



# **Proceedings Report of the First Biennial Symposium on Human Settlements Planning, Development and Sustainability in Zimbabwe**

17-19 August 2016

**University of Zimbabwe, Harare**



**Event hosted by the Department of Rural & Urban Planning in the Faculty of Social Studies at the University of Zimbabwe**

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## **Acknowledgements**

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## Background to the Symposium

Zimbabwe is experiencing a phenomenal increase in urban poverty since the 1990s. Various factors explain this phenomenon, among them legacy of colonialism and the implementation of policies such as the Economic Structural Adjustment Programme (ESAP) and rising unemployment. Climate change and Global economic recession during the past decade or so, the economy of Zimbabwe has faced serious challenges characterised by high unemployment, hyperinflation and dilapidated infrastructure among others. This state of affairs has jeopardised the ability of the majority urbanites to meet their basic needs. The collapse of the social welfare system and general absence of effective poverty reduction programmes have forced the majority of the urban poor to resort to informal sector activities as there are limited or no alternative methods of generating income for household survival. Between 2000 and 2007, more than 80 % of the manufacturing firms in the country witnessed a decline in productivity, in which most of them were operating below 30 % capacity utilisation (Makumbe, 2009).

The management of human settlements in Zimbabwe is still governed by colonial and out-dated legislation which reflect the British Town Planning System. The Regional, Town and Country Planning Act (Chapter 29:12) of 1976 has not been reviewed to reflect changes which have taken place in the practice of regional and urban planning. The Model-Building Bye laws of 1977 have also been criticised for being too rigid and out-dated. Planning standards alike are also said to be too high and not pro-poor in nature. Current challenges experienced in Zimbabwe's rural and urban settlements can partially be attributed to these colonial pieces of legislation which sometimes fail to connect with realities on the ground.

Currently the country is facing unsustainable urbanisation. As cities and towns continue to experience rapid population growth, the authorities find it difficult to provide adequate services such as housing and general amenities to support such. Such phenomenon forces the urban residents to seek for accommodation especially in the peri-urban areas, leading to the development of informal settlements or rather unconventionally developed areas. Such settlements lack adequate services and infrastructure such as roads, water and sewer among others. As the country strives to localise the Sustainable Development Goals (SDGs) which were ratified by UN member states in September 2015, the developments unfolding in Zimbabwe's human settlements is likely to work against the notion of sustainable cities. Climate Change is another challenges Zimbabwe is facing today. As climate continues to change, temperatures rising, this affect agricultural productivity has declined considering that the country is an agro-based economy. This also seriously affects the rural economy, where farming is the major economic activity. Climate change directly affects urban food systems and water supply.

The first Biennial Symposium on Human Settlements Planning, Development and Sustainability in Zimbabwe event came at a time when both rural and urban settlements in Zimbabwe are grappling with problems of water and sanitation supply, informal settlements, environmental challenges, food insecurity, poor sanitation, urban poverty,

public health, urban land problems and housing challenges, climate challenge, transportation challenges. The perspectives sought for the symposium are *multi-disciplinary* in nature. The Symposium was held under the following theme, “Zimbabwe’s Spatial and Physical Planning in a Changing Context: How and why Planning is begging for Refocusing and Redefinition”

The event was organised in the sub-events namely:

1. Day 1 – Pre-event Seminar on Planning Schools Partnership for Academic work and Research Work
2. Day 2 – The Main Event
3. Day 3 – Excursion

Forthcoming are the proceedings of the three sub-events. Appendix 1 is the programme for the Symposium. Appendix 2 is the list of participants that attended the event. These participants were drawn from the academia, the civic society, the public and private sectors.

## **Day I: Pre-Event Seminar (17 August 2016)**

The pre-event seminar was begun by Dr I. Chirisa who gave the background speech and opened the floor to the Dean of Faculty of Social Studies to officially open the Symposium.

The Dean of Social Studies, Professor C. Manyeruke officially opened the Seminar at 09:00. In her opening speech, the Dean gave warm welcome remarks to the delegates. She underscored the importance of a multi-disciplinary, multi-sectoral and multi-level approach to the issue of human settlements. She also reiterated the open door policy of the Faculty to relevant stakeholders with regards to possibilities of collaborative research and partnerships in different areas affecting society.

After the opening speech, respective urban planning Departments of the University of Zimbabwe (UZ) and University of Venda (UNIVEN) presented and deliberated on various issues affecting human settlements. One critical thematic areas covered by the two universities concerned, the issues affecting planning education in their respective countries. The Department of Rural and Urban Planning (DRUP), UZ, discussed on the programmes on offer, areas of academic collaboration and strategic alliances of the department and the corporate world. The DRUP further cited shortage of teaching staff against the increasing student enrolments and inadequacy of research funds available for higher degrees and research in human settlements.

The Department of Urban and Regional Planning, UNIVEN represented by Dr. Ingwani echoed similar teaching challenges including shortage of laboratories for studio work for their students. UNIVEN, however, encouraged DRUP to work closely with their professional Board (Zimbabwe Institute for Regional and Urban Planners, ZIRUP) for their course accreditation and continuous improvement. This was envisaged to ensure quality control. More importantly UNIVEN mentioned that there is greater scope cooperation between the two universities including exchange programmes and split sites arrangements for higher degrees, MPhil and DPhil.

The Universities presentations were then followed by Dialogue on Shelter, a non-governmental organisation (NGO) working on improving the living conditions of those in slum conditions in Zimbabwe. Dialogue on Shelter, represented by its Director, Dr Chitekwe-Biti presented on the importance of local indigenous knowledge (IK) when planning and regularising informal settlements. She narrated how their organisation has been actively involved in the upgrading of the Epworth slum area in Ward 7. From their experience with the Epworth upgrade programme, the importance of fusing local indigenous knowledge with modern planning tools such as Geographical Information Systems (GIS) was noted. Lastly, she emphasised on the dynamism of issue affecting human settlements and challenged the planning curricula to be flexible enough and be able to address emerging and rather complex human settlements issues.

The Infrastructural Development Bank (IDBZ) represented by Mr Chitsike reiterated that the bank was also championing the human settlements' discourse through implementing various infrastructural projects in line with the country's economic blueprint Zimbabwe Agenda for Sustainable Socio-Economic Transformation (ZimAsset). The specific projects emanating from the infrastructure and utilities cluster of the ZIMASSET included servicing of settlements in the form of provision for water, sewer and road infrastructure. IDBZ called upon Universities to capitalise on this and engage with the bank for possible funding opportunities into any research related to infrastructural development in Zimbabwe.

Harare Polytechnic represented by Mr Rufu, presented on their urban planning courses on offer at their institution. The following are currently being offered: Certificate in Regional and Urban Planning and the Diploma in Regional and Urban Planning. In all these programmes emphasis is placed on the 'hands-on' approach to the broader urban planning issues including human settlements. While universities focus on the conceptual, procedural and strategic knowledge, the polytechnics buttressed this knowledge with tactical knowledge and skills' development. There was greater scope for collaboration between polytechnics and planning in Zimbabwe and beyond. The meeting resolved on exchanging notes including of improving curricula as well as teaching staff and encouraging inter-university seminars.

## Day II: Main Event (18 August 2016)

The day began by a brief explanation of why the Symposium was being held. The major and perhaps obvious thing was the idea by planners and related fields to break the silence on the overt developments happening in Zimbabwe's human settlements' space characterised by disorderly developments and at a time when sustainability was being hyped as a theme at national, regional and global levels. It was therefore overdue to convene and discuss these pertinent issues and seek both theoretical and practical solutions for the goodness of the built environment professions and the welfare of the communities affected, at large.



**Dr Innocent Chirisa (Symposium chairperson) giving a background speech at the Symposium**

The Dean of Social Studies, Professor C Manyeruke, who stood to introduce the Pro Vice Chancellor of the University of Zimbabwe, stressed the need for critical dialogues between all stakeholders pertaining to an issue, in this case, human settlements, to dialogue, reflect and find common solutions together if sustainable solutions were to be identified, evaluated and implemented.





## **Professor, C. Manyeruke delivering a welcome address**

### **Official Opening of the Event by Pro-Vice Chancellor (PVC) of the University of Zimbabwe, Professor P Mashiri**

The Pro-Vice Chancellor (PVC) of the University of Zimbabwe, Professor P Mashiri officially opened the day. In his speech, the PVC historicised and related the layout of human settlements in Zimbabwe to the prime factors of communication (rivers, roads and mountains). He narrated early “urban planning,” discourse and argued that settlements were “planned”, following common sense notions of planning. Yet most of these early settlements are classified as “unplanned” in Zimbabwe’s literature on urbanism. He raised the issue of “place identity” and “community cohesion”. A spatial arrangement of settlements was locally known as ‘kumaraini’ (direct translation for linear settlements patterns). The notion of ‘kumaraini’ provoked a deeper philosophical thinking and conceptualisation on how early settlements were planned in Zimbabwe. Nowadays, this early settlement planning philosophy has lost its ground due to rapid urbanisation and other related factors.



**UZ Pro Vice Chancellor, Professor P. Mashiri officially opening the symposium**

He reiterated the place of the subject of human settlements to Goal 11 of the Sustainable Development Goals (SDGs) which defines the Global Agenda 2030 is set as, “Make cities and human settlements inclusive, safe, resilient and sustainable”. On this aspect, we have an obligation to therefore sit down, listen to each other, and ask ourselves, how we can make this goal a reality. Of course, we have to start by asking ourselves, Where are we now? How do we get there? When do we make it? Context matters, hence we have to check on the realities of our society against what we are aspiring to have and reach.

He stated the Under Aspiration 10 of the African Agenda 2063, we are assured that, “Cities and other settlements are hubs of cultural and economic activities, with modernised infrastructure, and people have access to all the basic necessities of life including shelter, water, sanitation, energy, public transport and ICT”. With this in mind we then see how culture, however fluid it is in definition, and robust economic activities are part of the vision Africa has for its people. We see that settlements are defined by various services and infrastructure. These require deliberate planning, deliberate policy interventions and deliberate focus by various players including the providers, users and regulators.

He observed the Vision of the Zimbabwe Agenda for Sustainable Socio-Economic Transformation (ZimAsset) Plan is “Towards an Empowered Society and a Growing Economy and therefore we believe that this symposium is a contribution towards the vision of ZimAsset, human settlements’ planning, development and sustainability is one of the critical aspects in achieving empowerment of this society and growing the economy”.



**Standing: Professor Mashiri, Sitting from left: Dr Chirisa, Professor Manyeruke, Dr Sasha Jogi and Dr Chitekwe-Biti**



**Participants following proceedings**



**Participants following proceedings**

He concluded by saying that the symposium will have various products as outputs in addition to the academic exchanges and dialogues among the stakeholders to the human settlement issue in Zimbabwe. In addition, he stated that a book will be published on these important issues to be part of our footprints and a hope for the current and future generations.

**Address by Guest of Honour 1: Dr Sasha Jogi**

Dr Sasha Jogi presented a comprehensive town planning discourse by a way of outlining the broader policy goals of town planning and the need to be guided by them. He singled out the following visions of town planning:-

- *building better cities*, because they are socio-political entities,
- *kindling our utopian vision* in that the capacity to imagine a future that departs significantly from what we know to be a general condition in the present, and
- *Role-modelling our values* being the achieving the highest and best use. This is achieved through quality of work, total architecture, humane organisations, honourable dealings, social value and usefulness with the aim of prosperity to members of society.

