

Development Control and Plans Implementation: A case study of Kampala Capital City 1994-2016

ABSTRACT

The urban planning models adopted during the colonial era in most African cities including Kampala continue to influence the nature and pattern of urban development. A key feature of these planning models is the application of strict land use development control mechanisms whose objective is to operationalise and implement the designed broad city and neighborhood detailed plans. Examples of the development control tools and mechanisms used include: zoning; plot development coverage; plot development ratio; building permits and development setbacks; plot sub-division; change of user; building heights and infrastructure standards. However, the stated development control tools have been criticized for being ineffective in implementing physical development plans (PDPs) and detailed plans. The main objective of this study is to examine and explicate the effectiveness of the development control mechanisms and tools used in the implementation of Kampala city physical development plans in the period between 1994 and 2016. The specific study objectives are: To assess the impact of the practices and procedures of development control; To evaluate the tools and instruments for development control; To assesses the institutional framework; and To propose strategies for making development control tools including the physical development plans become more effective and relevant. To achieve the above stated specific objectives, the adopted research design is mainly qualitative in nature with some components of quantitative approaches. Research methods used include direct observation; face to face interviews; questionnaires and focus group discussion. Interview guides were used in interviewing resource persons such as Principal Assistant Town Clerks, KCCA Physical Planners, and Buganda Land Board Physical Planners. Findings indicate ineffectiveness in implementing and enforcing development control mechanisms; uncoordinated power centers; weak centralized development control; political interference; and a complex land tenure system that adversely affect physical planning. It is recommended that the city authority does the following: makes a shift from master planning to strategic spatial planning that is more participatory; enhance community awareness; institute interim development control order for plans to be prepared; decentralize urban development control planning; institute planning accountability to stakeholders; review of current

development control instruments standards and strengthen planning capacity at the divisions; and integration of Local Council One (L.C.I) in the urban planning framework.