

EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION:
THE CASE OF ASSELA TOWN LOCAL DEVELOPMENT PLAN PROJECTS.

By: Shiferaw Bedada Ejere



School of Civil Engineering and Architecture

Presented in Partial Fulfillment of the Requirement for the Degree of Master's in Urban
Planning and Design

Office of Graduate Studies

Adama Science and Technology University

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DECLARATION

I declare that this thesis entitled “EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION: THE CASE OF ASSELA TOWN LOCAL DEVELOPMENT PLAN PROJECTS.” my own work and has not been submitted to any university for similar purpose. The references used in this thesis are duly recognized by proper citations.

SHIFERAW BEDADA EJERE

Name of student

Signature

Date

RECOMMENDATION OF ADVISORS/ SUPERVISORS

I, the major advisor/supervisor of this research proposal, hereby certify that I have closely advised/supervised the student while developing this thesis and read the draft thesis/dissertation entitled ‘EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION: THE CASE OF ASSELA TOWN LOCAL DEVELOPMENT PLAN PROJECTS.’ Prepared under my guidance by Shiferaw Bedada Ejere.

Therefore, I recommend the submission of the thesis to the department for further review and evaluation.

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Signature

Date

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APPROVAL PAGE OF THE THESIS

I/we hereby certify that the recommendation and suggestion given by the thesis review the committee are appropriately incorporated into the final thesis/dissertation entitled EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION: THE CASE OF ASSELA TOWN LOCAL DEVELOPMENT PLAN PROJECTS.” by Shiferaw Bedada Ejere.

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We, the undersigned, members of the Board of Reviewers of the thesis open defense by Shiferaw Bedada Ejere have read and evaluated the thesis/dissertation entitled EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION: THE CASE OF ASSELA TOWN LOCAL DEVELOPMENT PLAN PROJECTS.” and assessed the understanding of the candidate about the proposed research. This is, therefore, to certify that the thesis/dissertation is accepted and we recommend the implementation of the thesis.

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Last but not least, my heartfelt gratitude goes to my instructor Dr. Yared Girma for his constructive comments.

ABSTRACT

Ethiopia has implemented a number of urban plans, including structural plans, strategic plans, and Local Development Plan. Structural plans are framework plans that outline the future development of a particular area in urban centers. However, due to a number of challenges, many of these plans have expired without being implemented. Hence, the objective of this study was to investigate the Local Development plan implementation and its challenges in the Asella town. To meet the objectives of the study, the study adopted descriptive and explanatory research design. Among total of 1443 households from the purposively selected three kebeles: Wolkessa, Kombolcha, and Chilalo, 94 households were selected as a sample using systematic random sampling method to respond on survey questions. On the other hand, 46 key informants were purposively selected from offices to respond on interview questions. The data was analyzed by classifying it into qualitative and quantitative data. Quantitative data was analyzed using descriptive statistics, such as ratios and percentages. Qualitative data, such as maps, images, and open-ended interviews, was analyzed using standards, norms, and content analysis. The major implementation challenges found in the implementation of the local development plans include are lack of community participation on the planning and implementation process, lack of financial capability on the municipality side, lack of technical capability, political instability and financial challenges. In Assela town, only 25% of the population participated in the preparation of an LDP urban plan. This lack of participation has significantly impacted the implementation of the plan and make it difficult to establish accountability measures and engage with community members. The spatial analysis shows that the cities transformation is solely by densification, proving in lack of implementation of the LDP. It is recommended that ultimate citizens participation in all sectors contribute for better implementation of the LDP's, other recommendations include accountability in the land management system, capacity building for professionals and allocating sufficient resource for the projects.

Key words: LDP, urban planning, participation, implementation

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LIST OF ACRONYM

LDP Local development plan.

UN United Nations.

UNDPUnited Nations Development Program

ETB.....Ethiopian birr.

IATA.....International Air Transport Association

GISGeographic Information System

CHAPTER ONE: INTRODUCTION

1.1. BACKGROUND

Urban planning is a critical component of sustainable development, and its importance is becoming increasingly evident in many countries worldwide. Rapid urbanization, population growth, and the attendant challenges have made it imperative to accommodate current and future urban population growth through sustainable development practices. Effective urban planning harnesses the built and natural environment, enhances social and economic cohesion, and creates vibrant, livable communities that contribute to the well-being of their citizens. (Zhou *et al.*, 2023)

In the case of Africa, The demand for urban planning is becoming increasingly urgent due to rapid urbanization, population growth, and environmental degradation. Africa has witnessed significant urbanization in recent years and is projected to have the fastest urbanization rate in the world by 2050, necessitating increased investment in urban infrastructure and effective urban planning (OECD, 2018).

Africa needs urban planning more than any other continent. African cities have grown rapidly in recent decades due to high population growth and rural-urban migration. However, urban planning in Africa is characterized by several challenges. Most African cities were planned under colonial rule, and this colonial planning did not meet the needs of the local population (Kemajou *et al.*, 2021). After independence, urban planning in Africa failed to keep pace with rapid urbanization. This has resulted in gaps between theory and practice of urban planning, with most cities lacking proper land use plans, zoning regulations and development controls. There are also problems with citizen engagement and public participation in urban planning processes. To address Africa's urban challenges, there needs to be a revolution in urban planning that focuses on creating inclusive, sustainable and resilient cities through community-driven and people-centered approaches (Kemajou *et al.*, 2021).

As a country in Africa, Ethiopia is also experiencing rapid urbanization and population growth. Due to the technicality of land management, urban planning, and design processes, disputes are expected in the implementation stages in many towns of Ethiopia. Besides this fact, it is obvious that many could benefit illegally from such a gap in the planning and design factors (Tegenu, 2010)

While urban planning is a relatively new practice in Ethiopia, it faces many challenges in keeping pace with the country's rapid urbanization. There are significant gaps in proper land use planning, zoning regulations, and lack of adequate involvement of relevant stakeholders. The fledgling urban planning profession suffers from a lack of proper frameworks for enforcing land use plans and development controls. Conflicting interests between different stakeholders, like municipal authorities, developers and communities also pose issues (Gizaw, Bekele and Mekonnen, 2019).

Urban planning, as one of the most important tools of urban management, guides the socio-economic and physical development of an urban area (MWUD, 2008). In other words, it is an activity carried out in a planning center to meet the socio-economic and spatial development needs of a given urban population. Thus, without the guidance of urban planning no development effort can be realized in an urban center. According to the “Urban Planning Proclamation No. 574/2008”, urban plans are recognized as City-Wide Structure Plan and Local Development Plan (LDP). LDP is a local level urban plan, which is prepared within the framework of a structure plan. It is a detailed plan that focuses on specific locality of an urban center for immediate implementation, and thus is a tool for implementation of structure plan proposals (MWUD, 2008, Teshome, 2020)

Most of Ethiopian cities and towns are predominantly unplanned. The prevalence of unplanned development in Ethiopian urbanization in turn poses a substantial need for re-planning of urban centers in the country. The re-planning involves an extensive land-use readjustment, fundamental reorganization of infrastructure networks as well as revitalizing dilapidated urban fabrics. In this regard, LDPs play significant roles (MWUD, 2008). Nowadays, the government of Ethiopia is providing support for the preparation and implementation of urban plans for urban centers. Actually, all of the urban areas need plans to guide their developments; yet LDPs are limited to few urban centers (MWUD, 2008). Many urban development proposals, particularly LDPs, apart from providing urban centers with opportunities for the implementation of urban planning policies at local level, they are supposed to improve the social, economic and physical developments of cities and towns (Z. Teshome, 2020).

Local development plans are prepared for the specific areas of the city and are meant to facilitate the realization of the structure plan and speed up the development of the city. Local development plans are also legal documents that have to be observed in the areas of their application. (A.

Teshome, 2020)

Considering its political, economic and social benefit of land, governments and institutions are interested in the study of urban land management, design and planning. Several studies which are made in Ethiopia consider major metropolitan cities and significantly populous towns of Ethiopia (EBISSA LETA, 2021, Leulseged *et al.*, 2012). In the case of studies in secondary towns, there are limited cases that are investigated.

Accordingly, this research paper addresses the challenges of implementation of Local Development Plan in Assela town. Kombolcha, Chilalo and Walkessa cases.

1.2. STATEMENT OF THE PROBLEM

The lack of implementation of urban planning in developing countries is a critical challenge that needs to be addressed to ensure the sustainable development of urban areas. Despite the importance of urban planning, its implementation remains a challenge due to various factors, such as inadequate government funding, lack of political will, and weak institutional capacity (Baiden, B. K., & Mensah, 2018). The consequences of this lack of implementation can be devastating, including uncontrolled urbanization, unregulated construction, and inadequate provision of basic services, which can lead to poverty, environmental degradation, and health hazards (Cohen, 2019). In addition, urban planning interventions in developing countries are often donor-driven, rather than being based on local needs and priorities, leading to unsuitable and unsustainable projects (Owusu, 2021). Furthermore, corruption and bureaucratic hurdles can hinder the implementation of urban planning initiatives, with officials using their positions to advance personal agendas at the expense of public interest (Kululanga and Zeleza, 2019).

One of the challenges facing effective urban planning and implementation in Ethiopia is the fact that the rural population is in the majority, with significant population growth in urban areas. As Kululanga and Zeleza (2019) note, urban planning in sub-Saharan Africa faces significant challenges, including limited resources and expertise in terms of personnel, finance, and technology. This is particularly true in Ethiopia, where the majority of the population resides in rural areas, with limited education and training opportunities in urban planning (Mekonnen and Gebre-Egziabher, 2020). (Adugna, Getachew and Tegegne, 2020) reported that limited financial resources are a major constraint for effective urban planning in Ethiopia, with a lack of funding hindering the implementation of planning initiatives at the local level. Furthermore, the use of

advanced technologies is limited in Ethiopia, with outdated infrastructure and limited access to technological resources posing additional challenges to effective urban planning (Adugna, Getachew and Tegegne, 2020). These challenges indicate the complexities involved in regulating and implementing urban planning initiatives in Ethiopia, and the need for strategic investments in education, technology, and financing to improve the effectiveness of urban planning initiatives in the country.

Even though this is a clear case, significant number of researches are made in the context of Addis Ababa and other major cities of Ethiopia. Some of them include (Case and Eca, 2005; Leulseged *et al.*, 2012; Adugna, Getachew and Tegegne, 2020; Z. Teshome, 2020; EBISSA LETA, 2021). Yet there is a gap in research of east Arsi towns where an influx of urban development with unprepared and under trained city administration.

In the case of Assela municipality, several concerns were raised by the community of the implementation of the local development plans. The implementation of the local development plan in Assela town seems to have been unsuccessful, resulting in deteriorating infrastructure and unmet needs in the community. The plan was allegedly "not acted upon" according to residents, indicating a lack of proper follow up and monitoring after it was formulated. Additionally, city infrastructure is reported "deteriorating or being over utilized," suggesting the plan is not achieving desired results. Despite "multiple stakeholder meetings within the municipality", there appears to be no concrete action taken. Effectively implementing such plans requires focused efforts such as clearly communicating the plan, assigning responsibilities and allocating resources to carry out projects, conducting regular reviews and citizen engagement to address emerging issues. With proper follow through along these lines, the intended outcomes of the plan could likely be achieved to the benefit of Assela town.

To address these issues, the research seeks to investigate and compare the problems in the implementation of the Local development plan of Asella town and provide possible recommendations for improvement.

1.3. OBJECTIVES

1.3.1. *General objective*

The general objective of the research is evaluating the Local Development plan implementation in the Asella town from 2015 until 2023.

1.3.2. *Specific objective*

The specific objective of the research include:

1. To evaluate Existing LDP implementation practices for Asella town in the past seven years.
2. To evaluate main Local Development plan implementation challenges in Asella Town.
3. evaluating the impact of the plan on the physical and social development of the town
4. To give appropriate recommendation and implementation techniques Asella LDP projects.

1.4. Research questions

1. What are the existing Local development plan implementation practices looks like in the study area?
2. What are the main challenges of Local development planning implementation of the study area?
3. What are the impact of the plan on the physical and social development of the town?

1.5. SIGNIFICANCE OF THE STUDY

It is worth noting that there is a lack of consideration in the spatial aspect of Ethiopian urban planning research which has the potential of spatial transformation due to local development planning. While there have been some previous studies that have explored the implementation of urban planning in Ethiopia, many of them have not adequately considered the spatial aspect of urban development. For example, a study by (Berhanu and Zelalem, 2016) examined the challenges facing the implementation of urban plans in Addis Ababa, but did not focus specifically on the spatial considerations of the plans.

The study titled "Evaluation of Local Development Plan Implementation: The Case of Asella

Town LDP Projects" is significant because it provides a comprehensive and in-depth analysis of the spatial considerations in the implementation of urban plans. By focusing specifically on Asella town, the study fills a critical gap in the existing research, which often lacks adequate spatial analysis. As highlighted by Brail, (2018) spatial analysis is crucial in developing effective urban planning practices. Therefore, the study's findings can inform future urban development projects not only in Asella town but also in other regions of Ethiopia.

Moreover, the study includes a detailed examination of the methodology used in the implementation of urban plans. Such an examination is necessary to identify the gaps and challenges that arise in this area of research. For example, according to (Abera and et al., 2020) previous urban planning studies in Ethiopia have focused on technical aspects and have largely ignored social and cultural factors, including the needs and perspectives of local communities. The current study provides a basis for developing more participatory and community-centered urban planning practices in Ethiopia.

In summary, the study titled "Evaluation Of Local Development Plan Implementation: The Case of Asella Town LDP Projects" is significant for several reasons, including its focus on spatial analysis, its contribution to sustainable urban development efforts in Ethiopia, and the examination of implementation methodologies used in urban planning. The findings of this study can inform future urban development projects in Asella town and beyond and contribute to the growing body of knowledge on urban planning in Ethiopia.

1.6. SCOPE OF THE STUDY

1.6.1. Thematic scope

Thematically the study is limited to the Evaluation of Local Development Plan Implementation in the case of Assela town. Focusing on spatial transformation, community engagement in the planning and implementation processes. The research does not engage in detail on the political aspects, socio-economic aspects due to limited timeframe. The paper examines how the proposed LDP has impacted the structure of the neighborhoods and the contribution of the community on the overall local development plan. The paper also assesses, the implementation side from the city municipality side to get comprehensive outlook to the challenges.

1.6.2. Spatial scope

The spatial scope of the study is made under the country of Ethiopia, in the regional state of Oromia, in eastern Arsi zone, Asella town. LDP projects, Kombolcha LDP, Chilalo LDP and Walkessa LDP. The selected site are primarily selected because they are the only three LDP's prepared for the Assela town. All three of the three site of the LDP site are found in the city center of Assela town.

The LDPs outline the acceptable land uses on a particular site, the necessary amenities and infrastructure required to support development, and the appropriate design guidelines for any proposed developments. They are created with a long-term view of the town's future development needs and are designed to be adaptable as those needs change over time which are necessary to conduct this research.