Contextualising his presentation to Zimbabwe, Dr Sasha Jogi challenged contemporary planners to take heed of exogenous forces that influence or shape human settlements planning. These include exponential urban population growth against limited resources. Central to the issue of rapid urbanisation are challenges of food security, water and waste water management, rising underemployment and unemployment. He also reiterated the need to understand town planning as a system with subsystems. Town planning can be understood at global, regional and sub-regional levels. Administratively it can also be understood at national, regional and local levels. After this ‘macro’ level understanding of planning, Dr Jogi emphasised that contemporary planning approaches, procedures and practices must change since the world has changed. Most of the previous assumptions are no longer valid. The following parameters, which are central to planning have changed: the policy context, the clients, the business, the focus on professionalism and the formal disciplinary boundaries.

Looking into the future of Zimbabwean cities, Dr Jogi recommended that planners employ the principle of the Iron Triangle. The principle recognizes that individuals do not possess all resources required for development agenda. With this awareness, it is important for stakeholders in the built environment to network in a non-hierarchical, mutually reinforcing and reciprocal fashion.

In his concluding remarks, Dr Jogi, challenged planners to reclaim their ground through a carefully negotiated path by another set of triangles People, Professionals and Politicians. The rules of engagement being to go beyond borders (Disciplinary and Territorial); From Self Interest to the Public Interest; Work at the micro level but stay connected to the macro level.

#### **Address by Guest of Honour 2: Dr Beth Chitekwe-Biti**

Dr Chitekwe-Biti presented on the “Co-production in the delivery of informal settlement upgrading in the City of Harare; Experiences of the Dialogue on Shelter and the Zimbabwe Homeless People’s Federation”. She first filtered the problem of urbanisation in Zimbabwe. She declared that, the real problem of recent trends in Zimbabwe’s urbanisation trajectory is not the scale, but, that urbanization has been almost completely decoupled from industrialisation, even from development per se. This has been a recipe for the production of slums in the form of increased occupancy levels in inner city areas such as Mbare and the informalisation of the peri-urban leading to increased inequality. It is within this context that, the Homeless People’s Federation and Dialogue on Shelter is:-

- i. Contributing to the realisation people-driven development initiatives which set a precedent of constructive engagement with government.
- ii. Strengthening and consolidation of savings networks through social facilitation, documentation and research, creating opportunities for learning.
- iii. Building a pro-poor platform of social movements, consisting of slum dwellers throughout Zimbabwe - be they pragmatic, right based or welfare orientated.
- iv. Partnering with local government in the co-production of secure tenure, housing and services for the urban poor living in informal settlements and slums

Dialogue on Shelter is taking an innovative and collaborative approach to low income housing delivery through creating conditions conducive to construct a discursive frame that represents urban low income communities as agents of development in the context of polarized and combative socio-political environment. Further, the organisation is enabling the urban poor communities to bridge resource and institutional gaps that restrict access to provision of land and services. The organisation is also reframing and re-conceptualising urban populations and urban managers, not as binary opposites, but rather, as co-constructors of systems of urban authority and key contributors to the production of development. Last but not least, the organisation is establishing dialogue and negotiating with the state a means for communities to build trust and social capital with government.

Dr Chitekwe-Biti concluded by noting that the poor are the most resilient segments of society, they adapt to changes all the time and therefore building spaces for negotiation increases the ability of community organisations to improve their tactical knowledge of the operation of the state and secure a route for future access to decision makers. She recommended that, rather than being objects whose only option is reaction it is important for them to be at the centre shaping the agenda and the solutions. The co-production model used in Harare is adaptable and can work in addressing any number of challenges that face the poor-replication of HSUP in other cities (like Masvingo and Bulawayo). What is critical is for such processes to institutionalize the co-production elements.

## Parallel Sessions

### **Session Title: Urban Design and Physicalism**

#### **Session Chairs: Mr Chaeruka and Dr. Chatiza**

#### **Rapporteur: Miss Marimira**

The topic focused on spatial planning in Zimbabwe, zooming on aspects such as building codes, urban development and planning rights.

#### *Presentation 1: Construction and Building Maintenance in Harare: the Search for a Sustainability Path by Mr Nyabvure*

Mr Nyabvure explained that planning standards in particular the building bye laws and RTCP Act guiding planning in Zimbabwe are now outdated and in dire need of revision. He understood that the building bye laws of Zimbabwe were established during the Colonial era (in 1977). They were just adopted, not revised at independence, albeit the changes that have occurred economically and socially since independence. Standards are restrictive rather than enabling in nature. Comparing how building codes in Zimbabwe were established at the same time with those in South Africa yet South Africa and Botswana have changed and established their own codes that meet the needs of them locally.

In his presentation Mr Nyabvure emphasised the need to bridge the gap in the construction industry in terms of local authorities engaging going green and enhanced technology. He posed the quote, “are we being progressive or retrogressive”. He posed a question, “are the Zvizvobgo fit for habitation by humans”. Standards should be inclusive so that every citizen, despite of race and income, should be accommodated and should have an option for choice of residential dwelling. There should be periodic review of the standards.

#### *Presentation 2: The Role of Urban Development Corporation (UDCORP) in the current Zimbabwe’s Urbanisation Context by Mr Kawadza*

Mr Kawadza outlined the purpose of UDCORP. Currently the parastatal is assisting Harare to achieve its Vision of a World Class City by 2025 by providing housing infrastructure for the residents as well as catering the areas with roads and institutions such as clinics and schools as well as providing project management and technical services. Zimbabwe is facing rapid urbanisation without critical resources to support such developments. There has been eruption of informal settlements without water and sewer reticulation, electricity and schools and health facilities. Thus UDCORP has now embarked on regularising informal settlements in areas such as Caledonia, Gimboki in Mutare and other areas like Norton. In Caledonia, there were over 23 000 housing stands to house a population of over 120 000 people. UDCORP has produced layout plans for Phase One to Three working with the Caledonia Management Committee, Harare City Council and the Department of Physical Planning. Two primary schools and one secondary school, 5 boreholes and bridges have been constructed. Among the challenges faced by UDCORP is finance as some Residents are not paying.

*Presentation 3: Planning Rights in Zimbabwe: An Inquiry into the Gaps Between theory and Practice by Mr Bobo*

Mr Bobo discussed the issue of “planning rights” in terms of participation as given in the RTCP Act and posed question of whether participation is really being done in Zimbabwe. He explained that planning rights shape local areas, neighbourhoods and infrastructure development projects. In the presentation he used Avondale Shopping Centre as case study. There some private individuals pushing for the re-development of the shopping centre and not the public as a whole. The other case the Joshua Nkomo Highway indicated that just a sizeable number of people were aware on what was happening regarding plans of the project. Planning rights in Zimbabwe are inadequate and unclear as much of the planning in the nation is done without the support of the public. Many of the local plans and developments in areas like Avondale have not consulted the people. There is therefore need for extensive participation so that the people are involved in the planning of their own environments.

Questions asked in the session, for the two presentations include:

1. In what way do we consider the building bye laws and codes out-dated?
2. What is the difference between foreign standards and native standards?
3. How do we define the sustainable environment that we, as Africans, would want to live in?
4. What are the standards we would consider as habitable in terms of room size and stand size?
5. Can we have a sustainable built up environment without standards?
6. What really defines the minimum standards?
7. To what extent does governance make plans fail? Is it the people causing it or the government?
8. How sustainable is regularizing informal settlements?
9. Which standards are used in regularising the informal settlements?

### **Discussion**

There was concern for the need to redefine the built environment of Zimbabwe so as to align it with the needs of the people. One area which requires revision in terms of planning standards is the planning for churches. Many churches are developing in Zimbabwe and many are within the backyards of households. The majority of these churches are Pentecostal and use a lot of musical instruments causing a lot of noise. The churches are usually located in residential neighbourhoods. A lot of complaining from residents has been noted hence the need to redefine the planning standards for churches. It was learnt the government is clear that the local authority can either adapt them and if they do not they become governed by the labour laws. Engaging the public in creating local plans, custom made to meet local needs was noted as critical. It was important to first sensitize the public about planning issues that affect them and provide room for them to take part of the process of establishing the plans that will govern their environments. On planning standards in Zimbabwe are inhibitive, it was noted that most plans are still not being

approved because the local authorities have no idea nor know how as to how to deal with them. For example, the Hear the Word and Celebration Centre buildings in Harare are still illegal in terms of standards in Zimbabwe.

Too much participation may lead to the dilution of the responsibilities of the planner. The current operating political environment has allowed the public to rule without taking into consideration health and environmental issues. Development of informal settlements in areas that is suitable for habitation such as on wetlands, agricultural land and steep slopes is harmful to health and the environment given high exposure to veld fires, cholera and loss of food security. It was recommended to establish benchmarks of standards after which people can start to deliberate on the kind of standards they want. UDCORP was commended for the good job it was doing. A debate on the sustainability of formalising informal housing was made. The argument behind this was that the efforts being done and not upgrading the informal areas in that they are still closely packed and the areas are still being affected by too much noise, narrow roads and housing with poor building materials.

Redefining the planning standards of Zimbabwe by localizing them to the needs of the residents of Zimbabwe was stressed. Setting up minimum standards that will act as a benchmark into setting up more standards so as to create a sustainable built up environment that meets the requirements of the people within whom they are being planned for. There was also consensus within the panel that there is need to engage multi sectorial and stakeholders in settlement planning. In addition they argued for the need to set up research facilities whose focus will be on the process and products of standards.

### **Session Title: Policy Management and Governance**

**Session Chair: Dr Makochekeanwa**

**Rapporteur: Mr Maphosa**

In this session five papers were presented tackling policy, management and governance; in regional and urban planning issues.

*Presentation 1: The importance of an Urban Policy Document to Zimbabwe Urban Environments: Justified By Evidence of The Developments of the Caledonia Housing Estate, Harare by Mr T Kawadza*

In this presentation, Mr Kawadza explained the existing urban development policies and the resultant development, as link between of all development regulating policies and the current context is replicated in the current urban development He gave particular reference to Caledonia Housing Estate in Harare, where there is a very slight dichotomy between the neighbourhood and slums in terms of standards and utilities. There was need for a comprehensive Urban Policy Document. The case study illustrated the lack of a comprehensive urban policy document in Zimbabwe resulting in the sprouting of informal and substandard settlements as Caledonia.



The issue of inherited planning system (policies and legislative framework), from the former colonial masters is also impinging on current urban development. The problem of Zimbabwe's planning system is being reactive which is contrary to the whole notion of planning; as planning is by nature supposed to be futuristic and the road map to both urban and rural; economic, social as well as physical development. The effectiveness of planning is being crippled by lack of or poor implementation. Local authorities, including Harare, are using out-dated local plans, hence all local authorities need to review local plans and master plans (as stipulated by the RTCP Act), if urban planning is to remain a relevant component in urban management and facilities provision. The settlements like Caledonia farm are devoid of basic infrastructure and some critical facilities.

Questions raised include:

1. Were there any efforts to produce comprehensive national urban planning document in Zimbabwe?
2. What difference does the National Policy Document have from the RTCP Act? Do we really need that policy document or what we need is reviewing of the master and local plans?

The panel responded by saying that it was tried 10 years back but nothing meaningful resulted from their effort. In addition to that, the proposed National Policy Document acts as an overall guideline for all urban development in the whole country, while the master and local plans for specific towns. Local and master plans also need to be reviewed to replicate the local development context.

