of Local Government should liaise with all the stakeholders within the areas to expedite efforts to address physical planning capacity gaps and raise the significance of physical planning in the newly upgraded towns.
5.2 CONCLUSION
Kanoni being a town in the central Buganda which is a beautiful region naturally endowed with a
great landscape as well as fertile soils, making it a food basket and through agriculture they earn
an income hence improving their standards of living. This research therefore, is to awaken the
various stakeholders in Kanoni to embrace and promote physical planning within the area so has
to witness it grow into a sustainable and vibrant town. The challenges of physical planning like
transportation, poverty and many more if handled kanoni town council will be a better place.
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APPENDICES

Appendix 1

Questionnaire for the household heads

Research topic challenges of physical planning in Kanoni town council

The research is undertaken by Nakajja Irene

Age
18-35 b) 35 and above

Sex
Male b) Female

What do you understand by physical planning?

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What physical planning history do you have in Kanoni?

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What do you think is the basis of physical planning and development in Kanoni?

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Are you aware of any physical planning requirements in Kanoni town council?

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Are there any laws and regulations relating to physical planning that you know?

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Have you ever had any contact with the town council authorities regarding physical planning? If yes, what was taking place?

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Have you been involved in the planning of Kanoni in any way?

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How has physical planning improved the status of Kanoni?

What challenges do you know regarding physical planning?

What recommendations do you have to address the challenges?
Appendix 2
Questionnaire for the technical staff
Research topic challenges of physical planning in Kanoni town council
The research is undertaken by Nakajja Irene

Age
18-35  b) 35 and above

Sex
Male  b) Female

Is there any planning taking place in the area? If yes, what shows?
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What procedures are followed to ensure effective planning?
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How has the community embraced planning?
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Do you have a physical development plan?
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If yes, when did you get it?
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Have you started on the implementation process?

How are you doing it or planning to do it?

Any problems identified encountered? Or anticipated? (during the preparation and implementation)

What strategies do you use to ensure physical planning?

Have you had any sensitizations on physical planning? If yes how and what have you told the community?

Is there a physical planning committee in place?

If yes, is it functioning?

Who are the stakeholders in Kanoni town council?
How have the planning standards been followed in Kanoni?

How have you handled illegal developers or those that refuse planning works such as road opening?

What laws or legal framework is being used to guide planning?

What plans do you have for Kanoni a few years from now?

What recommendations would you give on physical planning in Kanoni?
Appendix 3

Questionnaire for the politicians

Research topic challenges of physical planning in Kanoni town council

The research is undertaken by Nakajja Irene

Age
18-35  b) 35 and above

Sex
Male  b) Female

How do you understand physical planning?

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What planning history do you have of Kanoni?

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What is the basis of planning in Kanoni?

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How is planning beneficial to Kanoni?

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Is there a difference between Kanoni before and after gaining town council status?

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What has boosted planning in Kanoni?

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Have you been involved in the planning of the area?

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How has the community embraced physical planning?

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What problems has planning caused?

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What recommendations would you give on physical planning?

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