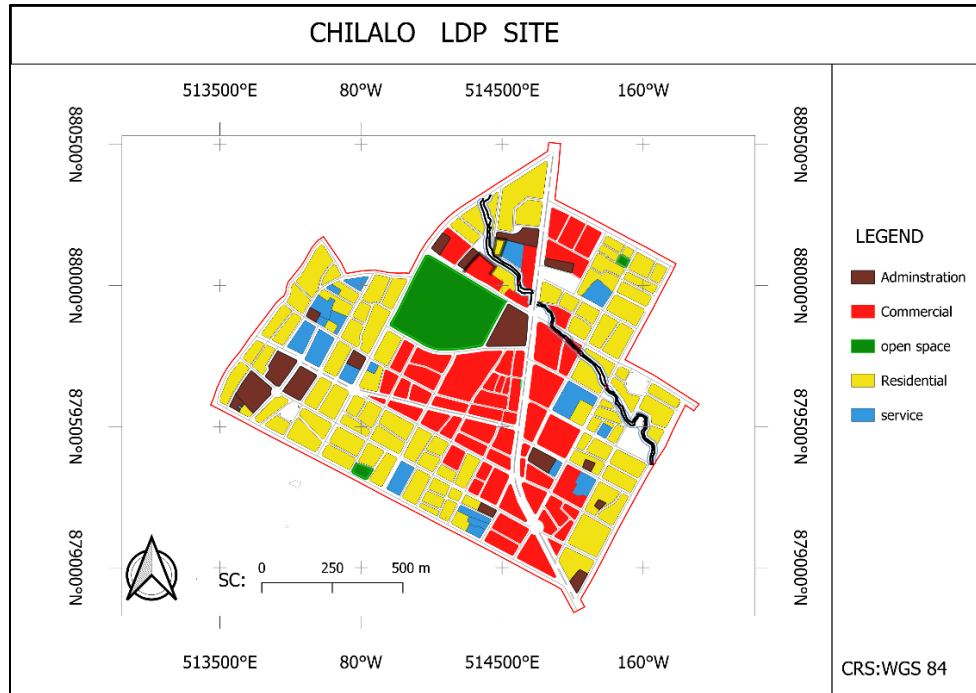


Figure 1-1: Chilalo LDP site

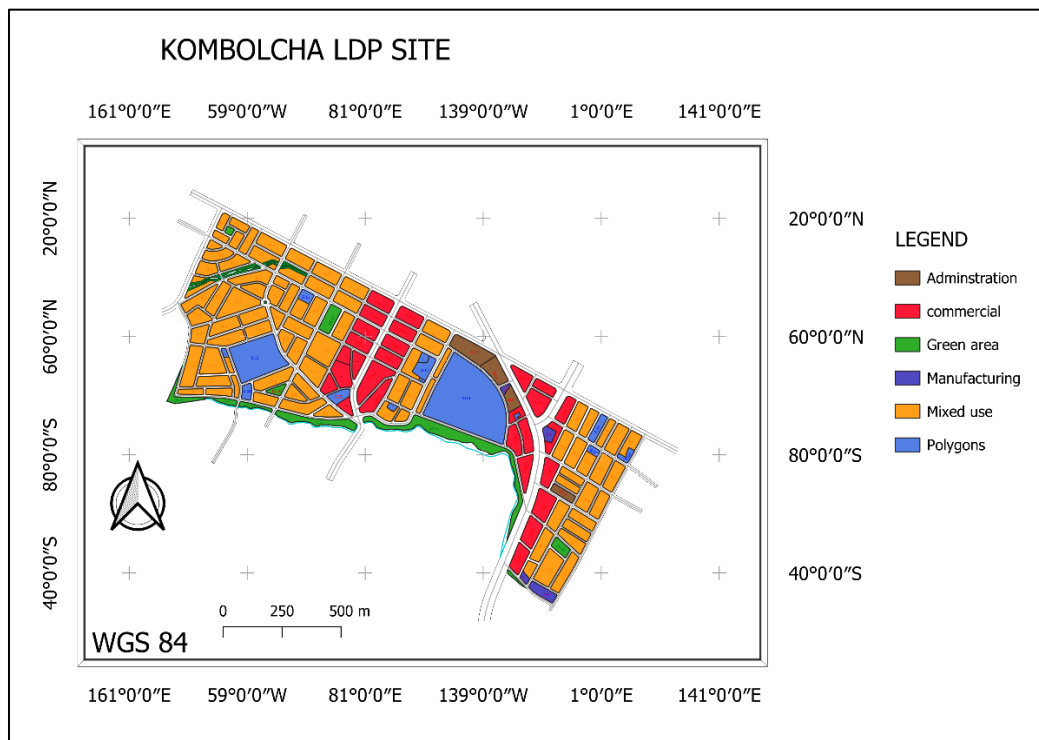


Figure 1-2: Kombolcha LDP site.

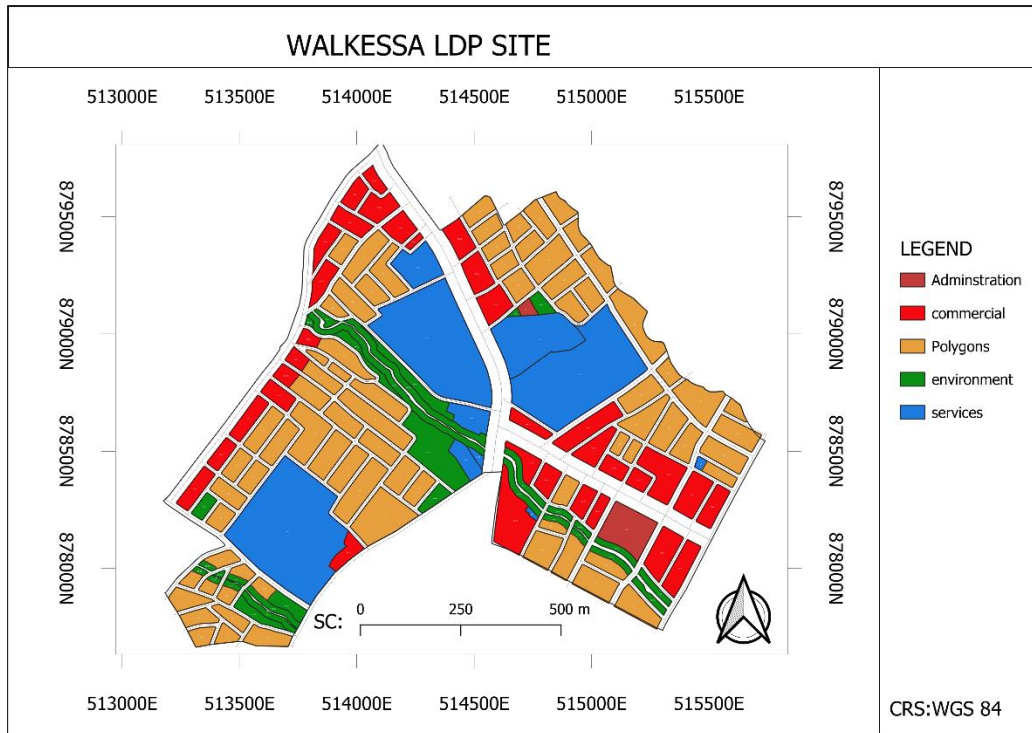


Figure 1-3: Walkessa LDP site.

1.7. LIMITATION OF THE STUDY

As a town situated in the heart of Ethiopia, Assela has been the subject of numerous studies on urban planning implementation. However, these studies have encountered several common limitations that are similar with this paper.

One of the foremost limitations facing the researcher is time constraints. With various factors in flux and an ever-evolving development landscape, it can be challenging to allot enough time to cover all aspects of the town's planning implementation effectively.

The other challenge is limitation of organized data, the limited resources available to researchers and other stakeholders, there have been difficulties in collecting reliable data to prepare complete data.

The other challenge faced by the researcher is the characteristics of the research, which is highly interlinked with socio-political case making it difficult in data gathering.

1.8. ORGANIZATION THE PAPER

The research work had designed to have structure of three bodies: the preface, main body, and appendixes/annexes. Under the first (preface) body important components of research activities

like declaration on plagiarism, approval, acknowledgement, list of maps, list of tables, list of figures, and acronym are presented.

The second which is the main body of research work is consists of four main parts/sections. It is arranged in a logical order: introduction under part I, then literature review part II, findings, data analysis and presentation under part III, and finally conclusion and recommendation are part IV.

On the part I (introduction part) of this main body there are general introduction which is about background of the study and study area, problem statement, research questions and objective of the study, scope, limitations and significance of the study as well as organization of the paper.

Part II is about review of related literature. The major and central themes addressed under this part among many are: concepts and kinds of urban plan, types and approaches of planning, urban design, problems in planning activities, urban plan and design preparation, implementation, monitoring and evaluation in Ethiopia.

Under part III Research methodologies like research design, types and sources of data, methods of data collection, analysis and presentation are also covered in this chapter.

Results and discussion are under part IV: The over view of Asella plan and design implementation and management trend, Asella town plan and design implementation problems, urban design practice in Asella, and summary of major causes for plan and design implementation problems were target issues among others in this part.

In the last part IV of the research conclusion and recommendations: believed to rehearse and promote the identified gaps, weakness and areas of inefficiency so as to improve the implementation and management of Asella town plan are forwarded.

Finally, other research activities engaged in the development of the whole study like bibliography, maps, and questionnaires have been attached at the end of the paper as third body and annexes; thus provided the full structure of the study.

CHAPTER TWO: LITERATURE REVIEW

2.1 INTRODUCTION

Urban planning involves considering a wide range of factors, including economic development, environmental sustainability, public health, social equity, and cultural heritage. Urban planners work closely with governments, community groups, developers, and other stakeholders to create plans and policies that guide development and shape the built environment.

On the other hand, Urban plan implementation is a complex and long-term process that requires collaboration between multiple stakeholders, including government agencies, private developers, and community groups. Effective leadership, clear communication, and the allocation of sufficient resources are essential to ensure successful implementation and progress toward achieving the goals of the urban plan. Monitoring and evaluation are also critical to determine the effectiveness of the implementation process and identify areas for improvement.

Thus this chapter addresses, the theoretical framework and conceptual framework of the research.

2.2 DEFINITION AND CONCEPTS OF URBAN PLANNING

Urban planning is defined differently by different institutions and academics here is a list of a few.

"Urban planning, also known as town planning, city planning, regional planning, or rural planning, is a technical and political process that is focused on designing and managing the physical, social, and economic development of urban areas." –

Source: (Planning, 2022)

"Urban planning is the art and science of designing cities, towns, and regions." -

Source: (MiT and Planning, 2021)

"Urban planning is a process that seeks to create a plan or framework to guide the future physical, economic, and social development of a community." –

Source: (Association, 2021)

These are just a few examples of official and academic definitions of urban planning. There may be slight variations depending on the source, but they all emphasize the importance of carefully designing and managing the development of urban areas.

Local Development Plan: A local development plan is a critical document that serves as a blueprint for a municipality or town's development goals and objectives.(Association, 2021) It typically includes a comprehensive analysis of the current state of the local area and proposes policies and strategies to guide its development in a sustainable and equitable manner. The plan may address land use, transportation, environmental sustainability, economic development, social equity, and more. The process of developing a local development plan often involves significant community engagement, with input from residents, business owners, and other stakeholders. The successful implementation of a local development plan requires the identification of specific projects and policies and regular monitoring and evaluation to track progress toward achieving the plan's goals. Overall, a local development plan is an essential tool for municipalities and towns to ensure that their communities develop in a way that meets the needs of their residents and promotes sustainable and equitable growth.(United Nations Human Settlements Programme, 2021)

Urban Planning Implementation: Urban planning implementation refers to the process of carrying out the plans and strategies outlined in urban planning documents, such as city master plans or regional plans. This involves putting into action the policies, regulations, and projects aimed at managing the growth and development of urban areas.(Németh and Langhorst, 2019) Implementation can include a range of activities, such as infrastructure development, zoning changes, public space design, community engagement, and sustainability measures. Effective implementation of urban planning requires collaboration among different stakeholders, including government agencies, private developers, and community members. Challenges to implementation may include limited resources, bureaucratic barriers, and conflicting interests among stakeholders. The evaluation of urban planning implementation is important to determine the success or failure of strategies and adjust plans as necessary to create sustainable and livable urban environments (Németh and Langhorst, 2019).

Green Field Development: Greenfield development refers to the process of building new structures and infrastructure on previously undeveloped land (Parker and Marceau, 2012).This is typically done outside of existing urban areas, and involves creating new residential, commercial, or public spaces. While Greenfield development offers opportunities for growth and development, it can also raise concerns about the impact on the environment and surrounding communities. To address

these concerns, effective Greenfield development requires careful planning and management that takes into account environmental and social factors (Parker and Marceau, 2012).

Urban Infill Development: Urban infill projects involve developing vacant or insufficiently used land within an already established urban area. This development can include constructing new buildings, but it often involves repurposing old buildings or brownfield sites. Urban infill projects aim to revitalize underdeveloped areas of a city, reduce urban sprawl, and promote sustainable growth, among other benefits. These developments can create vibrant, walkable neighborhoods, boost property values, and promote economic growth (Schwartz, 2017).

However, it is important to consider the potential negative impacts on the environment and local community. In some cases, residents may be concerned about increased traffic, noise, or other unfavorable effects. To make these projects successful and sustainable, developers must collaborate with local officials and residents to plan and execute well-designed and well-managed developments that work for everyone involved (Schwartz, 2017).

Urban Renewal: Urban Renewal is a process that involves revitalizing and improving areas within a municipality that have become run-down or blighted. These areas are often in need of repair or redevelopment, and the process can entail a variety of different projects. The goal of urban renewal is to provide residents with better living conditions and to promote economic growth within the community. Some of the projects involved in urban renewal may include the construction of new buildings or parks, the renovation of existing structures, and the implementation of new infrastructure such as roads and transportation systems (for Historic Preservation, no date) .

However, urban renewal must be carried out carefully to ensure that it does not negatively impact the local environment or communities. There may be concerns about noise pollution, increased traffic or other negative impacts on the local environment during the construction phase. Effective urban renewal involves careful planning and collaboration between developers and local officials, as well as consideration for the needs and concerns of local residents (for Historic Preservation, no date).

Gentrification: Gentrification is a process that occurs in neighborhoods where more affluent people and businesses move in. This influx of new development can bring changes to the community, including rising property values and shifts in the neighborhood's character. While

these changes can be positive, they can also lead to negative effects such as the displacement of long-time residents and the loss of cultural heritage and identity (Coalition, 2021).

Effective solutions to gentrification require careful planning and consideration for the needs and concerns of existing residents. It is important to ensure that the benefits of new development are shared equitably and that efforts are made to preserve local culture and history. By working together to find creative solutions, we can ensure that gentrification is approached in a way that benefits everyone involved (Coalition, 2021).