*Presentation 2: The Regional Town and Country Planning Act In The Light Of Constitutional Amendment Number 20 of 2013: An Overview by Mr L Mukarwi*

The paper illustrated the missing link between the RTCP Act of 1996 and the New Constitution of 2013; hence it was pointed out that the RTCP Act needs to be aligned to the specifications of the New Constitution. Several examples reveal the mismatch between the New Constitution and the operative town planning stipulations, these include handling of demolitions; the RTCP Act (Section 35) gives the local authority outright authority to demolish informal and illegal development, while the new Constitution, Chapter 4, Section 74, says "No person may be evicted from their home or have their home demolished, without an order of court made after considering all the relevant circumstances", hence all demolitions should be sanctioned in court. Most departments/sectors are being impinged by the inconsistencies of the old acts, this is because they are not aligned to the New Constitution, hence need for a commission to look on in to the alignment of all old acts to the new constitution

The following question was raised: Is the new constitution in sync with the budget or the current economic context?

The response was the new constitution is not in sync with the budget for example the constitution emphasize on the right to decent housing facilities, however this stipulation is irrespective of the context, the liquidity crunch, hence the implementation of the constitution is affected by government capacity and budgetary constraints. There is need to bring back regional planning court which specifically deals with planning issues rather than

having planning issues being resolved in an ad-hoc manner. Moreover, there is need for a commission to look into the alignment of all old acts to the new constitution. Also there is need to bring back regional planning court because planning issues need to be dealt with by specialists not the administrative court.

*Presentation 3: Urbanisation and Environmental protection and Sustainable Development Goals*

The presentation sought to relate current urbanisation and urban development trends to SDGs, sustainable strategies and policies to protect the environment. People end up resorting to the environment for their daily requirement; hence the presenter emphasized the need for sustainable development policies. Recommendations for cities include; the aligning of local planning policies as the RTCP act to take cognizance of climate change, adopting a systems approach and the reviewing of the Model Building Bylaw as well as local and master plans to be in sync with the stipulations of the Environmental Management Act. It was commented from the audience that the paper need to look into the effectiveness of existing environmental protection legislation and the existing legislation versus the implementation. It was raised that in Zimbabwe the local authorities are hindering research and innovation. Local policies and planning regulations need to be aligned and harmonized with the RTCP Act, other related regulations need to take cognizance of / or need to be in sync with the climate change reality and EMA act. It was also commented from the audience that the general public lacks awareness on the environmental protection policies and their relevance; hence the public just need an appreciation of environmental protection stipulations.

*Presentation 4: Women and Politics in Emerging Urban Settlements: the Case of Caledonia by Professor C Manyeruke*

The presenter dissected the role of women in the politics of survival, buttressing her arguments with a case study of the women in Caledonia. The major point of presentation was that women are marginalized when they are crucial in the politics of survival hence the power of women need to be recognized. Linking the paper with planning issues, the presenter emphasized on the need to consider women and issues affecting women when reviewing master and local plans, when designing new master and local plans as well as in urban management and facility provision.

*Presentation 5: Ideology: The Missing Link In What Residents Associations Are Doing In Zimbabwe? By T Mubvumi*

The presenter pointed out the legislative provisions for participation of residents associations. The Urban Councils Act (Chapter 29: 15), empowers residents to be represented in local authorities, through residents' associations, the Regional Town and Country Planning Act as well as the Constitution, Chapter 2, Section 9, Section 58, Section 59, Section 62. In all these regulatory frameworks, residents associations are empowered to be involved in urban management and development issues, however residents associations as, Combined Harare Residents' Association (CHRA), Harare Residents Trust (HRT), Mutare Residents and Ratepayers Association (MURRA) and others are not active in influencing urban development and urban management issues. The presenter recommended that the

government need to enhance the capacity of these associations in problem identification, planning, implementation, monitoring and evaluation of urban development strategies. His argument was based on the fact that the effectiveness of the residents associations and their real involvement in urban management issues is directly proportional to urban development. Planning policies need to be reviewed and aligned to the new constitution, environmental act as well as being in harmony with the whole legislative framework. Urban management and governance need to replicated the current context and be proactive rather than reactive.

### **Session Title: Services, Systems and Functionality of Settlements**

**Session Chair: Mr Rufu**

**Rapporteur: Mr Maruta**

*Presentation 1: Characterising Homeownership Experiences of Low-income Households: Case of Five Selected Suburbs in Harare by Mr Mutsindikwa*

Mr Mutsindikwa presented on homeownership in Harare. The major argument in the presentation was homeownership has been promoted since independence for many different positive reasons; however he argues that the benefits have never been analysed to find the appropriateness of the housing strategy in Zimbabwe. His presentation was focused on the low-income homeownership for 5 different suburbs in Harare. The question guiding the presentation include: Are the low-income earners able to own a house in Harare. In his presentation he also mentioned that the benefit of homeownership in Zimbabwe has been exaggerated and this is the root cause of urban challenges because the low-income are not capable of owning an urban house. His solution to this was to return to the public rental houses or introduce urban social houses.

The characteristics of homeownership broadly categorized and discussed include: demographics, socio-economic, employment, source of ownership, tenure documents, sources of housing finance, number of rooms and Stand sizes. Of particular importance, the presenter outlined the benefits derived from homeownership including freedom, form of investment etc., however, these benefits were not fully enjoyed due to high employment rates where 70.2% of the people are employed in informal sector, poor service delivery and conflicts with lodgers. The direction in the promotion of homeownership strategy to housing challenges was that a low-income homeownership without the government support does not work; it will not allow all the benefits of homeownership by low-income. The other conclusion hidden was to let the poor who cannot afford to own a house in the urban go back to the rural areas or let the government insure rented houses.

### **Discussion**

What is the relationship between homeownership and Harare as a world class city 2025? It is difficult to achieve world class city due to several challenges faced by home owners including unemployment and lack of effective services delivery. In the CBD all the vendors

are there because of lack of employment and most of these vendors are lodgers who are trying to pay the landlord, hence very difficult to achieve world class city in this way. Lodging is a common practice but fatal. This is because of the relationship between the tenant and the property owner. The tenant is the one highly protected by the law to an extent that the landlord cannot remove the lodger from the property because they are not paying rent without a notice. Even if one take that person to the court he/she will not win the case which means the lodgers are highly protected. There is a difference between lodging and renting, lodging is not associated with any documents, only in the old days a lodger had a lodgers' card. Renting in most cases tenants have renting documents (e.g. lease agreements documents). Lodging is multi-habitation.

Statistics in terms of number of rooms, and stand size, the rooms extend to 7, 8 rooms and stand sizes extend to 350 m<sup>2</sup>. Initially when the stands were designed there were meant for low-income earners, the issues of the extension of number of rooms up to 7, 8, the presenter refers it to the benefits of homeownership and the various changes that are happening to a person either at work or in life. Homeownership supports social mobility which allows one who starts poor to be rich as time goes on. If one looks at the time taken by one to have 4 or 7 rooms is very long up to 15 years which clearly explains that these people are still belonging to the low-income groups. The definition of a low-income group was taken as all the people that fall below the poverty datum. The research revealed that people are able to pay rent if the property is privately owned and they fail if it is a council owned property.

*Presentation 2: Real Estate Finance for Residential Development in Zimbabwe: Perspectives and Experiences of Households in Harare by Mr H Gurajena*

Mr Gurajena sought to bring an understanding of how households reach their decisions to finance residential development. His focus was on all income groups but concentrated more on low-income earners as the group which faces more challenges in financing the housing developments. There are formal and legitimate sources of finance. The argument was that the government has failed to deliver houses to the urban people which resulted in chirping in of many housing developers. Cooperatives and land development bogus have been involved as players in housing development. Most people are opting for them because they are user-friendly. Low-income earners opt for cooperatives because formal house developers deny them access as they have no prerequisite to qualify for mortgage and interest charged by building societies. If housing cooperatives are catering for the low-income why can we engage professionals to improve the housing development strategy for low-income.

*Discussion*

The idea of embracing the cooperatives is crucial. Currently most of the building societies are now carrying out formal housing development. The government now has to provide rented houses to those not affording and when the time comes they will then buy the houses. With a 50% housing backlog 1.25 million people are on housing waiting list. These people are renting and renting is an option. The waiting list statistics must tell who owns

what and where because all those who are in cooperatives are also still on the council waiting which makes the statistics subjective. The cooperative model has played a major role in catering for the people. It was recommended that the model be examined, looking into its weaknesses and improve the model. Politics has taken over planning and those cooperatives are politically-driven. The question is, are those houses in Seke, Chitungwiza etc. built by the poor?

*Presentation 3: Analysis of planned maintenance of Government office buildings in Zimbabwe by Mr I Nyikayapera*

Mr Nyikayapera gave an insight into an 'easy-to-notices-problem' of the state of government office buildings. After construction of government offices there is lack of maintenance. The common problems faced by developing countries include lack of accurate and reliable and up-to-date information on the condition and maintenance of building fabric and elements; Inaccurate budgeting for maintenance work etc. The maintenance policies and strategies for government buildings the government is faced by insufficient finance to maintain buildings. Information technology, records and maintenance of office buildings is lack of up-to-date technology and property record. Most maintenance activities are reactive, often carried out after break down or failure of building elements and equipment.

Councils fail to maintain toilets too. It is not about money but the culture, individuality and the institutions. The ministry is responsible for the government offices especially composite buildings which accommodate most government ministries. However, the other buildings are given the parastatal to be responsible, and the other ministries with the maintained departments also carry out on their own e.g. the Ministry of Defence. The aesthetics and value of the buildings are not the issue but the social value extracted from the building.

*Presentation 4: The Provision and State of Social Infrastructure in Newly Resettled Rural Areas in Zimbabwe: A Case Study of Goromonzi by Mr Dube and Ms Mugobogobo.*

Mr Dube and Mr Mugobogobo presented on the land reform Programme as the government-led programme meant to improve the rural areas through the provision of social infrastructure in newly resettled rural areas. The land resettlement programme was a good programme to rural development but it was not followed by infrastructure development. The social is that in a dilapidated state due to lack of maintenance. Formulating a comprehensive land policy supported by legislative tools to coordinate robustly the implementation of social services in resettlement areas was noted as key.

*Discussion*

The planning of these resettled areas was done in an ad hoc manner without proper plans in this sense there are no sites properly left for services. The government should have a monitoring and evaluation Programme to follow up the Programme. The DDF does the road maintenance but there is no comprehensive measure to monitor the programme. The private sector is profit-oriented and if there are to be involved they need to return their investment capital. How then they are to be interested in the programme?

*Presentation 5: Gender Planning for Rural Water Management in Zimbabwe: The Experience of Sengwe Communal Area by Mr J Bowora*

Mr Bowora started with an amazing quotation “a man can go a month without food but cannot go a week without water (Young 2000). Water is a vital resource. No studies have been focused on gender differentiation on the access to water and control over community boreholes. Men tend to be the major actors yet women are the major players. Women views and contributions are not even taken care of. The presenter recommended gender equality in terms managing borehole water. If it is a water management committee let also women be involved because these are people who actually know and involved in the dairy management of the water. They know where they get water and they are the ones who do monitoring of the boreholes. Even the water agencies who want to install boreholes in a community they do not even involve the women yet boreholes are considered very important to women.

*Presentation 6: Sanitation Challenges In Zimbabwe’s Urban Centres: Putting Sustainability into Focus by Mr A Matamanda*

Mr Matamanda gave insight into the sanitation challenges faced in the urban areas. Sanitation is not only for a house but it encompasses the hygiene outside the house to include streets and drainages. Urbanisation is the major route cause of sanitation problems as the council is failing to keep in pace with the growing population. Other causes include lack of formal tenure arrangement, conflicting governance arrangements etc. Sufficient number of sanitation facilities must be available to satisfy the needs of all the population without prejudicing gender, race, age etc. The presentation referred to the case studies of both the large cities and small cities in Zimbabwe. The challenges faced in small towns e.g. Murehwa are due to some extent, to lack of master plans and fuelled by population increase.

**Session Title: Services, Systems and Functionality of Settlements**

**Session Chair: Dr Chakwizira**

**Rapporteur: Mr Dube**

*Presentation 1: Meeting Zimbabwe’s Sanitation Needs in the Post 2015 Development Agenda Challenges and Opportunities by Mr Munamati*

Mr Munamati clarified the needs and importance of sanitation in Zimbabwe. The focus of the paper was on human excretion management. The continuation of dilapidated sanitation services in urban areas and changes required to boost the health system. About 63% of the sanitation in Zimbabwe is currently not met, further justifying the outbreak of cholera diseases and typhoid mostly in high density areas. The presenter posed the question “Are we working towards one of the SDG’s or we are still behind in achieving that?” On water treatment methods, an improved system is required. Water reuse is only 3% in sewer system. A recycling process is done to maximize water usage effectively. Governance includes the need for stakeholders to engage due to complexities of the process and the need to

monitor the declining public finance. The need to build a strong institution for transparency since the current framework does not guarantee the private sector clear goals in as much as they to provide help.

*Presentation 2: Urban Agriculture in Staple Maize Production; a Case Study of Harare by Dr A Makochekanwa*

Dr. Makochekanwa explained that a rapid urban population increase has provided a direct pressure on food hence contributing to the challenges of food nutrient supply. Those highly involved in urban agriculture included mixture of the poor, rich and also classified by gender and employment level. Areas of practice include plot and off plot farming. On plot include house gardens and off plot is an open area not owned by an individual. Both the rich and poor are contributing significantly in urban agriculture with the rich mainly practicing on plot farming due to their large stands they have while the poor occupy mainly open spaces. Reasons for UA were for self-sufficient, income generation especially for the unemployed. Challenges raised include tenure of occupied open spaces and siltation of surrounding water bodies. It is important to note if there are any conflicts between the local people themselves in terms of occupying that illegal land.

*Presentation 3: Planning for urban water services in Africa: Case studies of Harare and Mombasa by Ms E Maphosa*

Miss Maphosa presented on water management and provision in urban areas. Water stress was categorized as permanent and temporary with temporary being highly pollution challenges which affect water quality and permanent can be no provision at all. Some parts of Harare in areas like Greendale as areas of permanent water stress were by for many years there has not been water supply. Some of the challenges of WS were emanating from leakages, 60% of treated water is lost through leakages contributing a major loss. Efforts have been on the ground to curb this but as noted the efforts have been on the pipeline for many years whilst the demand is ever increasing. Some of the strategies adopted to survive water shortages as borehole drilling, water vending through trucks. The problems for this were continuous lowering of water tables further heaping future problems.

### **Discussion**

Why not sink boreholes instead of having continuous leakages that are contributing to costs? Sinking boreholes has never really been a solution because it is viewed a short term solution hence the need to focus more on upgrading our already existing water sources. The can also be decentralization of water provision e.g. Cleveland Dam can provide water to areas close by that side but then the challenge is funding to establish infrastructure for that plant. The presentation was concluded for the need for PPP's, improved water revenue collection and a systems approach to all work towards one goal.

*Presentation 4: Pension funds and Real property management in Zimbabwe by Mr H Gurajena*

Mr Gurajena expressed that pension funds aim to realise value to an employee. Pension funds are security at retirement. The endeavour was to explore the best practice in

property management and the recommendations were to engage in massive operational cost and to manage risk, IPEC should promote the establishment and commingle of funds.

*Presentation 5: Mobile Telephone Base Stations and Residential Property Values. A review of Zimbabwe by Mrs A Kwangwama*

Mrs Kwangwama asked whether mobile base stations are hazardous by providing negative effect to the society or not. Residents appreciate their importance but the challenge is about their construction. This was compared with other developed countries like New Zealand on whether people appreciate them and what effect they bring to their property. Property value and health effects were pointed as factors which determine on whether residents recognize the importance of base stations. There is need to advertise and collaborate when constructing such base stations. And the need for researches on the implications of MTB's

*Presentation 6: Fossilizing Communal tenure as dead capital in the absence of a levitation in Domboshava Mrs A Kwangwama*

The presentation was based on the issue of communal land and urban development in the case of Domboshava dwelling on property rights. Land under customary tenure is argued to be "dead capital" as it has no security of ownership since it is in opposition to title registration. Then "Should we continue with customary tenure in peri-urban areas"? The state should play a crucial role in the development of settlements not only in Domboshava but also in other peri-urban areas. This is to ensure legal procedures have been undertaken hence ensure proper planning with good standards.

### **Session Title: Regional and Transportation Planning and Development**

**Session Chair: Mr Mutsindikwa**

**Rapporteur: Mr Mudyiwa**

*Presentation 1: Accelerated urbanisation without economic growth: a paradox for public transport planning in developing countries by Mr S Dumba*

Mr Dumba first described the poor urbanisation which is taking place in developing countries. By 2017, 3 billion people will be living in the African continent. Much literature show that urbanisation is taking place without being coupled with economic growth. The aim of the presentation was to seek to caution urban policy and decision-makers arguing for formal or mass transit systems within the context of accelerated urbanisation without economic growth as it discuss on the technical and operational hurdles associated with such an attempt. The presenter used the four staged model as analytical model with stages which work in a systematized fashion. Some challenges emanating from the model in urbanisation including a disjointed land use and transport planning and difficult to have formal public transport in an area like Epworth in light of the network design. However, such settlements were quite dense hence public transport such as kombis are adequate. The roads are



narrow, poorly surfaced and footpaths which make it difficult for public transport such as buses to service the area.

It was difficult to estimate demand due to haphazard housing development and disjointed transport land-use relationship create difficulties in collecting socio economic data. Hence, it becomes difficult to plan transport for the community as they are no work places as transport is based on derived demand. In light of this the presenter pointed out that it is not sufficed to introduce mass transport in the prevailing economic situation. Closely related to the above, out of formal versus formal transport system it is difficult to plan for a community without clearly definable work places. Formal public transport is sustainable when the economy is performing well as it is based on derived demand.

### **Discussion**

One participant pointed out that there is a need to create order out of the disorderly. The informal public transport was the new formal with new kind of travel behaviour that cannot be served with formal public transport. There was need for the development of integrated transport and land use plan for greater Harare to help comprehensively plan for the future mobility need for its populace.

#### *Presentation 2: Geographical Information Systems for Settlement Planning in Zimbabwe: Scope, Practices and Prospects by Mr Muderere*

Mr T Muderere showed that the Sub-Saharan Africa urbanisation is unplanned and unsupported. Out of 43% of the population is urban and has an annual growth rate of 4%. Moving closer home, Zimbabwe's population trends indicate that more than 61.9% of the population is rural and 38, 1% live in urban areas with considerable proportion living in slums. GIS is the new norm for planning and a tool the planner needs. The requirements for setting up a GIS & EO which includes user-needs identification, geographical databases design model. Traffic planning, community planning and application for urban management and modelling potential sites are some of the applications of GIS that the presenter pointed out. The current practice is that of planners' foot soldering for development control against the use of remote sensing, storage of data through manual paper maps, high lag time between citizen report and response, municipal databases dysfunctional, municipal system disintegrated and all these ills contribute in making the planning profession less visible.

In Zimbabwe two towns have GIS system that is Harare and Ruwa with Chitungwiza at the advanced stage. Some of the reasons for slow uptake of the GIS system by local authorities that is lack of skills by planners, lack appreciation and the system is expensive to set up. Some of the opportunities of GIS to a local authority are easy to locate disease incidence, development control and increase revenue collection. In concluding the presentation, the presenter pointed out that GIS technology is now the new norm in planning. 80% of the administration decisions in the world are GIS- based. The presenter emphasized the need of inclusion of GIS in planning education.

*Presentation 3: Transport Realities and challenges for low-income peripheral located settlements in Gauteng province: Are we witnessing the genesis of a new transport order or consolidation of the old transport order by Dr J Chakwizira*

Dr. Chakwizira articulated that the aim of the presentation was to determine if fragmentation of space in Gauteng province contributes to community marginalization. The presenter pointed out a number of objectives of the study; first, to appreciate transport realities and challenges in light of low-income areas. Second, is planning changing transport order or it is consolidating of old transport order in new order. The presenter pointed out that they are exciting perspectives from various angles that is exterior and interior. Exterior to that are socio-economic challenges because of colonialism modification through informal means making it more complex. The interior, being academics do internal functioning of the urban areas and how they can change their functioning. The presenter highlighted that these studies say answers to these problems lie with the profession. The approaches that are implemented are good, complementary and disjointed, hence they is need to come up with plans that are inclusive and a new platform which take into cognizance new forms of survival and jobs. There are number of problems that are attributed to apartheid that is fragmentation of places where low-income areas were located to the periphery for a number of reasons: to increase the time taken to response to the disaster, to disempower the blacks. The spatial apartheid geography resulted in the low-income groups paying much transport cost. There is need of one approach and integrated spatial community. Investigating differentiated community typologies in Gauteng and its impact.

*Presentation 4: The Peopling of City Margins' Nodes: Evidence from Zimbiru, Ward 4, Goromonzi by Mrs Kwangwama*

Mrs Kwangwama pointed out that the study sought to characterise the people factors of the nodes at the city margins that is communal peri-urban areas. The objective was of discussing the implications on the planning of settlements in Zimbabwe with a broader view to plug the knowledge gap in city margins dynamics of peri-urbanisation. The presenter pointed out that in communal areas there are issues which need to be addressed. There are number of factors which were pointed by the presenter which are leading to the peopling of Zimbiru. Classified as centrifugal and centripetal factors include:

- a) High population growth in Harare and Chitungwiza
- b) Failure to secure affordable residential land in Harare and Chitungwiza
- c) High cost of living in Harare and Chitungwiza
- d) Unemployment and under employment in Harare and Chitungwiza
- e) Increasing poverty levels in Harare and Chitungwiza

A good number of workers from Borrowdale lodge in Domboshava as tenants. Grazing land is subdivided for human settlement in Chinamhora and Zimbiru villages. This is due to land governance institutions which are also playing a role in the fuelling of corrupt land transactions.

The implications for planning included:

- Sprouting of haphazard unplanned settlements without necessary infrastructure.
- Encroachment on wetlands and grazing areas by humans
- Changes in ethnic composition of communal areas

- Changes in traditional, cultural, norms, beliefs and practices
- Transformation of the largely rural architectural style to a fusion of contemporary urban architectural style.

A wind was blowing across communal peri urban area and Zimbiru was ripe for urban development. The rural district council was losing grip. A question was asked about how to plan, what kind of planning to serve the interest of both migrants and tribalism.