Residualization: Residualization is a term used to describe the process by which urban areas become increasingly characterized by lower-income residents and deteriorating housing conditions. This often occurs when more desirable neighborhoods become gentrified, leading wealthier residents to move to those areas and leaving behind those who cannot afford to follow (Smith, 1996). This can lead to a lack of investment in the remaining community and result in a cycle of poverty and decay. Effective solutions to residualization require efforts to increase affordable housing, improve community resources and public services, and promote equitable development that benefits all residents. By recognizing and addressing this pattern, we can work towards creating more inclusive and sustainable urban environments (Smith, 1996).

Master Planning: Master planning has benefits and drawbacks that should be taken into account. According to a report by Harvard University, master planning can create a healthy and sustainable mixed-use community, and provide community benefits (Carlson, 2006). However, the authoritarian nature of some master planning processes and the lack of public participation can lead to social inequality and inadequate living conditions (Carlson, 2006).

In addition, some experts have argued that overly rigid master plans may not account for changing circumstances over time (Experts on the Pros and Cons of Algorithms - Pew Research Center). On the other hand, proponents of master planning argue that it allows for more efficient use of resources and assists in maintaining a consistent vision for development (Center, 2018)

Overall, master planning can provide benefits for communities, but it is important to ensure that the planning process includes public participation and allows for flexibility to account for changes over time (Center, 2018).

Strategic Urban Planning: A Comprehensive Urban Plan is a long-term planning document that provides a vision to guide policy decisions related to urban development and growth over several years. The plan considers various factors, including land use, transportation, housing, economic development, social services, and environmental protection (Hasanuzzaman, Karim and Titumir, 2018).

The purpose of a Comprehensive Urban Plan is to provide a framework for coordinated and effective urban development that promotes sustainability, equity, and economic growth. In addition, the plan helps to guide public and private investment decisions, inform infrastructure development, and ensure that the community's needs and goals are considered on a holistic level (Hasanuzzaman, Karim and Titumir, 2018).

The development of a Comprehensive Urban Plan involves community engagement and input, as well as coordination among various governmental agencies and stakeholders. The plan typically includes a vision with specific goals, policies, and strategies for implementation. The plan is regularly reviewed and revised to reflect changing environmental, economic, and social conditions (Hasanuzzaman, Karim and Titumir, 2018).

Many cities and municipalities across the world have adopted comprehensive urban planning initiatives to address the challenges posed by urbanization and to enhance the quality of life for their residents (Hasanuzzaman, Karim and Titumir, 2018).

New Urbanism: New Urbanism is an urban planning and development approach that seeks to create walkable and sustainable neighborhoods with a mix of residential and commercial uses. New Urbanism emphasizes traditional architectural design, public spaces, and pedestrian-friendly streets. It emerged as a response to the sprawling, automobile-dominated development patterns of the mid-twentieth century (Katz, 1994).

New Urbanism seeks to reduce the need for automobile travel and promote alternative means of transportation, such as walking, cycling, and public transit. It also aims to create communities with a strong sense of place, social interaction, and civic engagement (Duany, Plater-Zyberk and Speck, 2001).

The movement gained popularity in the 1980s and 1990s and has since been applied in development projects across the United States and around the world. While New Urbanism has

received some criticism for its perceived exclusivity and potential for gentrification, it has also been credited with revitalizing urban areas and promoting sustainable development (Duany, Speck and Lydon, 2010).

2.3 HISTORY OF URBAN PLANNING

Urban planning is a practice that has been around since the dawn of civilization. It involves the design and regulation of land use and development in urban areas to ensure that they are safe, efficient, attractive, healthy places for people to live and work. Urban planners have had an important role in shaping cities throughout history (Langley & Huxham 2020).

The first recorded instance of urban planning was by King Nebuchadnezzar II who designed Babylon with its famous hanging gardens (Thompson 2019). This ancient city included wide streets lined with trees as well as canals which provided water for irrigation purposes. Ancient Rome also had a sophisticated system of urban planning which included aqueducts, public baths, temples and amphitheaters all laid out according to strict regulations (Crowther 2018). In later centuries during the Industrial Revolution many European cities began implementing more rigid zoning practices such as separating residential from industrial districts. These practices were then adopted by American cities in order to regulate their own growth patterns (Handy et al., 2017).

Today's modern day approach to urban planning includes using data-driven decision making processes combined with community input on how best utilize space within each individual city or town's unique context (Gobster & Browning 2016). The goal is always focused on creating livable communities where people can thrive while still being mindful about environmental impacts like air pollution or overpopulation due these developments (Weinberger 2019). By taking into account both quantitative data points alongside qualitative feedback from stakeholders, urban planners are able create sustainable solutions tailored specifically towards each locality's needs.

2.4 HISTORY OF URBAN PLANNING IN ETHIOPIA

Urban planning in Ethiopia has a long and complex history. The earliest examples of urban planning can be traced to the Axumite Empire (1st-7th century CE), which was an ancient civilization located in what is now modern-day Ethiopia. During this period, the city of Axum featured elaborate palaces and temples with well-constructed streets that were designed to facilitate trade between merchants from different regions (Tadesse, 2013). As such, it is clear that even at this early stage there was some form of urban design present within Ethiopian cities.

The next major development in Ethiopian urban planning occurred during the 19th century when Emperor Menelik II began introducing Westernized concepts into his kingdom's infrastructure projects (Kebede and Tefera, 2015). These included large-scale public works such as roads and railways as well as more traditional elements like parks and gardens. This period also saw an increase in attention being paid to sanitation issues within cities due to growing concerns about health hazards associated with poor hygiene practices at the time (Gizaw, Bekele and Mekonnen, 2019)

More recently, efforts have been made by both government authorities and private entities towards improving conditions for citizens living within townships across Ethiopia through initiatives such as housing improvement schemes or transport network expansion plans (Yigzaw, Alemayehu and Assefa, 2018). Additionally, various organizations are actively engaged in research aimed at understanding how best contemporary approaches might be applied so that they could benefit Ethiopians living in both rural areas or larger cities alike (Shiferaw and Gedamu, 2020). All these developments point toward a brighter future for those involved directly or indirectly with the Ethiopian Urban Planning sector going forward.

2.5 DEFINITION OF LOCAL DEVELOPMENT PLAN

There are several definition of local development plan or development plan in general with almost similar contextual use. Some of them include:

According to GOV.UK,

"The development plan is used to consider planning applications. It sets out local planning policies and identifies how land is used, determining what will be built where and what it will look like"

(GOV.UK, 2019)

"The Town and Country Planning Act of 1990 defines a development plan as "a plan prepared by a local planning authority for the development and use of land in their area"

(‘Town and Country Planning Act 1990, Section 54’, 1990)

Historic England describes a development plan as

"A document that sets out policies and proposals for development and land use for a particular region or local authority area. Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise"

(Historic England, no date)

2.6 GOOD URBAN PLANNING PRACTICES

Urban planning plays a crucial role in creating sustainable, equitable, and livable spaces for communities. Good urban planning practices prioritize the well-being of the community and promote environmentally responsible development. Community engagement and participation are essential components of good urban planning practices (Van der Merwe & Swilling, 2018). Engaging with the community ensures that the plan reflects the needs and desires of the people who will be impacted by the development, promoting social inclusion and equity.

Another critical principle of good urban planning is environmental sustainability (Beatley, 2016). Sustainable development practices can help to minimize the negative impact of development on the natural world. Transit-oriented development and mixed-use development are two examples of environmentally sustainable practices that promote sustainable transportation options and walkable communities (Yamaguchi et al., 2019; Smit & Nas, 1992).

In addition to environmental sustainability, accessibility, and equity are crucial considerations in urban planning (Ljungberg et al., 2020). Development should prioritize accessibility for all members of the community, regardless of socioeconomic status, age, or ability, promoting social inclusion and equity.

Thus, good urban planning practices prioritize the well-being of the community and create sustainable, equitable, and livable spaces (Campbell, 2018).

Urban Planning Monitoring: Urban planning monitoring is a critical aspect of ensuring effective and efficient urban planning processes. It involves monitoring and evaluating various aspects of urban development, including land use, infrastructure development, environmental management, and social services provision. The purpose of urban planning monitoring is to identify trends, monitor progress, and make adjustments to plans and policies to address emerging issues or challenges. In Ethiopia, urban planning monitoring is conducted by various government agencies, as well as private sector organizations, academic institutions, and civil society groups. Efforts are

also underway to strengthen urban planning monitoring frameworks and improve data collection and analysis to support evidence-based decision-making.

Community Participation in Urban Planning: Community participation is an essential aspect of urban planning and has gained recognition as a crucial driver in the shaping of cities (Smart Cities Council, n.d.). In more simple terms, it involves involving local people or members of a given community in decision-making processes on matters that affect them (Managing Urban Land, 2016). Collaborative planning and applied ethnography provide a governance and methodological framework that has the potential to promote inclusionary argumentation (Pettit & Highmore, 2019).

However, it is not easy for participatory planning to lead to meaningful participation and citizen engagement (The City Fix, 2021). Limited citizen participation in urban planning has been identified as a driver of injustice and refers to the limited involvement and engagement of citizens (Urban Arena Wiki, 2020). Thus, new freedoms and flexibilities should be provided to local governments, and more rights and power should be given to the public to improve community participation (Harper & Orum, 2019).

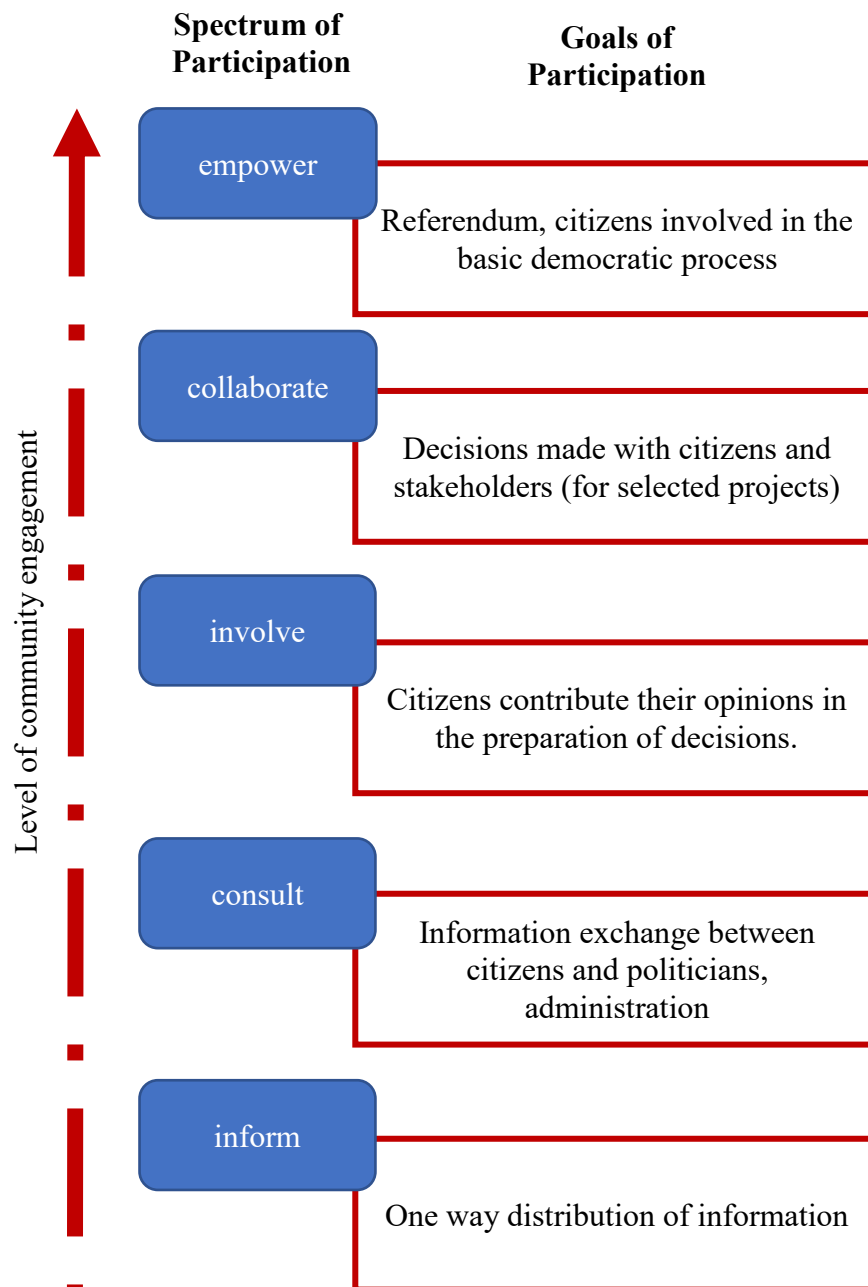


Figure 2-1: level of participation

2.7 URBAN PLANNING POLICIES IN ETHIOPIA

Ethiopia has a number of urban planning policies and strategies that guide urban development in the country. Some of these policies and strategies include:

The Urban Development Policy: The Urban Development Policy in Ethiopia is a framework developed in 2004, with the main aim of promoting sustainable urban development through

integrated planning and management of urban areas. The policy recognizes the need for a holistic approach to urban development that considers social, economic, and environmental factors to achieve sustainable outcomes. The policy focuses on the development of eco-friendly projects that can create new livelihood opportunities, reduce environmental degradation, and address the challenges associated with urbanization (specific author, 2004).

One of the key features of the Urban Development Policy is the promotion of public participation in the planning process to ensure that projects reflect the needs of local communities. By engaging communities, the policy enables local ownership and promotes transparency and accountability in the planning process. This approach brings about the development of interventions that are more relevant, sustainable, and responsive to the needs of the society (specific author, 2004) .

The Urban Development Policy in Ethiopia also recognizes the importance of sustainable infrastructure and environmental safeguards in urban development. The policy promotes the use of appropriate technology and practices to minimize the environmental impact of urbanization, including the development of green areas that can help mitigate climate change effects. Furthermore, the policy provides guidelines for sustainable water and sanitation management, transport development, waste management, and energy use to ensure that urbanization is transparent and provides an opportunity for the quality of life of Ethiopian communities (specific author, 2004).

Thus, The Urban Development Policy in Ethiopia is an effective framework for promoting sustainable urban development through integrated planning and management. By advocating for a holistic approach to urban development, promoting community participation, and emphasizing sustainable infrastructure and environmental safeguards, the policy provides a roadmap for achieving a sustainable urban environment in Ethiopia (specific author, 2004).

The Ethiopian Housing Development Policy: The Ethiopian Housing Development Policy is a framework that was developed in 2012 with the objective of improving access to safe and affordable housing for all Ethiopians. The policy seeks to promote equitable and sustainable housing development with a focus on the integrated development of urban and rural areas.

One of the key features of the Ethiopian Housing Development Policy is its emphasis on integrated and participatory approaches to housing development. The policy recognizes the need to involve

various stakeholders in the housing development process, including local communities, private developers, and local government authorities. The policy advocates for the use of appropriate housing development standards and guidelines to ensure that the housing units are affordable, safe, and sustainable.

The Ethiopian Housing Development Policy emphasizes the need for an integrated approach to housing development that promotes the development of both urban and rural areas. The policy recognizes that sustainable housing development requires the provision of appropriate infrastructure, services, and amenities that meet the needs of the local communities. As such, the policy advocates for the development of affordable housing units in both urban and rural areas, ensuring that the houses are connected to basic services such as water, sanitation, and electricity.

The Urban Land Lease Policy: The Urban Land Lease Policy is a framework that was developed in 2011 with a specific focus on promoting sustainable urban development through the efficient use of urban land. The policy aims to facilitate the provision of land to investors and entrepreneurs through lease arrangements, allowing the city and the community to reap economic benefits from the use of urban land.

The Urban Land Lease Policy recognizes the significant role that proper land management plays in ensuring sustainable urban development. It underscores the importance of appropriate land allocation, regulation, and planning to ensure that urban areas remain livable and sustainable over time. The policy advocates for the use of transparent and efficient land management systems that promote the use of urban land for the maximum economic benefit of the city and its citizens.

One of the key features of the Urban Land Lease Policy is its focus on community involvement. The policy recognizes the critical importance of engaging local communities in the development and implementation of urban land management policies. It underscores the need for effective community participation in all stages of urban land management processes, from land allocation to the development of urban infrastructure and services.

In addition, the Urban Land Lease Policy advocates for the provision of security of tenure to investors and entrepreneurs who lease urban land. It recognizes the importance of providing investors with sufficient timeframes to invest in and derive economic benefits from urban land.

The policy also encourages the use of land lease agreements that promote the efficient and sustainable use of urban land.

Finally, the Urban Land Lease Policy underscores the need for effective governance to ensure the proper implementation of urban land lease policies. It advocates for the use of transparent and effective institutional arrangements that promote accountability in urban land management.

The Urban Land Lease Policy is a critical framework for promoting sustainable urban development through the efficient use of urban land. By emphasizing community involvement, security of tenure, and effective governance, the policy provides a framework for policymakers and stakeholders to promote sustainable urban development practices that improve the quality of life in urban areas.⁴ The Integrated Land Management Policy: This policy was developed in 2007 and aims to promote responsible land governance and management. The policy recognizes the need for efficient and transparent management of land resources to support sustainable development.

5. The National Urban Development Strategy: This strategy was developed in 2011 and seeks to promote inclusive and sustainable urban development in Ethiopia. The strategy recognizes the need for coordinated planning and management of urban areas to address the challenges of rapid urbanization.

These policies and strategies provide a framework for urban development in Ethiopia and are implemented at different levels by various government agencies and local authorities.

2.8 CHALLENGES OF URBAN PLANNING IN ETHIOPIA.

Rapid urbanization: Ethiopia is experiencing rapid urbanization, which is characterized by high rates of rural-to-urban migration and the proliferation of informal settlements and slums. According to the 2015 Ethiopia Urbanization Review, the rate of urbanization in Ethiopia is around 4.4% per year, which is higher than the average rate of urbanization in Sub-Saharan Africa.

Limited resources: Ethiopia is a low-income country, and resources for urban development are limited. This makes it challenging to fund the construction of new housing and infrastructure projects. Ethiopia faces a shortage of skilled labor, particularly in areas such as healthcare and education. This can make it challenging to provide essential services to the population.

Lack of capacity: Ethiopia is currently grappling with a host of challenges related to human capital development. These challenges include limited access to education, low levels of literacy and numeracy, limited access to healthcare, and poor nutrition. While significant progress has been made in increasing access to education in Ethiopia, many children particularly those in rural areas, still do not attend school (Group, 2019). Furthermore, the country has one of the lowest literacy rates in sub-Saharan Africa, where only approximately half of the adults are able to read and write. In addition, access to essential healthcare services among Ethiopians, particularly in rural areas, is limited. Consequently, maternal and child mortality rates are high, and various other health problems are prevalent (Group, 2019). Malnutrition among children under the age of five is a significant issue in the country, which can lead to long-term cognitive problems and impacts on overall health. Resolving these challenges would require more significant investment in education, healthcare, and other social services at both national and community levels, as well as increasing access to these services, particularly among rural communities and vulnerable groups. It is also important to strengthen partnerships with international organizations and the private sector in addressing these issues (Group, 2019).

Limited public participation: There is a long-standing concern regarding the lack of public participation in Ethiopia. This is primarily due to citizens having limited opportunities to participate in decision-making processes, particularly at the local level (Ayenew, 2017). Some of the factors contributing to this lack of participation include limited civic education, weak institutional frameworks, a lack of trust in government institutions, and limited resources for communities to actively engage in decision-making processes. Specifically, many Ethiopians lack a basic understanding of their rights and how they can participate in public processes. Institutions responsible for promoting public participation, such as local governments and civil society organizations, are often weak (Ayenew, 2017). Many citizens do not trust government institutions, which makes them hesitant to engage in public participation, and many communities lack the necessary resources such as access to information, transportation, and communication tools to participate effectively.

Inadequate institutional frameworks: There is evidence to suggest that Ethiopia's urban areas are facing challenges related to inadequate institutional frameworks (Assefa and Eigenbrod, 2020). For example, sanitation in Ethiopian urban areas is guided by the Sustainable Sanitation and

Hygiene Master Plan but has been hindered by confusing institutional frameworks and a lack of coordination among the different agencies responsible for delivering sanitation services. Similarly, an evaluation of policy and legal frameworks for urban green spaces in Ethiopia found that there is a lack of institutional capacity to sustain urban green spaces. Additionally, a report by the Global Water Security & Sanitation Partnership highlights deteriorating water resources and inadequate institutional frameworks as some of the challenges facing Ethiopia in achieving sustainable water and sanitation services. To address these challenges, there is a need to strengthen the capacity of institutions responsible for service delivery and to ensure greater coordination and collaboration among different agencies involved in urban planning and management in Ethiopia (Assefa and Eigenbrod, 2020) .

Environmental degradation: Environmental degradation is an issue of significant concern in Ethiopia. Rapid population growth, severe soil loss, deforestation, low vegetation cover, unbalanced crop farming, and the application of chemical fertilizers and pesticides are among the major causes of land degradation in the country (Solomon, 2019). The loss of fertile soil due to erosion, deforestation, and overgrazing has a significant impact on agriculture, the mainstay of the Ethiopian economy. Furthermore, natural resource degradation, such as soil, water, and forest resources, is linked to climate change, which exacerbates environmental issues in the country. Addressing these problems in Ethiopia requires a comprehensive approach that includes reforestation, soil management practices, biodiversity conservation, and water management strategies. It also demands the strengthening of institutional capacity and policies that address the root causes of environmental degradation in the country (Solomon, 2019).

2.9 LAND MANAGEMENT PRACTICE IN ETHIOPIA

Land management and governance are critical issues in Ethiopia due to the country's reliance on agriculture and the limited availability of arable land (Recha and Adimassu, 2018). The government plays a significant role in land management and has implemented various policies and laws aimed at promoting sustainable land use and protecting the rights of local communities. However, challenges remain, including issues related to land grabbing, conflicts over land ownership, and inadequate funding for land management programs. Efforts are underway to address these challenges through programs aimed at improving land governance, enhancing the

capacity of local institutions, and promoting participatory approaches in land use planning (Recha and Adimassu, 2018)..

In Ethiopia, land ownership is regulated by the government, and all land is owned by the state. The government leases land to individuals and entities and is responsible for managing and regulating land use. The government has implemented various policies and laws to promote sustainable land management and protect the rights of local communities (Recha and Adimassu, 2018).. These policies include the Rural Land Administration and Use Proclamation, which provides a framework for the administration and management of rural land in Ethiopia and emphasizes the importance of community participation in land use planning. However, there are still challenges related to land management and governance, including conflicts over land ownership and inadequate funding for land management programs (Recha and Adimassu, 2018)..

In recent years, efforts have been made to improve land management and governance in Ethiopia. The government has established institutions to promote sustainable land use and developed programs aimed at enhancing the capacity of local institutions to manage and regulate land use. Additionally, NGOs and other civil society organizations are working to promote participatory approaches to land use planning and advocate for the rights of local communities (Recha and Adimassu, 2018).

2.10 THE ROLE OF POLITICS IN THE ETHIOPIAN LAND MANAGEMENT

Politics plays a significant role in land management in Ethiopia. Historically, land in Ethiopia was governed through a system of communal ownership, with local communities and traditional leaders holding authority over land use and management. However, this system was altered with the introduction of modern land tenure systems under Emperor Haile Selassie and subsequently under the Marxist-Leninist government that came to power in 1974. The Marxist-Leninist government nationalized all land and established state control over its ownership and use (Behailu, 2019).

Since then, there have been several changes to land management policy in Ethiopia, with different governments pursuing different approaches to land governance. The current government has emphasized the importance of community participation in land use planning and management and has sought to promote sustainable land use practices. However, there have been concerns raised

about the politicization of land management in Ethiopia, including conflicts over land ownership and accusations of political interference in land use decisions (Behailu, 2019).

In addition, the Ethiopian government has been criticized for its heavy-handed approach to land acquisition for commercial development, with accusations of land grabbing and forced evictions. The politics of land management and governance in Ethiopia is complex and involves multiple stakeholders, including government officials, local communities, NGOs, and private investors (Behailu, 2019).

2.11 CHALLENGES OF URBAN PLANNING IN THE GLOBAL CONTEXT

Urban planning is critical for efficient and sustainable development in the modern world. However, this process is fraught with various challenges that differ from region to region. One of the most significant urban planning obstacles that cities throughout the world face is rapid urbanization. This can place a considerable strain on urban structures and services. As a result, city dwellers often struggle with inadequate public transportation, housing shortages, and other infrastructure-related deficits (Nations, 2018).

Another challenge is limited resources for urban development. To implement effective long-term plans, significant investment is required. However, municipalities often lack the funds necessary to carry out these plans adequately. Moreover, the government's capacity to carry out urban planning strategies is often limited, which particularly affects developing countries. Consequently, public services turn out to be inadequate, leading to poor outcomes for residents (Nations, 2018).

Conflict is another obstacle to implementing urban planning policies. Different stakeholder groups often disagree on various issues, such as land use, infrastructure development, and urban services. Disagreements frequently result in project implementation delays and stalled urban planning strategies (Nations, 2018).

CHAPTER THREE: MATERIALS AND METHODS

3.1 DESCRIPTION OF THE STUDY AREA

Asella is a town located in the Oromia Region of Ethiopia, about 126 km south of Addis Ababa. Asella serves as the administrative center of the Arsi Zone, and it hosts an airport with the IATA code ALK . The town has a population of approximately 67,269 as of the 2007 census (Ethiopian Central Statistical Agency, 2007).

Asella town is situated on a high plateau overlooking Lake Ziway in the Great Rift Valley, with a sub-tropical highland climate characterized by mild temperatures throughout the year. The climate category of the town is classified as Cwb in the Köppen-Geiger climate classification system, which indicates a temperate climate with dry winter and mild summer. Notably, Asella has produced exceptional athletes such as Haile Gebrselassie, an Ethiopian retired long-distance runner widely regarded as one of the greatest distance runners in history.

While there is not much-recorded history of Asella town prior to the Second Italian-Abyssinian War, today it plays a significant role in the administration of the Arsi Zone of Oromia in Central Ethiopia. It is also home to some notable media organizations such as Fana Broadcasting Corporation.

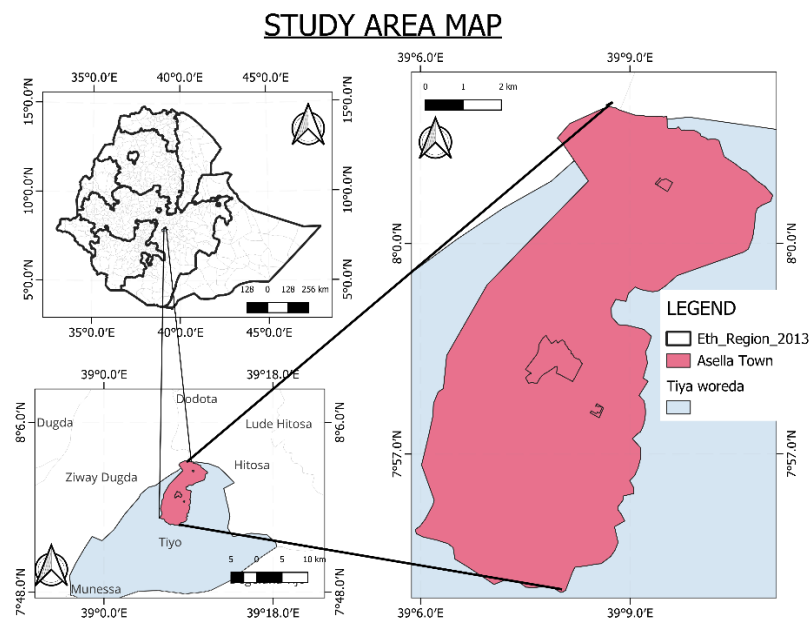


Figure 3-1 study area map

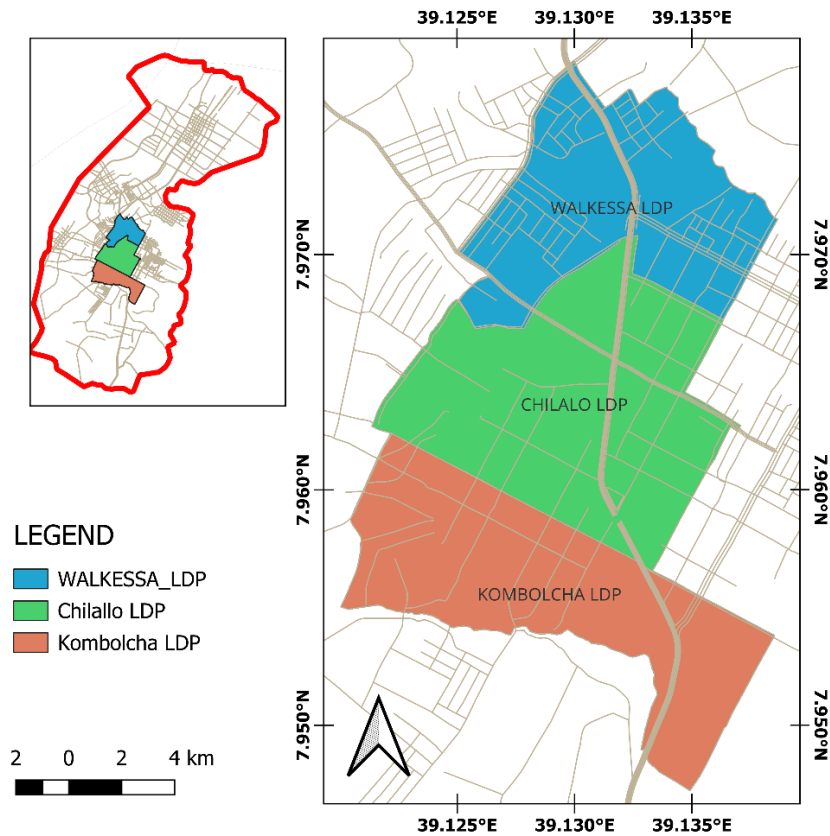


Figure 3-2 map of the study LDP's

3.2 RESEARCH DESIGN

Descriptive research design was used to achieve the intend objective of the study. Descriptive research is a type of quantitative study that aims to gather measurable data for the population sample's statistical analysis. It is a well-liked market research instrument that enables us to gather and explain the characteristics of the demographic segment.