*Presentation 5: The Political Economy of Urban Land Use Transformation in Zimbabwe in the Post Structural Era by Mr Mazhindu*

Mr Mazhindu stated that the aim of his presentation was to engage political economy analysis of state-capital-society relations to map out socio-economic and spatial contours shaping contested spaces in peri-urban Harare. There is need, to in cooperate the diversity of cultures and history of African city life in crafting broader policy perspectives on creating cities. The impacts of legacies of colonialism, structural adjustment policies and global economy constraints on Sub-Saharan Africa city spaces included:

- Declining economic growth – unemployment, de-industrialisation, natural resource exploitation
- De-concentration economic activity city cores through peri-urban development
- Investments consumptive and services sectors (housing, transport, health, food, education)
- Exclusionary land use types – securitization, informal settlements and political patronage
- Elitist modernisation policy epistemologies.
- Limitations of modernist planning policy and distributive justice
- Modernist practices fixated / exclusivist and dysfunctional suppressing dialectics of socio-economic and political transformations.
- Multiplicity of statutory provisions, regulatory procedures complicating plan implementation over time and space.
- Marginalization from capital intensive resource budgets for servicing of land resources.
- Inherited dualistic nature postcolonial political economy analysis and structure agency
- Global economy conditions marginalizing and polarizing urban societies through:
- Intensified interactions between political and economic interests in urban land space management.
- Uneven distribution (exclusivist) of power resources causing policy contradictions/antagonisms /state of exception.

Not much work on planning's power in the production of contested peri-urban spaces in Zimbabwe after ESAP had been done. Modernist perspectives (positivist) do not view planning as the "government of conduct of man in spatial practice" over time and space. Not much work on planning's power urban Africa with its particular systems of governance ("handmaid"), 'Informal hyper growth' / metropolitan expansion of Harare since ESAP produced by the state itself as a "state of exception"? The forms of politics the marginalized

and excluded espoused in response to planning's power in the contested peri-urban spaces of Harare. How can the contested nature of development in marginalized spaces of peripheral African cities (such as Harare) be helpful in constructing their futures? What is the way forward in the battle of control over city involving government, local authorities and society?

*Presentation 6: Land Transactions: The challenges posed by legal pluralism in Peri-Urban Communal Areas of Zimbabwe, Dr E Ingwani*

Dr. Ingwani articulated the aim of her presentation was to unpack the challenges of legal pluralism within the structure-agency interactions in peri-urban communal areas of Zimbabwe. Land transactions was defined any form of land exchange. Land transactions outside formal procedures were on the rise. The interactions were noted using a case study of Domboshava communal areas. The presenter described Domboshava as a communal area, under traditional leadership and on Harare's frontier. The notion of structure-agency is always present in rural and peri-urban areas. The presentation was premised on a number of research questions: first what characteristics of legal pluralism in land transactions that take place within the system of customary land tenure in communal areas situated in the zones of transition in Zimbabwe. There are multiple actors and overlapping structures within the social structure of communal areas and multiple legal systems that regulate individual conduct. There are two distinct forms of land transactions the individualized customary and tribal. The local procedures are non-standardized and both formal and informal structures are important. There is ambiguity on who should allocate land and in the process short cuts are inevitable which results in non-compliance with local authority regulations. The majority of people who live in the peri-urban communal areas have a respect of local leadership. There is need to divert people or development to other areas. The presenter highlighted that the majority of the people are the victims of Operation Murambatsvina, victims of land reform programme who used to work in commercial farms, proximity to Harare, the boundary is abstract, tap the comparative advantage of Harare while staying in Domboshava, bureaucratic procedures in urban areas to get a stand and it is difficult to build. There is need on planners to understand legal pluralism and to understand the structure-agency institutions. Hybrid model in land use planning and administration that recognize the existence of tilted land rights within the system of customary land tenure.

*Presentation 7: Strategies for Water Disaster Management in Zimbabwe by Mr E Bandaoko*

Mr Bandaoko pointed out that water disasters occur in both urban and rural areas due to various reasons related to climate change, institutional and policy gaps. A brief history of water disasters in Zimbabwe and examples such as cholera, drought and floods were provided. Early warning systems allow for evacuations and other actions. The use of GIS and remote sensing can assist. Containment strategies, despite the existence of active policy and institutional framework, lack capacity, issues of local accessibility related to geographical location and new threat posed related disasters. Why is Zimbabwe failing to have containment strategies? What are some of these? What are regional and international standards? How do we have a benchmark to measure that Zimbabwe water disaster management? The water disaster management is still at infancy and have not been backed

by early action and they is need to harmonize the fragmented pieces of legislation and strategies.

**Session Title: Environmental Systems and Rural Planning and Development**

**Session Chair: Mr Mazongonda**

**Rapporteur: Mr Chaweka**

*Presentation 1: Pro- Poor Adaptation to Climate Change in Harare, Zimbabwe by Mr Tanyanyiwa*

Mr Tanyanyiwa defined climate change and explained how it influences people's livelihoods. Climate change refers to weather characteristics averaged over a long period of time that is variability of weather patterns over a long time. He remarked that climate change has direct and indirect effects on the 3 million inhabitants in Harare Metropolitan who are vulnerable to it. Urbanisation and poverty were raised as part and parcel to the climate change consequences with an example of slum rise from 3,4% in 2001 to 18% in 2006 notably Dz Extension, Caledonia, South View in Harare in lack of basic amenities. Harare has a climate change policy but there is insufficient information on pro-poor adaptation strategies to climate change. The vulnerable groups due to climate change are every resident in Harare, the children, women, elderly and the sick people. For instance the poor who settle in flood-prone areas such as Mukuvisi, lack of tenure rights and housing increases the vulnerability and breakdown in service delivery. Efficient land administration and management are necessary. The dwindling of wetlands as people have been forced to settle in these areas, physical attributes such as subsidence and soil erosion. Upgrading of informal settlements, consulting citizens on adaptation strategies they deem necessary; better sharing of forecasted information for extreme weather patterns like heat waves, better provision of evacuation services and appropriate building standards as well as having good plans reduce hazards. Climate change campaigns, inclusion of the poor in development planning, a comprehensive climate change policy, green development, green policy and green jobs are some of the tools needed to address climate change effects in Harare.

**Discussion**

Is climate change really scientific or its more of a political issue like global warming have been at national and international scales? Why has it failed to cascade down to city levels in terms of quantification of its effects really on city life? How is it quantified? Indeed at global level it has remained largely political and has failed to cascade to city levels. However, climate change still has an effect at city level though not yet quantified in many cities in developing countries.

*Presentation 2: Evidence and Lessons on Adaptive Strategies to Climate Change for Urban Zimbabwe by Mr Mavhima*

Mr Mavhima presented the differences between mitigation and adaptation. Mitigation involves measures on trying to lessen the effects of climate change while the latter is ways of coping and living with the consequences of climate change. Planning has to be done

around the negative consequences of climate change and that the economy thus far has been making it difficult for Zimbabwe to adapt to climate change. Development control can be instrumented in the affected places to adapt to climate change. Lowe was cited as having adapted integrated approaches to climate change adaptation where vulnerable groups were targeted using the available scientific knowledge in building partnerships with the local subjects on how they could devise strategies to adapt to climate change effects. Flash floods, siltation, heat waves and notably the flash floods that have been experienced in Harare CBD during rainy season are some of the climate change challenges faced. There is need for investments in infrastructural development, effective urban management in issues like clogging of drains and increased government funding on climate change researches.

### **Discussion**

The issue is really on climate change on the challenges being faced in Zimbabwe or failure to control land use. Indeed combinations of both factors explain the challenges being faced in Zimbabwe. The flash floods in Julius Nyerere Way were as a result of clogging of storm drains due to littering which has a huge bearing on poor urban management as opposed to climate change. Policy failure as National policies have failed to infiltrate down to the lower levels of government in the chain of command hence challenges pertaining to climate change will remain an issue if not addressed.

#### *Presentation 3: Effects of the 2000 Fast Track Land Reform Program- A Diagnostic Perspective by Mr M Matika*

Mr Matika observed that the land allocation system was not entirely an issue of land delivery but survival since most people had become vulnerable as the closure of industries became imminent on the masses. The land reform became an employer to people towards survival. The land reform commenced in 1980 to 1990 as a willing buyer willing seller, 1990-1994 targeted compulsory acquisition before the fast-track land reform exploded in July 2000. At this time, the government claimed citizens could not be arrested for claiming what is theirs and it is at this stage people took advantage to venture into illegal mining and indiscriminate cutting down of indigenous trees. Thus 16 years down the line the human footprints of the cost of unregulated land use planning and activities have been so huge. The challenge of lack of tenure rights on the acquired land which took away a sense of stewardship on the land which justified people's abuse on the natural environment in the resettled areas. Some of these effects were overstocking, and overgrazing in the farming areas. This was worsened by the failures that had been experienced in economic policies such as ESAP, ZIMPREST, NERP, MERP and NEDPP from 1992 up to 2007. Thus, such consequences of deindustrialisation and unemployment opportunities resulted in "Jambanja era" which adverse effects on the environment. Shurugwi experienced adverse illegal gold mining, Chiredzi experienced massive slush and burn. These were cited as typical case studies to explain this phenomenon. As a result of the above, now there is need to ensure robust land management and administration framework, programmes and policies to mainstream the illegal panners (*makorokoza*) and put in place incentives for land reclamation after such adverse environmental degradation. There is also need for economic diversity, cultural shift

in ill practices on the environment and that new farmers' need reorientation on the need to conserve the environment in their farming practices.

### Discussion

There is need to really look at implementation of an integrated forestry management plan and more awareness on sustainable use of the environment. There is need to have improved pro environmental education and have governance issues cascade to the lower levels of indigenous land delivery systems. For instance, people know that it is illegal to cut down trees but still do so thus there is need for governance issues at lower levels were farmers are monitored on the issue of clearing permits when they practice farming so as to ensure environmental conservation in the process.

### *Presentation 4: El Nino Induced Drought, the New Tsunami of Chiredzi, the Impact of Climate Change and Adaptive Strategies by Dr J Musevenzi*

Dr. Musevenzi highlighted that rural and urban development has been affected by induced dry spells which have made a lot of people vulnerable. El Nino, which was defined as a dry spell for a period of two years, results in reduced crop output, increased food deficit periods, increased livestock mortality and reduced livestock. When such takes place, market distortions increase, as regulatory frameworks and guiding policies are illegally suspended. Planning becomes irrelevant. Can agricultural failure be attributed to climate change or to poor rural development planning? Key findings of his study were that small-holder farmers are not willing to branch out and diversify their livelihoods even under such dry spells as experienced by crop output dropping from 0.5t/ ha (2014-2015) to 0.1t/ha in 2016 lengthening food deficit period over 12 months. The carrying capacity per ward remained largely high (ward 3- 3400 versus 8900, ward 4- 1700 versus 3100 ward 6- 8700 versus 15000). Livestock mortality rates intensified by 80% as livestock diseases all intensified such as anthrax, tick borne and bar-biosis. The politics of livestock marketing intensified as cattle prices dropped from \$600 per animal to as low as \$20 per animal and in the process, 'cattle vultures' have emerged in the form of middlemen who by-pass the marketing policies and regulations in place as they buy and sell without permits from local authorities. Some of the adaptive strategies devised are using the bucket system for watering minimal crop production, rain fed contract farming has since been abandoned with remittances being the major adaptation strategy (leaving women in rural areas as men go and work in the city). In terms of livestock rearing use of a leguminous tuber plant known as Zhombwe has been devised which however is not afforded by all. Some have resorted to poaching of forage from Hippo valley estates.

### Discussion

In the case of increase in vulnerability, climate change cannot be taken out of the equation as it also has a contribution to it. There might be indeed need for a drought policy as opposed to a climate change policy for the latter is too broad to cater for drought related aspects posed by two year dry spells from an El Nino.

**Session Title: The Training, education and Professional Planning and Real Estate Practice**  
**Session Chair: Dr Ingwani**

**Rapporteur: Mr Mukarwi and Ms Murindagomo**

*Presentation 1: The Human Factor Approach and Planning of Human Settlements: Lessons for Zimbabwean by Professor Mararike*

Professor Mararike started by stressing that it is not the quantity but the quality of people which enable organisations to function properly. He rhetorically asked that “Planning is by people and for people but what kind of people?” The success of any plan is largely dependent on the quality of people either planner or the user of the planning service. The human factor approach encompasses a spectrum of personality characteristics and other Human characteristics that enable societies to function. He stressed that the reason why planning fails or plans fail is that of the negligence of the centrality of human factor hence a correct human factor content is needed for the plans to be successful. Before worrying about planning, have the correct people (right quality of people) with the correct human factor? Professor Mararike highlighted the competences of human factor content as including:

- Readiness – are people ready to do the right thing?
- Preparedness - are the people prepared to do the right thing?
- Awareness – are people aware that the planned settlements are for them?
- Ability – is this what is being trained at school.
- Willingness
- Capacity

He recommended that planners must not start on planning but start by asking the following questions: Do you have the capacity? Are you aware? Are you ready to do the right things? Answering these questions will determine the outcome. Human factor engineering is on people who have the knowledge to do the right things and human factor delay means *hapana munhu (hapana zvemunhu)*.

Questions

1. What is the minimum number of human factor content?
2. How can we balance human factor and the urgency in people?

The answers generated are that human factor content or approach is a tool kit, one needs a combination of the competencies. And there is need to teach human factor approach as a course.

*Presentation 2: Real Estate Education in Zimbabwe: a Comparative Study by Mr P Paradza*

Mr Paradza highlighted of the lack of consensus on what is Real Estate in the whole world. Real Estate education in Zimbabwe mentioning that Real Estate education is new in the country; the University of Zimbabwe introduced the Programme in 2010, National University of Science and Technology in 2013 and Lupane in 2015. A comparison of these programmes in Zimbabwe indicated the programmes are similar for example the duration is the same (4 years). Courses are the same as well as entry requirements. However, differences are in the



names of the Programme as well as departments under which the Programme is based. A comparison of the 3 real estate Programmes in Zimbabwe versus 2 Programmes in South Africa (offered at University of Cape Town and University of Pretoria) shows that in Zimbabwe, the programmes focus on investment while those in South Africa focus on construction and development. Real Estate education in Zimbabwe even though not yet accredited by RICS, is similar to Real Estate in other countries. The practitioners produced from local universities are as good as those from other countries.

*Presentation 3: Planning education in Zimbabwe: A review of the BSc (Hons) Rural and Urban Planning in Zimbabwe by Mr Bandauko*

Mr Bandauko highlighted the people should to note when reviewing the curriculum. People must ask what kind of graduates does the department of Rural and Urban Planning should produce for them. This is done in relation to planning education in other countries for example in Asia planning education focuses on architecture and in India is influenced by civic designs. He pointed out that the gaps in the planning curriculum exist in areas of specialty. In Africa, Planning education is influenced by the Global North. Colonization made it possible to focus on land control and architectural designs, top-down (master planning) making graduates focus mainly on development control (use town planning standards). Getting to the BSc (Hons) Rural and Urban Planning at the University of Zimbabwe, he alluded that the Programme has to be half theory and half practical. The gaps in the current curriculum include lack of industrial attachment, too much focus on legislation, limited field work and limited application of technology for example GIS. He concluded by pointing out that planning practice has changed due to a lot of challenges like urbanisation, climate change and poor economic performance. This shows a great need to change the curriculum of BSc (Hons) Rural and Urban Planning.

Discussion

Most programmes in the Faculty of Social Studies Faculty at the University of Zimbabwe reviewed their curriculum including Rural and Urban Planning. There is the provision of 1 year of industrial attachment however the challenge noted was on finding the industrial attachment especially with the economic situation in Zimbabwe. The definition of industrial attachment differs between the students and the institution (Department of Rural and Urban Planning). Most government institution do not pay students on attachment and this creates serious problems. The challenges to secure industrial attachments for the students, requires an improvement of communication between government institutions and department of RUP. The issue of limited field work, the issue has since been addressed as well as the application of technology – GIS and CAD being taught.

*Presentation 4: Outside looking In: Reflection on the Political, Policy, Legislative and Practice of Urban Planning in Zimbabwe by Mr J Kamuzhanje*

Mr Kamuzhanje drew attention to the challenges being faced by the current planner, how the planner is resolving the challenges? The challenges faced by planners to include politicians interfering with planning, corruption, planning legislation – RTCP Act no longer relevant and planning practice – issue of consultation. He bemoaned the missed

opportunities relating to what happened in Operation Murambatsvina condemning the building plans that were introduced in the era of Murambatsvina. Planners also missed other opportunities in the 2013 Constitution making process which they could have contributed significantly. The worry also include that the Department of Rural and Urban Planning is not adequately marketed for example when a planning problem arise in Zimbabwe, UZ Lecturers will be on ZTV not of the Department of Rural and Urban Planning. The three Institutions in Zimbabwe need to solve the planning problems and these are: the Department of Rural and Urban Planning (DRUP) through revising the curriculum, provide for industrial attachment so that the students will get experience; Department of Physical Planning (DPP) through reforming planning legislation. The Zimbabwe Institute of Regional and Urban Planners to register and accredit planners and planning education and must also advocate for a reform in the planning regulatory framework. On the issue of industrial attachments there must be a dialogue with all district councils in Zimbabwe so that students get attachment. On the issue of politics and planning, planners and their associations must approach politicians and work with them.

*Presentation 5: Planning Education in Zimbabwe: Responses, Changes and Needs by Mr J Chaeruka*

Mr Chaeruka pointed out that the Department of Physical Planning defines planning defined as spatial meaning it is technical. They use two technical planning schools Harare Polytechnic and the University of Zimbabwe. History of planning dates back to 1924. Planning started as a health issue and now its physical planning. Currently, there seven planning schools but the planning courses are different this poses challenges. Planning education is disjointed; the planning degree and planning degree very different in content. There are problems in producing planners that can perform in the Zimbabwean context hence the need to contextualize planning in terms of Zimbabwe's unfolding characteristics like poverty; poverty versus planning standards. Planning education has to be compared with other countries in the region and there is a lot we can borrow to reform the curriculum. Another challenge emanates from the professional planning institution, Zimbabwe Institute of Regional and Urban Planners which is doing nothing to promote the planner student, lecturer or practitioner. The issue of compulsory membership of ZIRUP has been talked since 2009 but nothing has been done. ZIRUP is letting down planners, industry and the country at large. In most cases, the planners, planners student and planner lecturer are left outside there, alone, which present challenges in overcoming problems as they come across. Other professions have guarded their territory and have a coordinated approach in dealing with industrial problems, a case not existent in planning. There is need to reform planning education, develop new curriculum which embrace new technology and this works when industry is abreast to make sure that planning schools and industry use the same software and equipment. The curriculum must embrace the cross-cutting issues like poverty and gender. The planning schools must be equipped with relevant materials and equipment for education. There must be official engagement by ZIRUP to synchronize the planning education curriculum in all the planning schools. ZIRUP must register with the Ministry of Higher and Tertiary Education for it to accredit planning schools so that there is uniformity in content planning education. ZIRUP must make its membership by planners mandatory or

compulsory. The planning professional body must work on changing the attitudes of officials who on most cases refuse to accept changes. Service delivery courses must be taught across programmes.

### **Discussion**

The importance of the human factor was highlighted. It is through education that we improve the quality of the planners who are able to deliver in our context. The human factor content must be enhanced for increased success of plans. This was reinforced by all the presenters who pointed out a great need to reform the planning education curriculum so that it responds to the contemporary planning needs. Another important issue which emerged is the dialogue with all stakeholders including the politicians which had been mentioned to pose challenges in planning. Collaboration and participatory planning has to be embraced in planning education to produce planning officers who would be able to embrace these values as they had been enshrined in the supreme law of Zimbabwe. ZIRUP has been challenged to work towards improving the image of the planning schools and planners, and to act as an effective bridge between industry and planning schools so that they keep abreast.

### **Session Title: Miscellaneous Human Settlements Issues**

#### **Session Chair: Mr Rufu**

#### **Rapporteur: Mr Karakadzai**

#### *Presentation 1: Taxing the informal sector Taxation in Zimbabwe: A Gendered Perspective by Mr S Mazongonda*

Mr Mazongonda started by stressing that government policies aim to provide a framework under which the black majority of Zimbabwe should set up their businesses however, it does not specify where and how the businesses should be taxed. Policy consideration should therefore take into account the geographical area where informality is taking place as it has a huge bearing on behavioural response of informal operators. He also emphasized that there is political of space in home industries. 'There are no linkages between the formal and informal sector as US\$7, 4 billion circulating outside the formal system (The Daily News, 23 March 2014). From this statement by the Minister Chinamasa, Zimbabwe has to face reality that the informal industry phenomenon is now the dominant force of the economy. There should be a right mix of comprehensive data on urban informality for ease tax collection, policy and planning. The guiding principle of a general approach towards taxing the informal operators ought to proceed in an evolutionary pattern in which acceptance must replace negotiation. The following factors contributed to unwillingness of informal manufacturers to pay corporate tax: low business activity, perceived corrupt tendencies by tax administrators, general lack of knowledge on the importance of paying tax and informal operators' political affiliation to political parties. Attention should be paid to the political, social and economic context in which informal operators find themselves. Policy consideration should, therefore

take into account the fact that the geographical area where informality is taking place has a huge bearing on behavioural response of informal operators.

#### Questions

1. Is continuous support for the informal sector the way forward to enhance development in Zimbabwe?
2. What policies have been put in place to support the informal sector?
3. How does the formal sector complement the informal sector?

Support the informal sector through providing them with the appropriate infrastructure such as toilets and shelter to sell their products is essential. As well, there is need to support the formal sector as the cropping of the informal sector has a negative impact on the aesthetics of the city and tend to push away economic investment within the CBD.

### **Day III: Field Trip (19 August 2016)**

The third day of the symposium hosted a field visit to two sites where two different housing provision models were being applied. The sites were Caledonia low-income settlement and that by Fidelity Life Assurance (Fidelity) being Southview Park along the Harare-Masvingo Highway opposite Mbudzi Cemetery.

#### *Caledonia*

Caledonia is a sprawling settlement east of Harare on a farm of the same name. The settlement is synonymous with chaos, poor sanitation and spontaneous and unplanned developments. From 2000 people have been flocking to the area. When the displaced people of Churu and Porta Farms joined the exodus, Caledonia descended into chaos. The settlement grew organically because the people settled themselves in their thousands and without any semblance to order, sanity and basic social services. To date, Caledonia Farm has approximately 30 000 stands allocated through various institutions, cooperatives and societal groups.



**Part of the Caledonia Settlement**

During the field visit the delegates' learnt that Caledonia was in the process of being regularised with the process being spearheaded by the Harare city Council in collaboration with the Urban Development Corporation (UDICORP) — a parastatal that falls under the Ministry of Local Government, Public Works and National Housing UDICORP. Part of the regularisation process includes roads and bridge construction. At the present moment eight

bridges were completed, while construction of the 4, 2 km road which links Caledonia with Tafara and Damafalls has also begun.

**Site II: Fidelity Life Assurance (Fidelity)'s Southview Park**

This is a high density residential stand development of over 5000 stands (in Beatrice Road bordering Amalinda Road) comprise of residential stands measuring 240m<sup>2</sup>. In comparison to the haphazard developments taking place in Caledonia, this is an orderly development that is following the ideal planning procedures and practices, (site identification, planning, surveying, bulk infrastructure provisioning, stand allocation and construction) in residential developments. The visiting team learned appreciated the 'beauty' of proper town panning.