In descriptive research, there is no effect of any kind on any of the variables. In order to perform the research, observational approaches are used. Therefore, the researcher has no control over the variables' makeup or behavior. Different portions of the same group are examined in a cross-sectional study or descriptive research.

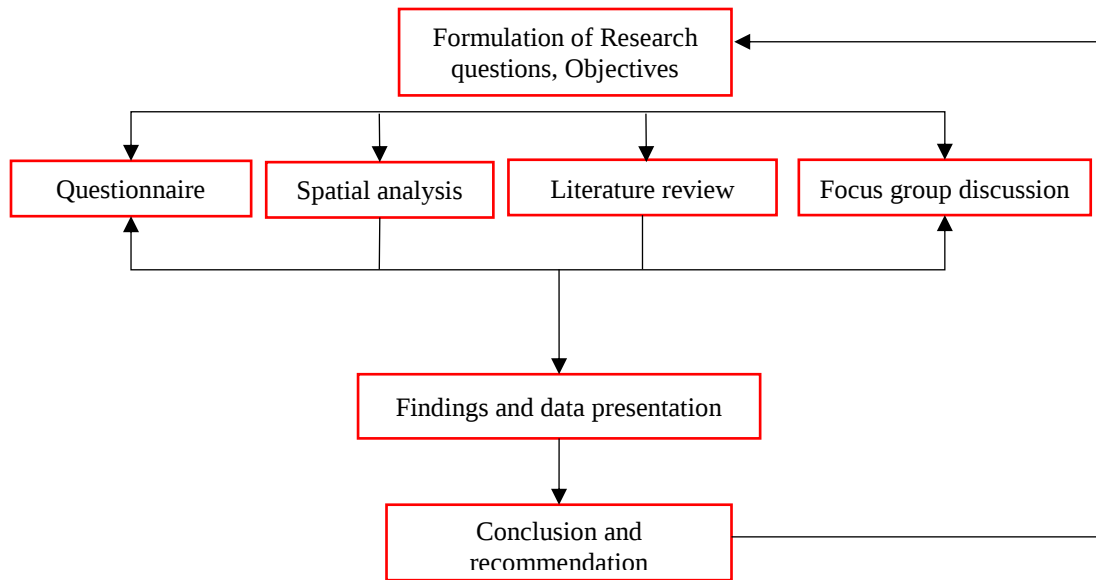


Figure 3-3 research design schematic diagram

3.3 RESEARCH APPROACH

This study can be categorized as a descriptive case study and uses qualitative and quantitative method which is mixed in category. The study approaches initially by the review of related literature on the topic. After familiarizing sufficiently with the topic, a questionnaire survey (both qualitative and quantitative) will be prepared. Data collection will initiate. Meanwhile, the review of maps from previous urban plans of the city will be analyzed to find the impact of those plans on the towns' landscape. After data collection is completed data digitalizing will follow, this stage uses Microsoft Excel as a data collection and analysis platform for both qualitative and quantitative methods. Then after, an analysis of the data will be presented accordingly.

3.4 . DATA SOURCES

For the purpose of this study, both primary and secondary data were collected through different means. Qualitative and quantitative data types were gathered from primary and secondary data sources so as to increase validity and reliability of the research result.

3.4.1. Primary Data Sources

Primary data was collected from direct observation on the real ground and from selected sample households of three kebeles namely: Kombolcha, Chilalo and Walkessa as well as selected employees of the town's mayor office, municipality, construction office and land use and management office.

3.4.2. Secondary Data Sources

The secondary data was obtained from secondary sources such as sectorial reports, urban planning proclamation, Asela town structure plan documents, relevant studies and internet websites. It contributed towards formation of background information needed, build the study constructively and help the reader comprehend the survey outcome more thoroughly.

The source of data is an important consideration for researchers, as it can affect the validity and reliability of the findings. It is essential to select the appropriate source of data based on the research question and methodology and to ensure that the data collected is accurate, reliable, and relevant.

Table 3-1 source of data

No	layer	format	Data source	Scale and resolution	Purpose
<u>1</u>	Land use maps	vector	Oromia urban planning institute	-	Preparation of location map. And analysis of local development plan.
<u>2</u>	Satellite map	vector	Google map and open street map	-	As an overlay for spatial analysis
<u>3</u>	Assela town structural plan	vector	Assela town municipality	<u>1:50000</u>	Land use study.

Source: (Author) 1

3.5 STUDY POPULATION

The study population is perceived to represent all the households of Assela town. Yet, it specifically addresses samples in three LDP sites. Namely Kombolcha, Chilalo and Walkessa LDP. Which are found in the city center. Thus, the Assela Town does not have many LDP's besides the mentioned three study sites. This stands for a reason for the selection of the study area.

Table 3-2 categories of stakeholders

NO	Categories Of Stakeholders	STAKEHOLDERS	TOTAL POPULATION
1	Total Households	Kombolcha Site	466
		Chilalo Site	507
		Walkessa Site	470
2	Professionals	Assella City Land Management Office	23
		Head of Assella City Municipality	5
		Community Elders	15
3	Key Informants	Kebele Representatives	3

Source: (Author) 2

3.6 SAMPLE SIZE AND SAMPLING TECHNIQUE

The sampling techniques used for this study were both probabilistic and non-probabilistic. The study area, Assella Town, selected based on a purposive sampling technique and respondents were selected by using a systematic random sampling technique. The researcher got a complete list of households, and land management agency higher professionals kebele leaders. In the case of probabilistic, the systematic random sampling technique was used to select household respondents. Each unit in the population has a chance of being selected when a random sampling technique is employed. The researcher used probability sampling to keep sampling error to a low minimum. In the case of non-probabilistic, purposive sampling was deliberately used to select the study Assella

Town. All the target populations were listed in numerical order which is represented by 'N' and to determine the sample (size of the sample) which is represented by n. Therefore; to get the sample interval from each sector, dividing the total workers by the sample size i.e. population/sample = N/n= kth element was carried out for each respondent. Then every respondent in each site of the study list was arranged in numerical order and the first number of the sample was randomly selected from the first kth (N/n=kth) number on the list and after that, every element was selected based on the above procedure until the required number of the sample was obtained.

The study holds three study areas in the Assela town. These include: Kombolcha (LDP1); Chilalo (LDP2); and Walkessa (LDP3. The sample respondents were selected using a systematic random sampling technique. The sample size for collecting quantitative data were determined using slovin's formula. This study employs the following formula to calculate sample size:

The total populations of the households in all the study areas

: Kombolcha (LDP1) = 466; Chilalo = (LDP2) = 507; and Walkessa (LDP3) = 470 in total= 1443

$$n = \frac{N}{1+N(e)^2} \dots\dots\dots \text{Eq.1 slovin's formula.}$$

Where:-

n = designates the sample size

N = designates total number of households in town

e = designates variability of margin of error (0.1) or 10%

1 = designates the probability of the event occurring.

Thus, with a 10% margin of error. The sample size is said to be 94 households. The 10% margin of error is used because of four reasons. One is in a survey based research, 5-10% of margin of error is acceptable. Secondly, it saves time and effort. Thirdly, the sample size is considerably smaller. Fourth, the expected survey result is not expected to differentiate much and does not require higher accuracy.

To calculate the total sample division for each site is made by a ratio of total population to sample size proportion. The shortlisted sample size is presented below:

Table 3-3 sample size and sampling technique

No	Categories Of Stakeholders	Stakeholders	Total Population	Sample Size	Sampling technique
1	Total Households	Kombolcha Site	466	24	Simple random sampling
		Chilalo Site	507	38	Simple random sampling
		Walkessa Site	470	30	Simple random sampling
2	Professionals	Assela City Land Management Office	23	23	Availability
		Head of Assela City Municipality	5	5	Availability
3	Key Informants	Community Elders	15	15	Availability
		Kebele Representatives	3	3	Availability

Source: (Author) 3

3.7 DATA COLLECTION TOOLS

Questionnaire: both open-ended and cloth ended questions are prepared for both qualitative and quantitative aspect of the research questions. Those questions are presented for the stakeholders accordingly. The major aspect of the study the questionnaire include aspects of urban planning implementation, participation, basic household information and aspiration about their neighborhood.

Map review: the review of maps in there temporal sequence is analyzed by the use of satellite imaging and structural maps of the city in different implementation years.

Interview: initial insight and key informant interview are made for the dwellers of the town to get the qualitative aspect on understanding of urban planning and its implementation. Previous publications: in formulating the framework for the literature of the research, previous publications

like researches, reports, directives are reviewed.

3.8 DATA ANALYSIS AND INTERPRETATION

All data collected from the key-informant interview as well as the dwellers of Assela Town will be digitized and analyzed both quantitatively and qualitatively using a third-party software called Microsoft Excel. Descriptive statistics is a widely used method of analyzing data, particularly in fields such as science, social science, and business. This method involves using numerical measures to summarize and describe key features of a dataset, including measures of central tendency and measures of variability. The purpose of using descriptive statistics is to provide insights into the distribution and patterns of data, which can be used to make decisions, and identify trends. Those data are primarily collected using a hard copy of the questionnaires. In the meantime, observational interpretation of maps will be presented. Maps from online sources (like google earth and open street map) are used to see and justify urban characteristics.

3.9 ETHICAL CONSIDERATION

The major consideration of the ethical aspect of the research is included.

Informed Consent: The Researcher must obtain informed consent from participants before conducting the research. This includes providing clear and complete information about the study, its purpose, and potential risks and benefits, and ensuring that participants understand this information before agreeing to participate.

Confidentiality and Privacy: Researchers must take steps to protect the confidentiality and privacy of participants. This includes protecting personal identifying information and ensuring that participants' data is kept secure.

Balancing Risks and Benefits: Researchers must consider the potential risks and benefits of the research, and ensure that the benefits outweigh any potential risks to participants.

Respect for Participants' Dignity and Autonomy: Researchers must respect participants' rights to make their own decisions, and ensure that participants are treated with dignity and respect.

Avoiding Bias and Avoiding Harm: Researchers must ensure that their research is conducted in an unbiased manner and that it does not cause harm to participants or the wider community.

CHAPTER FOUR: RESULTS AND DISCUSSION

4.1 BACKGROUND OF THE RESPONDENT

The LDP sites are a residential area characterized by a young population, with the majority of household heads being in their late 20s and early 30s. The average household size is 5, indicating a preference for larger families. In terms of education, a significant proportion of household heads - 37.5% each - hold a diploma or degree. Furthermore, approximately 75% of households engage in private sector or personal business, suggesting a strong entrepreneurial spirit among residents. The residents have a high rate of tenure, with an average stay of over five years and the highest being 35 years. Overall, Assela town is a dynamic and vibrant community with a thriving entrepreneurial culture and a strong sense of community among its diverse residents.

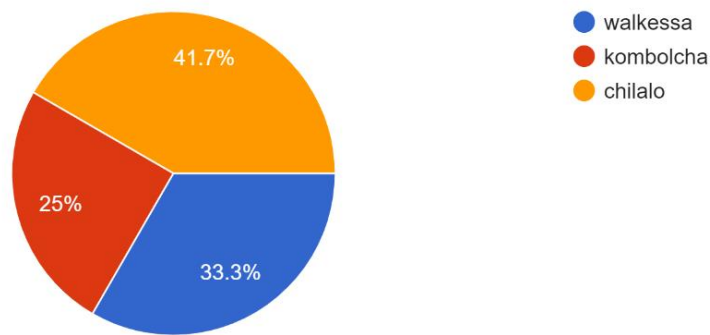


Figure 4-1 Total Data collected

4.2 EXISTING SITUATION ANALYSIS

4.2.1 *The General Planning Process of the LDP'S*

According to local development plan reports, the planning process for the three sites involves a systematic approach that comprises several crucial stages, namely reconnaissance, data collection, data analysis, appraisal, and approval. During the reconnaissance stage, a base map is meticulously created to provide a preliminary layout of the sites, providing a comprehensive perspective of the geographical area.

Subsequently, the data collection stage commences, involving multiple initiatives, including sector and public discussions, site observations, household surveys, and traffic surveys. These surveys and discussions collect and analyze valuable data regarding the area's suitability, including environmental, social, and economic factors.

In the data analysis stage, the collected data is analyzed and interpreted to identify any problems or inconsistencies that require attention. Additionally, detailed proposals are developed, outlining the design and layout for the community's three sites, ensuring optimum effectiveness.

The appraisal stage follows, including team presentations, in-house presentations, and sector and public presentations. The presentations provide an opportunity to present the proposals and designs for the three sites and receive feedback from stakeholders, ensuring they align with their expectations.

Lastly, the approval stage involves consolidating feedback, finalizing the plan, and obtaining approval before proceeding with the project. By diligently following this systematic planning approach, the three sites.

Can be meticulously planned and executed, ultimately ensuring success and realizing the project's objectives.



Figure 4-2 the planning process of the LDP's ((Source: LDP report, municipality)

WALKESSA LDP SITE

The Walkessa Project site is characterized by a dominant grid road pattern, with some loop patterns existing behind the natural river in the area. However, the hierarchy of street arrangement on the site is not well-structured, and the existing streets have variable widths. A survey of the area has identified several key problems, including the absence of street furniture such as benches, trash cans, and streetlights, as well as the lack of drainage which makes the area susceptible to flooding during wet weather conditions. Additionally, there are no alternative roads or modal split, and dead-end roads contribute to congestion and travel time. Finally, the narrowness of the roads below the standard width makes them unsuitable for walking purposes. To address these issues, the site will need to introduce a more structured street hierarchy, widen the narrow roads to conform to standard width, introduce street furniture, implement a drainage system, introduce alternative roads, remove or restructure dead-end roads, and make the area more suitable for walking purposes by introducing walking paths and sidewalks.

The existing land use of the area consists of various classifications, including residents and mixed-use, commerce and business, social services, administrations, open spaces and environmentally

sensitive areas, manufacturing and storage, and transportation and infrastructure. These classifications are depicted on the map provided, indicating the spatial distribution and arrangement of existing land use across the area. By understanding the existing land use and its distribution, it's possible to assess the area's current state and plan for potential changes or developments accordingly.

MAJOR FINDINGS OF THE URBAN PLANNING IN THE WALKESSA SITE.

Effective urban planning requires a transparent, accountable, and effective system to ensure that plans are not violated. This system should include monitoring and support systems to curb any violations that may arise. Plan preparation should also consider compact settlement patterns to ensure that physical, spatial, and socio-economic problems are alleviated through holistic and integrated planning approaches. During plan preparation, it is crucial to ensure that the principle of 30, 30, and 40 proportions of land use is employed. To engage the public and stakeholders in the planning and implementation process, a strategy should be devised. Furthermore, the urban plan preparation should include mixed land use and varying settlement types to strengthen social integration. By implementing these measures, we can create sustainable, livable, and inclusive cities that promote economic growth and social well-being.