## The First Biennial Symposium on Human Settlements Planning, Development and Sustainability in Zimbabwe

University of Zimbabwe

17-19 August 2016

**Theme:** *Zimbabwe's Spatial and Physical Planning in a Changing Context: How and why planning is begging for refocusing and redefinition*

### PROGRAMME

#### DAY I (Wednesday, 17 August 2016): PRE-EVENT SESSION

This is a closed event mainly for planning schools, technical colleges and professional organisations in the built environment. These stakeholders shall make some presentations and deliberations on various issues affecting human settlements. The hallmark of a pre-seminar event is to gear up for the main event, and most importantly to avail a platform where planning education and practice is scrutinised with the view to improve on deficient areas.

Selected presenting institutions shall be drawn from the following clusters

1. The Universities Cluster
2. The Polytechnics Cluster
3. Professional Institutions Cluster (ZIRUP)

#### SESSION FACILITATORS: MRS N.A. KWANGWAMA AND MR. S DUMBA

|                    |       |      |       |       |       |       |       |       |       |       |
|--------------------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|
| Session start time | 08:00 | 9:00 | 09:10 | 09:25 | 09:40 | 10:00 | 10:25 | 10:45 | 11:10 | 11:30 |
| Session end time   | 09:00 | 9:10 | 09:25 | 09:40 | 10:00 | 10:25 | 10:45 | 11:10 | 11:30 | 11:45 |

|   |                     |   |                                    |                                    |                  |                                    |                    |            |             |                        |
|---|---------------------|---|------------------------------------|------------------------------------|------------------|------------------------------------|--------------------|------------|-------------|------------------------|
| <b>ROOM:</b><br>LLEWELLYN<br>LECTURE<br>THEATRE | <b>REGISTRATION</b> | <b>INTRODUCTION</b><br>The Dean Faculty of Social Studies,<br>University of Zimbabwe Professor C<br>Manyeruke | Universities Cluster Presentations | Universities Cluster Presentations | <b>TEA BREAK</b> | Polytechnics Cluster Presentations | ZIRUP Presentation | Discussion | Way Forward | <b>CLOSING REMARKS</b> |
|---|---------------------|---|------------------------------------|------------------------------------|------------------|------------------------------------|--------------------|------------|-------------|------------------------|

## DAY II: (Thursday, 18 August 2016): PLENARY SESSION

This is the main session of the symposium which is open to all (or a large number) of the attendant speakers and other invited delegates. Two key note speakers shall give opening plenary speeches, at the start of a conference.

### MAIN EVENT OVERVIEW

#### SESSION FACILITATOR: DR I CHIRISA

|                    |                     |  |   |  |   |                     |                    |                    |                    |                     |  |  |
|--------------------|---------------------|--|---|--|---|---------------------|--------------------|--------------------|--------------------|---------------------|--|--|
| Session start time | 08:00               | 08:30  | 08:35   | 08:50  | 09:20   |                     | 11:00              |                    | 14:00              |                     | 16:00  | 16:15  |
| Session end time   | 08:30               | 08:35  | 08:50   | 09:20  | 10:00   |                     | 13:00              |                    | 16:00              |                     | 16:15  | 16:30  |
| ROOM<br>LLL        | <b>REGISTRATION</b> | <b>INTRODUCTION:</b><br>The Dean Faculty of Social Studies,<br>University of Zimbabwe Professor<br>C Manyeruke | <b>WELCOME REMARKS:</b><br>The Vice Chancellor, University of<br>Zimbabwe, Professor LM Nyagura | <b>KEYNOTE ADDRESS 1:</b><br>Dr Beth Chitekwe, Founding<br>Executive Director, Dialogue on<br>Shelter Zimbabwe | <b>KEYNOTE ADDRESS 2:</b><br>Dr Sasha Jogi, ARUP Zimbabwe | <b>COFFEE BREAK</b> | Breakaway Sessions | <b>LUNCH BREAK</b> | Breakaway Sessions | <b>COFFEE BREAK</b> | <b>EMERGING ISSUES AND THE<br/>FUTURE</b><br>Dr I Chirisa, Symposium Chair,<br>(Department of Rural and Urban<br>Planning) | <b>OFFICIAL CLOSURE:</b><br>The Dean Faculty of Social Studies,<br>University of Zimbabwe Professor<br>C Manyeruke |

KEY: - LLL: LLEWELLYN LECTURE THEATRE

## DAY III: (Friday, 19 August 2016): FIELD VISITS (OPTIONAL)

|  |       |       |
|--|-------|-------|
|  | 08:00 | 09:00 |
|--|-------|-------|



|  |              |  |
|--|--------------|--|
| <b>TIME</b>  | <b>08:30</b> | <b>13:00</b>   |
| ASSEMBLY AT THE DEPARTMENT OF RURAL AND URBAN PLANNING<br>AND<br>DEPARTURE |              | <b>FIELD VISITS</b>  |
|  |              | <b>SITE I: CALEDONIA (UDCORP CHAIRING)</b><br><br><b>SITE II: SOUTHVIEW PARK (FIDELITY CHAIRING)</b> |

## SESSION TRACKS AT A GLANCE

| ROOM               | THURSDAY, 18 AUGUST 2016 |          |          |          |            |          |         |         |         |       |            |                  |
|--------------------|--------------------------|----------|----------|----------|------------|----------|---------|---------|---------|-------|------------|------------------|
|                    | 11:00                    | 11:20    | 11:40    | 12:00    | 12:20      | 14:00    | 14:20   | 14:40   | 15:00   | 15:20 | 16:00      |                  |
| Session Start Time | 11:00                    | 11:20    | 11:40    | 12:00    | 12:20      | 14:00    | 14:20   | 14:40   | 15:00   | 15:20 | 16:00      |                  |
| Session End Time   | 11:20                    | 11:40    | 12:00    | 12:20    | 13:00      | 14:20    | 14:40   | 15:00   | 15:20   | 16:00 | 16:30      |                  |
| Room 1             | UDP-01                   | UDP-02   | UDP-03   | UDP-04   | DISCUSSION | UDP-05   |         |         |         |       | DISCUSSION | OFFICIAL CLOSURE |
| Room 2             | PMG-01                   | PMG-02   | PMG-03   | PMG-04   |            | PMG-05   | PMG-06  | PMG-07  | PMG-08  |       |            |                  |
| Room 3             | SSF-01                   | SSF-02   | SSF-03   | SSF-04   |            | SSF-05   | SSF-06  | SSF-07  | SSF-08  |       |            |                  |
| Room 4             | SSF-09                   | SSF-10   | SSF-11   | SSF-12   |            | SSF-13   | SSF-14  | SSF-15  | SSF-16  |       |            |                  |
| Room 5             | RTPD-01                  | RTPD-02  | RTPD-03  | RTPD-04  |            | RTPD-05  | RTPD-06 | RTPD-07 | RTPD-08 |       |            |                  |
| Room 6             | ESRP-01                  | ESRP-02  | ESRP-03  | ESRP-04  |            | ESRP-05  | ESRP-06 | ESRP-07 | ESRP-08 |       |            |                  |
| Room 7             | TEPRE-01                 | TEPRE-02 | TEPRE-03 | TEPRE-04 |            | TEPRE-05 |         |         |         |       |            |                  |
| Room 8             | MHS-01                   | MHS-02   | MHS-03   | MHS-04   |            | MHS-05   | MHS-06  | MHS-07  | MHS-08  |       |            |                  |

## KEY

| TOPIC CODE | MEANING  |
|------------|--|
| UDP        | URBAN DESIGN AND PHYSICALISM   |
| PMG        | POLICY, MANAGEMENT AND GOVERNANCE                                      |
| SSF        | SERVICES, SYSTEMS AND FUNCTIONALITY OF SETTLEMENTS                     |
| RTPD       | REGIONAL AND TRANSPORTATION PLANNING AND DEVELOPMENT                   |
| ESRP       | ENVIRONMENTAL SYSTEMS AND RURAL PLANNING AND DEVELOPMENT               |
| TEPRE      | TRAINING, EDUCATION AND PROFESSIONAL PLANNING AND REAL ESTATE PRACTICE |
| MHS        | MISCELLANEOUS HUMAN SETTLEMENTS ISSUES                                 |

## DETAILED SESSION TRACKS PROGRAM

### TOPIC A: URBAN DESIGN AND PHYSICALISM

SESSION CHAIRS: MR. N. MAONENI & MR. J. CHAERUKA (Morning Session)

RAPPORTEUR: MISS. S. MARIMIRA

| ROOM 1      |            |   |
|-------------|------------|---|
| TIME        | PAPER CODE | AUTHORS AND PAPER TITLE   |
| 11:00-11:20 | UDP-01     | Kudzai Chatiza*, Innocent Chirisa & Liaison Mukarwi : <b>Reflections and Insights on the ‘Failure’ of Spatial Planning in Zimbabwe</b>                                  |
| 11:20:11:40 | UDP-02     | Roy Nyabvure : <b>Construction and Building Maintenance in Harare: The Search for a Sustainability Path</b>   |
| 11:40-12:00 | UDP-03     | Shingai T. Kawadza*, Constance T. Muchoni & Innocent Chirisa : <b>The Role of Urban Development Corporation (UDCORP) in the current Zimbabwe’s Urbanisation Context</b> |
| 12:00-12:20 | UDP-04     | Tinashe Bobo : <b>Planning Rights in Zimbabwe : An Inquiry into the Gaps Between Theory and Practice</b>  |
| 12:20-12:40 | UDP-05     | Kudakwashe Dhoru & Josias Maririmba : <b>Reimagining the Representation of Zimbabwe’s</b>   |

|             |                     |
|-------------|---------------------|
|             | <b>Urban Space,</b> |
| 12:40-13:20 | <b>DISCUSSION</b>   |
| 13:00-14:00 | <b>LUNCH BREAK</b>  |

## TOPIC B: POLICY, MANAGEMENT AND GOVERNANCE

SESSION CHAIRS: DR. A. MAKOCHEKANWA (Morning Session)

DR. CHIMANIKIRE (Afternoon Session)

RAPPORTEUR : MR. A. MAPHOSA

| <b>ROOM 2</b> |                    |  |
|---------------|--------------------|--|
| <b>TIME</b>   | <b>PAPER CODE</b>  | <b>AUTHORS AND PAPER TITLE</b>   |
| 11:00-11:20   | PMG-01             | Shingai T. Kawadza : <b>The Importance Of An Urban Policy Document To Zimbabwe's Urban Environs: Justified By Evidence Of The Developments Of The Caledonia Housing Estate, Harare</b> |
| 11:20-11:40   | PMG-02             | Chakunda Vincent : <b>Urban Local Government Service Delivery Protests In Zimbabwe: The Context And Dimensions</b>   |
| 11:40-12:00   | PMG-03             | Charles Mazorodze : <b>Urban Local Government Financing In Zimbabwe: Case For Database Management In Selected Sectors And Local Authorities</b>  |
| 12:00-12:20   | PMG-04             | Innocent Chirisa, Kadmiel H Wekwete & Liaison Mukarwi* : <b>The Regional, Town And Country Planning Act In Light Of Constitution Amendment Number 20 Of 2013: An Overview</b>          |
| 12:20-13:00   | <b>DISCUSSION</b>  |  |
| 13:00-14:00   | <b>LUNCH BREAK</b> |  |
| 14:00-14:20   | PMG-05             | Innocent Chirisa, Takawira Mubvami* & Shingirayi Mushamba: <b>Ideology: The Missing Link In What Residents' Associations Are Doing In Zimbabwe?</b>                                    |
| 14:20-14:40   | PMG-06             | Charity Manyeruke : <b>Women And Politics In Emerging Urban Settlements: The Case Of Caledonia</b>   |
| 14:40-15:00   | PMG-07             | Innocent Chirisa & Abraham Matamanda*: <b>A Cacophony of Disengaging Messages: Can the Harare Strategic Plan 2012-2025 deliver?</b>  |

|             |                   |  |
|-------------|-------------------|--|
| 15:00-15:20 | PMG-08            | Beth Chitekwe : <b>Co-production in the delivery of informal settlements upgrading in the City of Harare</b> |
| 15:20-16:00 | <b>DISCUSSION</b> |  |