KOMBOLCHA LDP SITE

The objective of the project is to develop a livable and functional mixed-use neighborhood that meets the needs of the community. To accomplish this goal, several specific objectives have been set. Firstly, an analysis of the compatibility of land use will be conducted. Next, appropriate land use, social services, and road networks will be proposed to ensure the neighborhood is well-planned and functional. To enhance urban quality, environmentally-friendly features and efficient technologies will be incorporated. Public-private spaces will be designed to encourage community interaction and social cohesion. Finally, development proposals will be put forward to promote local economic dynamism and create job opportunities for the community. By achieving these specific objectives, the general objective of creating a serviceable and mixed-use neighborhood for the community will be realized.

CHILALO LDP SITE

To make the most of available land resources, it is essential to create a habitable residential environment that provides impartial distribution of social services at a minimum cost and relocation. Additionally, strategic investments must be prepared by using land effectively to make the area a self-sustained urban hub. It is important to ensure that the right use of land is secured to benefit both the local community and the government. This involves changing the existing dormant nature of traverse collector streets into active and valuable streets to bring in more job opportunities. By integrating proposals with the structure plan, catchment radius activities, and services, urban planning can effectively address the challenges facing the area and create a resilient and sustainable community.

The vision of the Local development plan in Chilalo site the shared vision is “*To see Chilalo site a vibrant commercial and quality livable urban quarter*”.

Yet the vision was just has become a nightmare with lack of implementation plan.

4.2.2 Basic Socio-Economic Analysis

The LDP sites are a residential area characterized by a young population, with the majority of household heads being in their late 20s and early 30s. The average household size is 5, indicating a preference for larger families. In terms of education, a significant proportion of household heads - 37.5% each - hold a diploma or degree. Furthermore, approximately 75% of households engage in private sector or personal business, suggesting a strong entrepreneurial spirit among residents. The residents have a high rate of tenure, with an average stay of over five years and the highest being 35 years. Overall, Assela town is a dynamic and vibrant community with a thriving entrepreneurial culture and a strong sense of community among its diverse residents.

Table 4-1: engagement in economic activity

ENGAGED ECONOMIC ACTIVITY			
Sector	Private	NGO	Government
percentile	58.3%	8.3%	33.3%

Table 4-2 tenure type on the study sites

TENURE TYPE			
Sector	Rental	Ownership	Other
percentile	75%	12.5%	12.5%

Table 4-1 educational background on the sites

EDUCATIONAL BACKGROUND			
Sector	High school	Diploma	Degree
percentile	37.5%	37.5%	25%

Below on the top right is a chart showing a employment type. While in the top right tenure type and composition, in the bottom left educational background of the site, and at the right bottom the household standard

4.3 CHALLENGES OF LDP IMPLEMENTATION

4.3.1 Participation and Community Awareness in the LDP Projects

Hearing about the LDP Projects:-The importance of community involvement and awareness cannot be overstated, especially when it comes to urban planning initiatives. In many cases, urban plans are developed without sufficient input from community members, leading to a lack of engagement and buy-in from residents. This is particularly concerning in the study area, where 62.5% of residents have not heard any information about the ongoing urban plan. The lack of awareness among residents could lead to a range of negative outcomes, including community resistance, mistrust, and misunderstanding. Therefore, it was crucial for authorities to engage with and involve community members in the planning process to ensure that their needs and preferences are considered. By fostering a sense of community ownership and participation, urban planning initiatives can be more effective, equitable, and sustainable in the long-run.

Table 4-2 hearing about the Local Development Plan

Hearing about the Local Development plan		
Have you heard about the LDP projects?	yes	no
percentile	62.5%	37.5%

4.3.2 *Communities thought about successful implantation of the LDP.*

A community can play an integral role in the implementation of an urban plan. However, in cases where community members feel unheard or disengaged from the planning process, dissatisfaction can arise. The study area under consideration is currently facing this issue, with 75% of residents expressing dissatisfaction with the ongoing urban plan implementation. This lack of engagement and input from community members can lead to a range of negative outcomes, including mistrust, miscommunication, and community resistance. To address these concerns, it is crucial for authorities to engage with residents and foster a greater sense of community ownership and participation in the planning process. By incorporating the needs and preferences of community members into the urban plan, authorities can ensure more equitable outcomes and work towards building a sustainable and prosperous future for all residents. Without such participation, the urban plan may lack the buy-in and support needed to be successful.

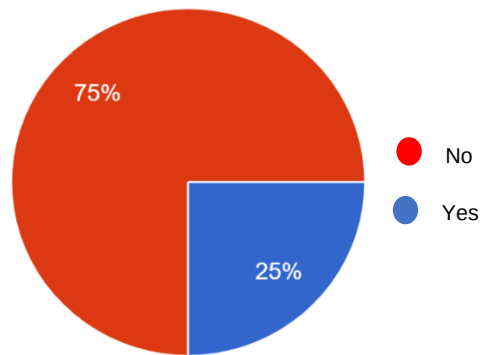


Figure 4-3 : communities thought on LDP implementation

4.3.3 Observed Functional and Spatial Change on the LDP Site

The lack of structural and functional changes within a neighborhood can be indicative of a lack of successful urban planning implementation. In the study area, 50% of the community believes that they have not experienced any such changes within their neighborhood, implying that the urban planning process may not have been put into action. Furthermore, only 37.5% of community members reported experiencing changes in the urban form, which have been largely characterized as informal settlements and urban densification. These findings suggest a need for a deeper analysis of the urban planning process

Table 4-3 Changes Due To LDP

OBSERVED CHANGE IN THE SITE			
Sector	No	yes	I can't say
percentile	37.5%	37.5%	25%

4.3.4 Limitations Observed On the LDP Implementation by Dwellers

In the study area, only 37.5% of dwellers agreed that the implementation of LDP projects was sufficient. Notably, many of the reported limitations were related to financial and manpower shortages, quality problems, irresponsibility, and inflation. These findings underscore the importance of ensuring adequate funding and resources are allocated to LDP projects. It is also crucial to establish accountability measures and engage with community members to ensure that

LDP projects are responsive to their needs and preferences. Furthermore, there is a need for increased transparency and communication to build trust and reduce the risk of dissatisfaction. By addressing the identified limitations and prioritizing the needs of the community, LDP projects can lead to improved quality of life, increased prosperity, and a greater sense of community ownership and participation in the development process.

4.3.5 *Perceived Importance of the LDP’s For Assela Town*

The successful implementation of Local Development Plans (LDPs) is contingent upon the recognition of their importance by the community. In Assela town, only 25% of the population strongly believes in the importance of LDPs and urban plans, while 12.5% do not see the importance of preparing such plans at all. Such a lack of recognition of the importance of LDPs can have a significant impact on the implementation of urban plans. Without the necessary community buy-in, it can be challenging to allocate the required funding and resources towards LDPs, which can lead to inadequate implementation. It can also make it difficult to establish accountability measures and engage with community members. It is essential that efforts are made to increase awareness of the importance of LDPs and engage with stakeholders to ensure that they align with the needs and preferences of the community. By prioritizing community involvement and engagement, LDPs can lead to improved quality of life, equitable outcomes, increased prosperity and a greater sense of community ownership and participation in the development process.

Table 4-4 perceived importance of the LDP

PERCEIVED IMPORTANCE OF THE LDP					
Sector	Extremely important	Very important	Important	Non-important	Irrelevant
percentile	25%	25%	50%	0%	0%

4.3.6 *Participation in the Urban Planning Process*

Active community participation is a crucial aspect of the development and implementation of local development plans (LDPs). However, in Assela town, only 25% of the population participated in the preparation of an LDP urban plan. This lack of participation can have significant negative impacts on the implementation of the plan. Without active participation, it can be challenging to

ensure that the plan aligns with the needs and preferences of the community. This can lead to inadequate implementation and dissatisfaction among community members. Furthermore, it can make it difficult to establish accountability measures and engage with community members. It is critical that stakeholders are engaged to enhance their understanding of the importance of LDPs and their participation in the development process. By prioritizing community involvement and engagement, LDPs can lead to improved quality of life, equitable outcomes, increased prosperity, and a greater sense of community ownership and participation in the development process. To ensure successful implementation, it is essential that the community is actively involved in the planning process and that their perspectives and feedback are considered throughout the process.

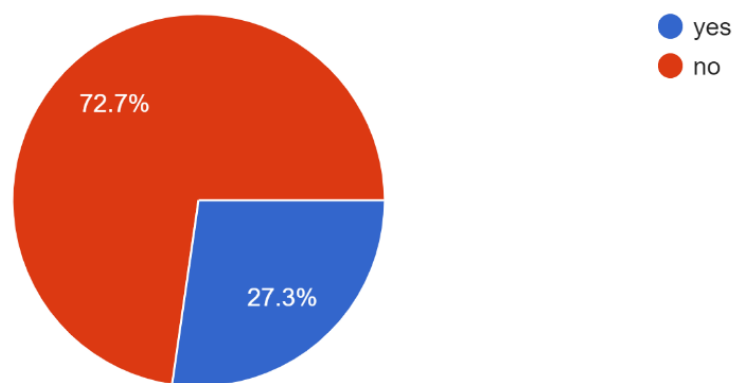


Figure 4-4 : Participation in the Urban Planning Process

Rate of Participation In The LDP Preparation: Active citizen participation is crucial in ensuring that local development plans (LDPs) align with the needs and preferences of the community. However, in Assela town, only 25% of the population participated in the preparation of an LDP urban plan, with most of the role of citizens being limited to "informing" and "consultation." This limited participation hinders the realization of citizen control, which is a crucial principle of citizen participation. To ensure that citizens have a meaningful role in the planning process, citizen engagement that goes beyond just providing information and seeking consultation. Implementation that enable active citizen participation and decision-making, with the aim of empowering communities to take ownership of the development process. Creating participatory spaces where citizens can engage in discourse and co-create solutions can lead to improved quality of life, equitable outcomes, increased prosperity, and a greater sense of community ownership.

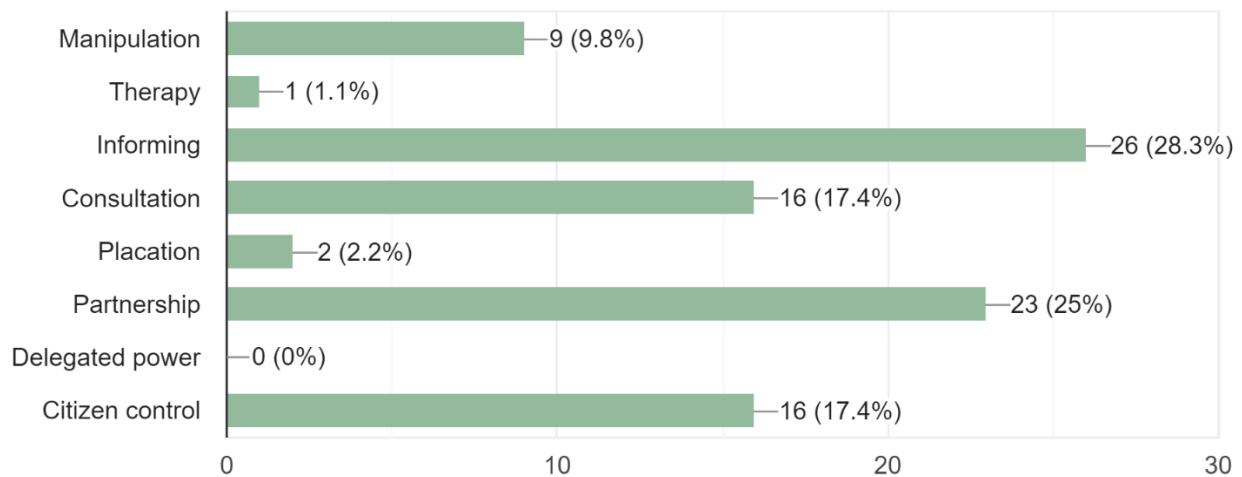


Figure 4-5: level of participation on the LDP process

4.3.7 Active Participation in the Community Meetings for LDP?

Active citizen participation is crucial in ensuring that local development projects and their associated public hearings align with the needs and preferences of the community. However, in Assela town, during the public hearing process, only 54.5% of the community actively engaged in the discussion. It is essential to recognize that this level of community participation is ineffective and falls short of creating genuine ownership of the project by the citizens. Without active participation by a broad and diverse group of citizens, public hearings lack constructive discourse and may fail to capture crucial perspectives and feedback from the community. In such a scenario, decisions made are unlikely to reflect the diverse values within the community, and the potential for conflict and dissatisfaction is high. Additionally, a lack of participation from traditionally marginalized and underrepresented groups leads to an uneven distribution of power, leading to negative social and economic outcomes. Policymakers should have prioritize active citizen participation to ensure that local development projects and their associated public hearings are inclusive, transparent, and accountable. By doing so, citizens can play a more active role in shaping their communities, resulting in more equitable and sustainable outcomes.

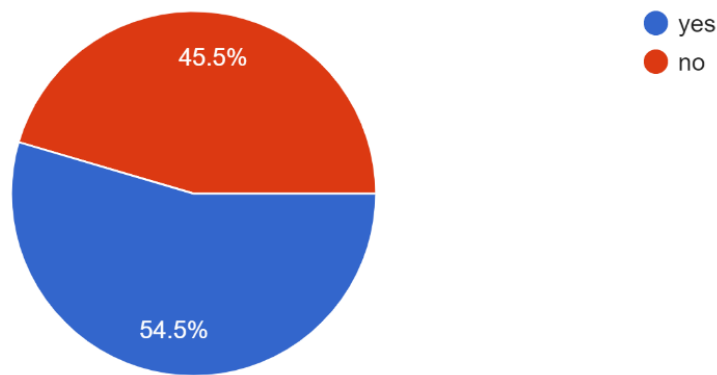


Figure 4-6 : general participation on the LDP process

4.4 IMPLEMENTATION PROBLEMS OF THE LDP

The implementation of urban development projects is a complex and multifaceted process that requires careful planning, coordination, and execution. In Assela town, the city municipality has recognized several challenges that hinder the successful implementation of such projects. These include a lack of finance, political instability, landownership, and compensation disputes, corruption, and a lack of commitment. The municipality acknowledges that these issues have led to delays, cost overruns, and significant disruptions. However, it is worth noting that the municipality had identified these problems during the planning phase, and as a result, they tried to keep the land use subdivision intact as much as possible to minimize the impact of these challenges. Stakeholders should have identified and address these challenges proactively to ensure the successful implementation of urban development projects. This may require developing creative financing mechanisms, promoting transparent and accountable governance, and building strong partnerships with local communities and stakeholders. Additionally, stakeholders should have strengthen their commitment to ensuring that development projects serve the community's interests and aspirations while minimizing disruptions to their daily lives. By taking a more holistic and inclusive approach to urban development, the municipality can help create more sustainable and resilient communities that are better equipped to meet the challenges of the future.

4.5 IMPACT OF LDP ON THE PHYSICAL AND SOCIAL DEVELOPMENT

4.5.1 *Quality Of Life Improvement As A Result Of the LDP's*

The quality of life of a community's dwellers is a key indicator of the effectiveness of local development plans. In the case of Assela town, the proposed local development plans were intended to improve the quality of life for residents. However, according to the data, 75% of residents did not feel that their lives had actually improved as a result of the plans. This disconnect between the intended outcomes and the lived experiences of community members underlines the importance of prioritizing quality of life when developing and implementing local development plans. In order to ensure that such plans are effective, they must be aligned with the needs and preferences of the community, rather than being developed in isolation.

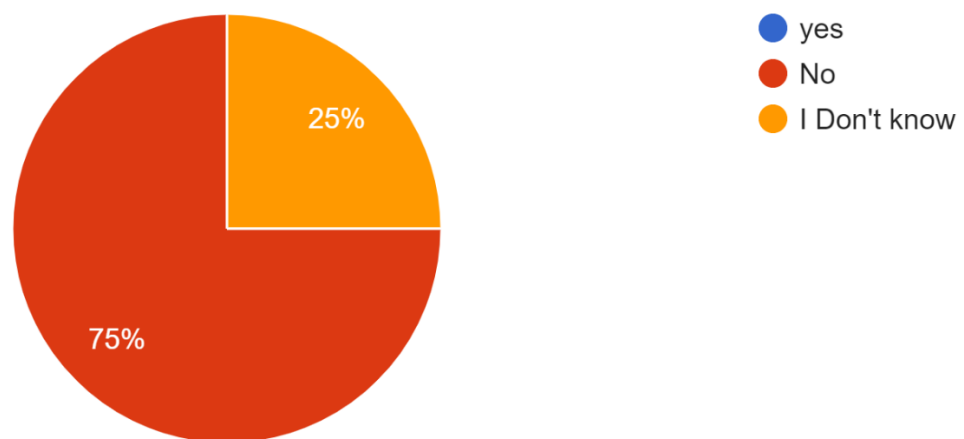


Figure 4-7 Quality of life improvement due to the LDP

4.5.2 *Belongingness and Social Tie.*

Increasing social interaction among neighbors can play a significant role in creating a sense of belongingness within a community. When people interact more frequently, they are likely to develop closer bonds and relationships, which can lead to a stronger sense of shared identity and a feeling of being interconnected. It is also true that people who have strong social networks and connections within their neighborhoods are more likely to be attached to their communities and less likely to want to leave. In the case of Assela, strong neighbor-to-neighbor interactions have been observed. This suggests that the community members have developed strong bonds and a

shared sense of identity. Leveraging these social networks and relationships while designing and implementing urban development projects in not considered and enhanced by the implementation process. Locally led development projects that build on the existing social fabric of the community can be more successful in achieving their objectives while minimizing the impact on the community's social, cultural, and economic characteristics. By working with and through local communities and supporting locally-led development initiatives, municipality can help build a sense of community ownership and create a more sustainable and inclusive development path.

Table 4-5: engagement on the social engagement

SOCIAL ENGAGEMENT					
Sector	Always	Often	Sometimes	rarely	Never
percentile	25%	25%	50%	0%	0%

Table 4-6: social belongingness on the LDP site

SOCIAL BELONGINGNESS					
Sector	Always	Often	Sometimes	rarely	Never
percentile	25%	25%	50%	0%	0%

4.5.3 Comparative Spatial Analysis

Comparative spatial map analysis is a powerful tool for geospatial data analysis that provides a visual representation of the differences between two or more data sets. By utilizing maps, it enables the easy comparison of data, which can be an effective way to communicate information to decision-makers. The process of comparative spatial map analysis involves the use of geographic information systems (GIS) and other software tools to display and analyze the data (GIS, 2023). It allows for the identification of spatial patterns, trends, and changes, and can lead to new insights and discoveries. This type of analysis is commonly used in fields such as urban planning, transportation, and environmental management, among others. Proper citation of sources is essential when conducting comparative spatial map analysis to ensure accuracy, transparency, and accountability (PMC, 2017). By gaining a deeper understanding of spatial data through

comparative spatial map analysis, decision-makers can make informed decisions that lead to positive outcomes.

The comparative spatial analysis aims to cover all three LDP sites and involves the utilization of 3-degree geographic grids in both the north-south and east-west directions. This approach allows the extraction of a small but representative portion of each LDP site to conduct a detailed review of its spatial characteristics and other relevant features. The main objective of this approach is to provide a comprehensive analysis that can aid to show the local development `implementation of each site based on its unique features. The ensuing section of the report presents the maps that illustrate the extracted parcels and various spatial features of each LDP site in detail.

Thus, more than 90 % of the whole study area of the LDP site are covered in the spatial analysis.

KOMBOLCHA SITE



- THERE IS NO BLOCKING CHANGE
- UNDER DEVELOPED COMERCIAL AREA
- PROPOSED YET UNCONSTRUCTED ROADS



- THERE IS NO BLOCKING CHANGE



- UNCONSTRUCTED ROADS
- VARIANT ROAD WIDTH (OUT OF PLAN)
- BLOCK USED FOR UNINTENDED PURPOSE.



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS

WALKESSA SITE



- UNIMPLEMENTED BLOCK ARRENGMENT
- UNIMPLEMENTED ROAD STRUCTURING
- THE ROAD IS NOT CONSTRUCTED PER THE PLAN



- UNIMPLEMENTED ROAD DESIGN ACCESS.
- UNIMPLEMENTED ROAD STRUCTURING



- LANDUSE REGULATION UNIMPLEMENTED
- BLOCKING RESTRUCTURING NOT RESPECTED.
- BUILDINDS ON THE PROPOSED ROAD



- 52 | Proposed BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS

CHILALO SITE



- UNIMPLEMENTED BLOCK ARRANGMENT
- UNIMPLEMENTED ROAD STRUCTURING
- THE ROAD IS NOT CONSTRUCTED PER THE PLAN



- UNIMPLEMENTED ROAD DESIGN ACCESS.
- UNIMPLEMENTED ROAD STRUCTURING



- LANDUSE REGULATION UNIMPLEMENTED
- BLOCKING RESTRUCTURING NOT RESPECTED.
- BUILDINGS ON THE PROPOSED ROAD



- 53 PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- UNIMPLEMENTED BLOCK ARRENGMENT
- UNIMPLEMENTED ROAD STRUCTURING
- THE ROAD IS NOT CONSTRUCTED PER THE PLAN



- UNIMPLEMENTED ROAD DESIGN ACCESS.
- UNIMPLEMENTED ROAD STRUCTURING



- LANDUSE REGULATION UNIMPLEMENTED
- BLOCKING RESTRUCTURING NOT RESPECTED.
- BUILDINDS ON THE PROPOSED ROAD



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS



- PROPOSED BUT UNCONSTRUCTED ROADS
- NO PHYSICAL IMPROVEMENT OF ROADS

4.5.4 *Lessons from the spatial analysis*

The noninvasive approach to urban planning has allowed for minimal block changes, resulting in a relatively seamless transition from the previous land use to the current one. While it can be argued that this approach has its pros and cons, it is clear that it has provided some benefits. At the same time, however, there are also some downsides to this approach. Without significant changes to infrastructure, it can be difficult to address the increasing spatial and population demands of the area. Some people living in the community have expressed concerns that the lack of infrastructure upgrades will lead to challenges in addressing issues such as traffic congestion and public transportation.

Despite the lack of road upgrades, the urban blocks have seen a significant change in terms of built-up density. This is evident in the upsurge of people and businesses in the area, leading to a noticeable change in the urban landscape. The increase in demand and the population growth has contributed to the emergence of new businesses and social amenities. On the flip side, there has been a rise in the number of buildings in the area without proper planning or regulations. This unchecked development is visible in the satellite pictures, where some buildings have been erected haphazardly, raising concerns of a potential transformation into a slum area.

In conclusion, while the noninvasive approach to urban planning has its benefits, it also comes with some drawbacks such as the lack of infrastructure upgrades to meet the needs of an increasing population. The noticeable change in the built-up density within the urban blocks shows that the urban planning approach adopted has led to an increase in spatial and population demands. However, the development of buildings without proper planning or regulations may lead to the area's transformation into a slum area.

CHAPTER 5: CONCLUSION AND RECOMMENDATION

5.1 CONCLUSION

It has been previously stated that the planning process for the three sites involves several critical stages, including reconnaissance, data collection, analysis, appraisal, and approval. The first stage of this systematic approach is the careful creation of a base map to provide a comprehensive understanding of the geographical area. After this, data is collected through surveys and discussions to analyze various factors such as environmental, social, and economic. Then, detailed proposals are developed for the three sites. The stakeholders are kept in the loop with presentations and their feedback is consolidated to facilitate the appraisal process. However, it has come to light that neither the urban planning institute nor the municipality has developed any implementation guidelines or follow-up procedures. It is found that the document only addresses the design process.

The problem with implementing the Local Development Plan (LDP) or local development plan identified by the dwellers includes weak participation of stakeholders. In the Focus group discussion period, several issues that arose during the implementation process were reported on the municipality side. These issues include a lack of finance, political instability, landownership and compensation disputes, corruption, and a general lack of commitment. These findings suggest that the implementation of the LDP or any development plan must take into account the needs and requirements of the dwellers and other stakeholders. Furthermore, the municipality or local government must be equipped with adequate resources and commitment to ensure successful and sustainable implementation of the development plan. Adequate stakeholder engagement and participation can also enhance the legitimacy and transparency of the development process while minimizing potential conflicts and challenges that may arise during and after the implementation of the plan.

In relation to physical and social development, the spatial analysis conducted for the intended urban development plan has revealed significant shortcomings. The plan's land use proposal was largely inconsistent with the satellite map, indicating a significant mismatch between the proposal and existing land use. When surveyed, a large number of dwellers (62.5%) reported that they had no knowledge of the proposed development activities on their land. Among those who were aware,

a considerable proportion (75%) expressed dissatisfaction with the implementation process. Interestingly, only 37.5% of the surveyed dwellers reported observing physical changes due to the local development plan. Despite this, an overwhelming majority (87.5%) acknowledged the importance of the Local Development Plan (LDP). This highlights a significant mismatch between the expectations of dwellers and the municipality concerning what to expect from the development plan. As for social development, respondents claimed that basic infrastructure are deteriorating and no new infrastructure are being built. Significant roads and urban amenities are serving for beyond their capacity.

5.2 RECOMMENDATION

5.2.1 ultimate level of citizens' participation:

The participation of the study area site could not be considered genuine participation. Yet, in recent years, there has been a growing call for citizens to be more actively engaged in the urban planning process. According to Baum and Lawless (2016), citizens' involvement in the urban planning process can lead to improved outcomes and increased support for the plan. Furthermore, citizen participation can enhance the legitimacy and transparency of the process, while minimizing potential conflicts and challenges that may arise during and after the implementation of the plan.

Several scholars have emphasized the importance of citizen participation in the urban planning process (Baum and Lawless, 2016; Hajer, 2003; Healey, 1997). According to Hajer (2003), involving citizens early in the planning process can help to establish trust and mutual respect between the government and citizens. Healey (1997) notes that citizen participation can improve the quality of the plan by bringing diverse perspectives and knowledge to the table. Moreover, citizen involvement can provide insights into the needs and priorities of the community, which in turn can help to ensure that the plan reflects the aspirations and values of the community.

In conclusion, citizen participation is a critical component of the urban planning process. Introducing citizens to the process can increase their appreciation of the planning process and empower them to contribute positively to its success. Achieving meaningful citizen participation requires a proactive approach on the part of government agencies and private organizations to educate, inform, and involve citizens in the process. Such an approach will undoubtedly lead to better outcomes and ultimately enhance the livability and sustainability of our cities.

5.2.2 Ensure accountability on the land management system

Land management is a crucial component of urban planning and sustainable development. Developing countries, in particular, face significant challenges in ensuring accountability and transparency in their land management systems. The United Nations Conference on Environment and Development (1992) emphasized the need for strengthening legal frameworks for land management and access to land, particularly in the context of developing countries. Furthermore, ensuring access to land can contribute to poverty alleviation, food security, and other sustainable development goals (SDGs) outlined by the United Nations (United Nations, n.d.).

However, the lack of accountability and transparency in land management systems can lead to various socio-economic and environmental problems. For instance, corruption in land management can lead to illegal land grabbing, displacement of vulnerable communities, environmental degradation, and other negative outcomes (United Nations Convention against Corruption, n.d.). Moreover, weak land tenure systems can discourage investment, hinder economic growth, and perpetuate poverty and inequality (United Nations, n.d.).

Therefore, it is crucial to ensure that land management systems are accountable and transparent, particularly in developing countries. This can be achieved through engaging citizens in the land management process, increasing access to information, building capacity among stakeholders, and strengthening legal frameworks for land management and access to land (United Nations, n.d.). Such an approach can promote sustainable development, enhance social inclusion, and reduce poverty and inequality.

5.2.3 Capacity building for professionals

Highly qualified human resources play a crucial role in the effective implementation of urban planning policies. The quality of human resources is determined by their education, skills, and expertise in areas related to urban planning. The more highly qualified the workforce, the better equipped they are to understand the complex challenges facing urban areas and to develop creative solutions (UNDP, 2016).

Highly qualified human resources are critical in promoting sustainable urban development. They have the necessary knowledge and skills to integrate environmental, social, and economic considerations into urban planning policies. Moreover, they can help to ensure that policies are

evidence-based, culturally sensitive, and effective in meeting the needs of diverse communities (Yigitcanlar et al., 2015).

In addition to their technical expertise, highly qualified human resources also play a critical role in building local capacity for effective urban planning. By sharing their knowledge and skills with local communities and promoting participatory decision-making, they can empower individuals and organizations to take an active role in shaping their urban environments (UN-Habitat, 2016).

However, the availability of highly qualified human resources is often limited in developing countries, where rapid urbanization and economic growth have outpaced investments in education and training. Therefore, investing in education and training is essential for building a skilled workforce that can effectively implement urban planning policies and promote sustainable development (UN, 2015).

5.2.4 Allocation of the necessary budget

According to Yigitcanlar, O'Connor, and Westerman, urban planning involves developing policies, strategies, and designs for how cities, towns, and other urban areas should grow and evolve over time (Yigitcanlar, O'Connor, & Westerman, 2015). Implementing these plans requires resources, which can be difficult to obtain without adequate funding. Funding is a critical component in the execution of urban plans as it enables the necessary research, planning, and execution of policies that are designed to improve urban environments.

Urban plans require the involvement of a highly qualified workforce with a diverse set of skills and knowledge in areas, such as architecture, environmental planning, transportation planning, and urban design (Yigitcanlar, O'Connor, & Westerman, 2015). According to the United Nations Development Programme (UNDP), these professionals require support and resources to achieve their goals, which is where funding comes in. Well-funded programs can attract highly qualified personnel, finance extensive data collection, and support the development of smart technologies to aid in urban planning decisions (UNDP, 2016).

Funding plays an indispensable role in addressing the needs of urban communities in a comprehensive and equitable manner (UN, 2015). A part of the allocation of funds focuses on the needs of urban communities to achieve a balance between environmental, social, and economic considerations. To ensure that urban areas remain healthy for both humans and the environment,

cities and towns require investments in transportation infrastructure, green spaces, and public services. Additionally, financing and addressing issues concerning housing and poverty are critical in developing livable and equitable urban areas.

A long-term commitment to sustainable development requires that sufficient funding is allocated. This makes it possible to implement policies that promote environmentally friendly practices, socially inclusive communities, and economically viable urban environments. Such planning initiatives involve the use of renewable energy, conservation of land, and mitigation of pollution from urban areas, among other measures (UN, 2015). This long-term commitment needs to become a city government priority that recognizes the crucial nature and benefit of sustainable development, which can only be achieved through uninterrupted adequate funding.

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APPENDIX

a. ANNEX-1 QUESTIONNAIRE- ENGLISH



ADAMA SCIENCE AND TECHNOLOGY UNIVERSITY

QUESTIONNAIRE:

Mr. Shiferaw Bedada who is a student of Adama Science and technology university (ASTU) is working is final graduate-level thesis research on “EVALUATION OF LOCAL DEVELOPMENT PLAN IMPLEMENTATION: The Case of Asella Town LDP Projects”. Thus, help him achieve his goal by providing honest and relevant information.

With regards

BASIC INFORMATION

Name of Household Head _____ Age _____ House NO _____

Site ☐ Walkessa ☐ Kombolcha ☐ Chilalo Data Collected Date _____

Ownership Status ☐ rental ☐ Owner ☐ other

BASIC HOUSEHOLD INFORMATION

1. How many years have you been living in Assela town. _____

2. What do you do for a living?

☐ private work ☐ public sector ☐ NGO ☐ other

3. What is your educational background

☐ High school ☐ Diploma ☐ degree ☐ masters ☐ PhD.

4. How many members are there in the household, including the head? _____

LOCAL DEVELOPMENT QUESTIONS

5. Have you heard of the Asella Local Development Plan (LDP) projects?

☐ yes ☐ No ☐ I don't know

6. In your opinion, do you think the Asella LDP projects have been implemented successfully?

☐ yes ☐ No ☐ I don't know

7. Have you noticed any changes in the physical appearance or functionality of Asella Town since the implementation of the LDP projects?

☐ yes ☐ No ☐ I don't know

8. Have the LDP projects improved the quality of life in Asella town? If yes, how?

☐ yes ☐ No ☐ I don't know

9. Have the LDP projects been able to meet the needs and expectations of the community in Asella town?

☐ yes ☐ No ☐ I don't know

IMPLEMENTATION RELATED QUESTIONS

10. Are there any challenges or limitations facing the implementation of the LDP projects in Asella town?

☐ yes ☐ No ☐ I don't know

If yes what are they

11. What suggestions do you have for improving the implementation of the LDP projects in Asella town?

12. How important do you think it is to have a Local Development Plan for a town like Asella?

PARTICIPATORY QUESTIONS

13. Have you ever been involved in the planning or implementation of any local development projects in Asella town? If so, can you describe your experience?

☐ yes ☐ No ☐ I don't know

14. How do you rate your level of participation in the local development plan project?

☐ Manipulation	☐ Consultation
☐ Therapy	☐ Placation
☐ Informing	☐ Partnership

☐ Delegated power

☐ Citizen control

15. Did you participate in the discussion by asking questions?

☐ yes

☐ No

16. If there was a discussion what was the central element for the discussion on the LDP project?

☐ The benefit of the LDP

☐ technical aspects

☐ policies and

strategies others

17. Do you think the LDP project discussion was easy to understand for you?

☐ yes

☐ No

18. How many discussions have been made with the community regarding the LDP?

BELONGINGNESS AND SOCIAL TIE

19. Do you feel like you belong in your city/town?

☐ yes

☐ No

☐ I can't say

20. How often do you interact with your neighbors?

☐ Always

☐ often

☐ sometimes

☐ really

☐ never

21. How often do you engage in social gatherings?

☐ Always

☐ often

☐ sometimes

☐ really

☐ never

22. What kind of social gatherings do you have in the neighborhood you are living

☐ Edir

☐ ekub

☐ religious gatherings

☐ other

☐ none

23. Do you trust officials for manipulating your land property?

☐ yes

☐ No

24. Are you willing to leave your land for the good of the community and live in some other place?

☐ yes

☐ No

ASPIRATION

25. What improvements would you like to see in your city's public transportation system?

26. What measures would you like to see implemented to make your city more environmentally sustainable?

27. What types of businesses or industries would you like to see attracted to your city in the future?

28. What changes would you like to see regarding the allocation of public resources and funding for city programs and services?

29. How would you like to see the city support and promote cultural and recreational activities for residents?

30. What changes would you like to see in terms of zoning and development policies in your city?

31. How would you like to see the city address issues of affordable housing and homelessness?

32. What changes would you like to see regarding access to and quality of public schools and education in your city?

33. Do you think the LDP plans are a threat for the community?

- ☐ yes ☐ No ☐ I don't know

b. ANNEX-2 QUESTIONNAIRE- AMHARIC

የአካባቢ ልማት እቅድ አፈፃፀም ግምገማ: የአሰላ ከተማ

የኤልዲፒ ፕሮጀክቶች ጉዳይ።

QUESTIONNAIRE: Mr. Shiferaw Bedada who is a student of Adama Science and technology university (ASTU) is working is final graduate-level thesis research on "Assessment of Local Development Plan Implementation: The Case of Asella Town LDP Projects". Thus, help him achieve his goal by providing honest and relevant information.

* Indicates required question

1. የቤተሰብ ሥራ ስም *

2. ዕድሜ *

3. የቤት ቁጥር *

4. ጣቢያ *

Mark only one oval.

- ☐ ወልክላ
- ☐ ኮምቦልቻ
- ☐ ቸላሎ

5. የግቢው ባለቤትነት ሁኔታ

Mark only one oval.

- ☐ ባለቤትነት
- ☐ ኪራይ
- ☐ Other: _____

መሰረታዊ የቤት መረጃ

6. በአሰላ ከተማ ስንት አመት ኖራችሁ? *

7. የምትተዳደርበት ስራ ምንድን ነው? *

Mark only one oval.

- ☐ የግል ሥራ
- ☐ የህዝብ ልዩነት
- ☐ መንግሥታዊ ያልሆኑ ድርጅቶች
- ☐ Other: _____

8. የትምህርት ደረጃዎ ምን ይመስላል?

Mark only one oval.

- ☐ ሁለተኛ ደረጃ ትምህርት ቤት
- ☐ ዲፕሎማ
- ☐ ዲግሪ
- ☐ ማስተርስ and above

9. ርእሱን ጨምሮ በቤተሰቡ ውስጥ ስንት አባላት አሉ? *

የአካባቢ ልማት ጥያቄዎች

10. ስለ አሰላ የአካባቢ ልማት ጥላን (ኤልዲፒ) ፕሮጀክቶች ሰምተሃል?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ አላውቅም

11. በአርሰዎ አስተያየት፣ የአሰላ ኤልዲፒ ፕሮጀክቶች በተሳካ ሁኔታ ተግባራዊ ሆነዋል ብለው ያስባሉ?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ አላውቅም

12. የኤልዲፒ ፕሮጀክቶች ከተተገበሩበት ጊዜ ጀምሮ በአሰላ ከተማ የአካል ገጽታ ወይም ተግባራዊነት ላይ ለውጦችን አስተውለዋል?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ አላውቅም

13. የኤልዲፒ ፕሮጀክቶች በአሰላ ከተማ ያለውን የኑሮ ጥራት አሻሽለዋል?

Mark only one oval.

- ☐ yes
- ☐ No
- ☐ I Don't know

14. አዎ ከሆነ እንዴት?

ከትግበራ ጋር የተያያዙ ጥያቄዎች

15. በአሰላ ከተማ የኤልዲፒ ፕሮጀክቶችን አፈፃፀም ያጋጠሙ ችግሮች ወይም ገደቦች አሉ?

16. አዎ ከሆነ, ምንድን ናቸው?

17. በአሰላ ከተማ የኤልዲፒ ፕሮጀክቶችን አፈፃፀም ለማሻሻል ምን ሀሳቦች አሉዎት?

18. እንደ አሰላ ላሉ ከተማ የአካባቢ ልማት እቅድ ማውጣት ምን ያህል አስፈላጊ ነው ብለው ያስባሉ?

Mark only one oval.

- ☐ እጅግ በጣም አስፈላጊ
- ☐ በጣም አስፈላጊ
- ☐ አስፈላጊ
- ☐ አይጠቅምም
- ☐ አግባብነት የሌለው

የአሳታፊ ጥያቄዎች

19. በአሰላ ከተማ የአካባቢ ልማት ፕሮጀክቶችን በማቀድ ወይም በመተግበር ተሳትፈዋል?

Mark only one oval.

- ☐ yes
- ☐ no

20. በአካባቢ ልማት እቅድ ፕሮጀክት ውስጥ ያለዎትን የተሳትፎ ደረጃ እንዴት ይገመግማሉ?

Check all that apply.

- ☐ ማታለል
- ☐ ማባበል
- ☐ ማሳወቅ ብቻ
- ☐ መመካከር
- ☐ መሸመር
- ☐ ከህዝብ ጋር በኢጋርነት
- ☐ በተወካዮች
- ☐ በህዝብ ቁጥጥር

21. በውይይቱ ላይ ጥያቄዎችን በመጠየቅ ተሳትፈዋል?

Mark only one oval.

- ☐ አዎ
- ☐ አይ

22. ውይይት ከነበረ በኤልዲፒ ፕሮጀክት ላይ የውይይቱ ማፅከላዊ አካል ምን ነበር?

Mark only one oval.

- ☐ የከተማ ፕላን ጥቅም
- ☐ ቴክኒካዊ ገጽታዎች
- ☐ ፖሊሲዎች እና ስትራቴጂዎች
- ☐ Other: _____

23. የከተማ ፕላን ፕሮጀክት ውይይት ለአርሰዎ ለመረዳት ቀላል የሆነ ይመስልዎታል?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ ምን አልባት

24. የከተማ ፕላን በተመለከተ ከህብረተሰቡ ጋር ምን ያህል ውይይት ተደርጓል?

ባለቤትነት እና ማህበራዊ ትስስር

25. በከተማዎ/ከተማዎ ውስጥ እንዳለዎት ይሰማዎታል?

Mark only one oval.

- ☐ አዎ
- ☐ አይ

26. ከጎረቤቶችዎ ጋር ምን ያህል ጊዜ ይገናኛሉ?

Mark only one oval.

- ☐ ሁልጊዜ
- ☐ ብዙ ጊዜ
- ☐ አንዳንዴ
- ☐ አልፎ አልፎ
- ☐ በፍጹም

27. በማህበራዊ ስብሰባዎች ውስጥ ምን ያህል ጊዜ ይሳተፋሉ?

Mark only one oval.

- ☐ ሁልጊዜ
- ☐ ብዙ ጊዜ
- ☐ አንዳንዴ
- ☐ አልፎ አልፎ
- ☐ በፍጹም

28. እርስዎ በሚኖሩበት ሰፈር ውስጥ ምን ዓይነት ማህበራዊ ስብሰባዎች አሉዎት?

Check all that apply.

- ☐ አድር
- ☐ አቁብ
- ☐ ሃይማኖታዊ ስብሰባ
- ☐ ምንም
- ☐ Other: _____

29. ባለሥልጣኖች የመሬት ንብረቶቻችሁን እንዲቆጣጠሩ ታምናላችሁ?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ ምን አልባት

30. መሬትህን ለህብረተሰቡ ጥቅም ትተህ ሌላ ቦታ ለመኖር ፍቃደኛ ነህ?

Mark only one oval.

- ☐ አዎ
- ☐ አይ
- ☐ ምን አልባት

ምኞት

31. በከተማዎ የህዝብ ማመላለሻ ስርዓት ውስጥ ምን ማሻሻያዎችን ማየት ይፈልጋሉ?

32. ከተማዎን የበለጠ ለአካባቢ ጥበቃ ዘላቂ ለማድረግ ምን ዓይነት እርምጃዎች ሲተገበሩ ማየት ይፈልጋሉ?

33. ወደፊት ምን አይነት ንግዶች ወይም ኢንዱስትሪዎች ወደ ከተማዎ እንዲሳቡ ይፈልጋሉ?

34. የህዝብ ሀብት ድልድል እና ለከተማ ፕሮግራሞች እና አገልግሎቶች የገንዘብ ድጋፍን በተመለከተ ምን ለውጦችን ማየት ይፈልጋሉ?

35. ከተማው ለነዋሪዎች ባህላዊ እና መዝናኛ እንቅስቃሴዎችን ሲያግፍ እና ሲያስተዋውቅ እንዴት ማየት ይፈልጋሉ?

36. በከተማዎ ውስጥ በዞን እና በልማት ፖሊሲዎች ላይ ምን ለውጦችን ማየት ይፈልጋሉ?

37. በተመጣጣኝ ዋጋ የመኖሪያ ቤት እና የቤት አጠት ችግሮችን ከተማዎን እንዴት ማየት ትፈልጋለህ?

38. በከተማዎ ውስጥ ባሉ የህዝብ ትምህርት ቤቶች እና የትምህርት ተደራሽነት እና ጥራት ላይ ምን ለውጦችን ማየት ይፈልጋሉ?

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c. ANNEX-3 DATA COLLECTION PERMIT

Box: 1888 Phone: +251 221-122758 Fax: +251 221-129800 Email: inworkue@gmail.com

 **ADAMA SCIENCE & TECHNOLOGY UNIVERSITY**
አዳማ ሳይንስና ቴክኖሎጂ ዩኒቨርሲቲ

አዳማ-ኢ.ተ.ዩ.አ.ዋ.
Adama, Ethiopia
Date 24/3/2023
Ref. No. Arch/1397/105/23
Eleni Worku
Head, Architecture Department

To whom it may concern:

Subject: Letter of Permission for Data Collection

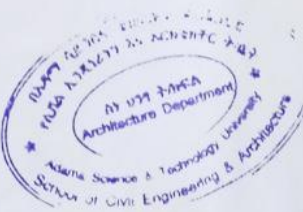
I'm writing this letter to inform you about data collection process regarding Mr. Shiferaw Bedada, who is currently a post-graduate student in the department of Urban Planning and design at Adama Science and Technology University. As part of the curriculum, the student is currently engaged on a thesis work which requires general survey on information related to urban planning and design issues from professionals, government institutes, private companies and others.

For this reason, I am requesting you to grant him the permission to access the information from your organization. The information gathered by the student will only be used for educational purpose.

Thank you in advance for your cooperation and if you have any questions regarding this letter, please do not hesitate to contact me.

With Regards 

Eleni Worku Zenebe
Head, Architecture
Department



d. ANNEX-4 SITE AND DATA COLLECTION PICTURES