### TOPIC C: SERVICES, SYSTEMS AND FUNCTIONALITY OF SETTLEMENTS

SESSION CHAIRS: DR. MUKAMURI (Morning Session)

MR. MUKURA (Afternoon Session)

RAPPORTEUR : MR. G. MARUTA

| <b>ROOM 3</b> |                    |  |
|---------------|--------------------|--|
| <b>TIME</b>   | <b>PAPER CODE</b>  | <b>AUTHORS AND PAPER TITLE</b>   |
| 11:00-11:20   | SSF-01             | Nyasha T. Mutsindikwa : <b>Characterising Homeownership Experiences Of Low-Income Households: Case Of Five Selected Suburbs In Harare</b>                      |
| 11:20-11:40   | SSF-02             | Isaac Nyikayapera : <b>Planned Maintenance Of Government Office Buildings In Zimbabwe: An Analysis</b>   |
| 11:40-12:00   | SSF-03             | Buhle Dube* & Mercy Mugobogobo : <b>The Provision And State Of Social Infrastructure In Newly Resettled Rural Areas In Zimbabwe: A Case Study Of Goromonzi</b> |
| 12:00-12:20   | SSF-04             | Henry Gurajena* & Innocent Chirisa : <b>Real Estate Finance For Residential Development In Zimbabwe: Perspectives And Experiences Of Households In Harare</b>  |
| 12:20-13:00   | <b>DISCUSSION</b>  |  |
| 13:00-14:00   | <b>LUNCH BREAK</b> |  |
| 14:00-14:20   | SSF-05             | John Bowora : <b>Gender Planning For Rural Water Management In Zimbabwe: The Experience Of Sengwe Communal Area</b>  |
| 14:20-14:40   | SSF-06             | Innocent Chirisa & Abraham Matamanda* : <b>Sanitation Challenges In Zimbabwe's Urban Centres: Putting Sustainability Into Focus</b>                            |
| 14:40-15:00   | SSF-07             | Victor Kanganwiro Chipato* & Reginald Dennis Gwisai : <b>The Impacts Of Groundwater</b>  |

|             |                   |  |
|-------------|-------------------|--|
|             |                   | <b>Abstraction To The Environment In Mutirikwi River Basin, Zimbabwe</b>   |
| 15:00-15:20 | SSF-08            | Simbarashe Show Mazongonda* & Innocent Chirisa : <b>Elephant Poisoning In The Hwange National Park: The Matrix Of Issues</b> |
| 15:20-16:00 | <b>DISCUSSION</b> |  |

### TOPIC C: SERVICES, SYSTEMS AND FUNCTIONALITY OF SETTLEMENTS

SESSION CHAIRS: DR. B. CHITEKWE (Morning Session)

DR. J. CHAKWIZIRA (Afternoon Session)

RAPPORTEUR : MR. T. DUBE

| <b>ROOM 4</b> |                    |   |
|---------------|--------------------|---|
| TIME          | PAPER CODE         | AUTHORS AND PAPER TITLE   |
| 11:00-11:20   | SSF-09             | Muchaneta Munamati* & Innocent Nhapi : <b>Meeting Zimbabwe's Sanitation Needs In The Post-2015 Development Agenda: Challenges And Opportunities</b>           |
| 11:20-11:40   | SSF-10             | Joseph Binala* & Cornelius G. Tichagwa : <b>The Plight Of Public Open Spaces And Urban Wetlands In Zimbabwe: A Bird's Eye View Of The City Of Chitungwiza</b> |
| 11:40-12:00   | SSF-11             | Innocent Chirisa & Liaison Mukarwi* : <b>Water Stress As An Urban Agenda Issue In Africa: A Case Study Of Selected Zimbabwe Cities</b>                        |
| 12:00-12:20   | SSF-12             | Innocent Chirisa, Lisa Nyamadzawo* & Elmond Bandaiko : <b>The Energy Question In Zimbabwe</b>   |
| 12:20-13:00   | <b>DISCUSSION</b>  |   |
| 13:00-14:00   | <b>LUNCH BREAK</b> |   |
| 14:00-14:20   | SSF-13             | Innocent Chirisa, Emma Maphosa* & Elmond Bandaiko : <b>Planning For Urban Water Services In Africa: Case Studies Of Harare And Mombasa</b>                    |
| 14:20-14:40   | SSF-14             | Henry Takunda Gurajena* & Innocent Chirisa : <b>Pension Funds And Real Property Management In Zimbabwe</b>  |
| 14:40-15:00   | SSF-15             | Audrey Kwangwama* & Cohen Chipunza : <b>Mobile Telephone Base Stations And Residential Property Values: A Review For Zimbabwe</b>                             |
|               |                    |   |

|             |            |   |
|-------------|------------|---|
| 15:00-15:20 | SSF-16     | Audrey Kwangwama 'Fossilising Communal Tenure as 'Dead Capital' in the Absence of a Leviathan in Domboshawa,' |
| 15:20-16:00 | DISCUSSION |   |

#### TOPIC D: REGIONAL AND TRANSPORTATION PLANNING AND DEVELOPMENT

SESSION CHAIRS: MR. M. MATIKA (Morning Session)

MR. N. MUTSINDIKWA (Afternoon Session)

RAPPORTEUR : MR. A. NYIRENDA

| ROOM 5      |             |  |
|-------------|-------------|--|
| TIME        | PAPER CODE  | AUTHORS AND PAPER TITLE  |
| 11:00-11:20 | RTPD-01     | Trymore Muderere* & Innocent Chirisa : <b>Geographical Information Systems For Settlement Planning In Zimbabwe: Scope, Practices And Prospects</b>   |
| 11:20-11:40 | RTPD-02     | Smart Dumba : <b>Accelerated Urbanisation Without Economic Growth: A Paradox For Public Transport Planning In Developing Cities</b>  |
| 11:40-12:00 | RTPD-03     | James Chakwizira, Peter Bikam and Thompson A. Adeboyejo : <b>Transport realities and challenges for low income peripheral located settlements in Gauteng province: Are we witnessing the genesis of a new transport order or consolidation of the old transport order?</b> |
| 12:00-12:20 | RTPD-04     | Audrey Kwangwama* & Artwel Nyirenda: <b>The Peopling Of City Margins' Nodes: Evidence From Zimbiru, Ward 4, Goromonzi</b>  |
| 12:20-13:00 | DISCUSSION  |  |
| 13:00-14:00 | LUNCH BREAK |  |
| 14:00-14:20 | RTPD-05     | Emaculate Ingwani* & Simon Bekker : <b>Land Transactions: The Challenges Posed By Legal Pluralism' In Peri-Urban Communal Areas Of Zimbabwe</b>  |
| 14:20-14:40 | RTPD-06     | Elias Mazhindu : <b>The Political Economy Of Urban Land Use Transformations In Zimbabwe In The Post-Structural Era</b>   |
| 14:40-15:00 | RTPD-07     | Innocent Chirisa, Nelson Chanza* & Elmond Bandaoko : <b>Strategies For Water Disaster Management In Zimbabwe</b>   |
|             | RTPD-08     |  |

|             |                   |   |
|-------------|-------------------|---|
| 15:00-15:20 |                   | Julius Musevenzi : <b>Changing Trends In Social Differentiation And Impact On Rural Livelihoods- An Analysis Of Muzarabani, Gokwe And Mwenezi Districts Of Zimbabwe</b> |
| 15:20-16:00 | <b>DISCUSSION</b> |   |

## TOPIC E: ENVIRONMENTAL SYSTEMS AND RURAL PLANNING AND DEVELOPMENT

SESSION CHAIRS: MR S. MAZONGONDA (Morning Session)

DR. BHATASARA (Afternoon Session)

RAPPORTEUR : MR. K. CHAWEKA

| <b>ROOM 6</b> |                    |  |
|---------------|--------------------|--|
| <b>TIME</b>   | <b>PAPER CODE</b>  | <b>AUTHORS AND PAPER TITLE</b>   |
| 11:00-11:20   | ESRP-01            | Tarisai Nyamucherera*, Johannes Bhanye & Godfrey Chikowore : <b>Promoting Community-Based Tourism-Led Local Economic Development For Socio-Economic Transformation In Rural Zimbabwe</b>   |
| 11:20-11:40   | ESRP-02            | Innocent Chirisa, Mcdonald Matika* & Abraham Matamanda : <b>Environmental Effects Of The 2000 Zimbabwean Fast-Track Land Resettlement Programme: A Diagnostic Perspective</b>              |
| 11:40-12:00   | ESRP-03            | Tarisai Nyamucherera, Godfrey Chikowore* & Johannes Bhanye : <b>Promoting The Linkages Between Agriculture And Tourism For Transformation In Urban And Rural Areas Of Zimbabwe</b>         |
| 12:00-12:20   | ESRP-04            | Abraham, R. Matamanda* & Munyaradzi, A. Dzvimbo : <b>Urbanisation, Environmental Protection And The Sustainable Development Goals: Sifting Relevant Policies And Strategies For Harare</b> |
| 12:20-13:00   | <b>DISCUSSION</b>  |  |
| 13:00-14:00   | <b>LUNCH BREAK</b> |  |
| 14:00-14:20   | ESRP-05            | Julius Musevenzi : <b>El Nino-Induced Drought, The New Tsunami Of Chiredzi District, An Analysis Of The Impact Of Climate Change On Livelihoods And Adaptive Strategies</b>                |
| 14:20-14:40   | ESRP-06            | Vincent Itai Tanyanyiwa : <b>Pro-Poor Adaptation To Climate Change In Harare, Zimbabwe</b>   |
|               |                    |  |

|             |                   |  |
|-------------|-------------------|--|
| 14:40-15:00 | ESRP-07           | Brilliant Mavhima & Innocent Chirisa : <b>Evidence And Lessons On Adaptive Strategies To Climate Change For Urban Zimbabwe</b> |
| 15:00-15:20 | ESRP-08           | Tafadzwa Makonese : <b>Understanding The Water-Energy-Pollution Nexus In Zimbabwe</b>  |
| 15:20-16:00 | <b>DISCUSSION</b> |  |

**TOPIC F: THE TRAINING, EDUCATION AND PROFESSIONAL PLANNING AND REAL ESTATE PRACTICE**

SESSION CHAIRS: Dr. E. INGWANI (Morning Session)

DR K. CHATIZA (Afternoon Session)

RAPPORTEUR : MR. L. MUKARWI

| <b>ROOM 7</b> |                    |   |
|---------------|--------------------|---|
| TIME          | PAPER CODE         | AUTHORS AND PAPER TITLE   |
| 11:00-11:20   | TEPRE-01           | Claude G Mararike : <b>The Human Factor Approach And Planning Of Human Settlements: Lessons For Zimbabwe</b>                                |
| 11:20-11:40   | TEPRE-02           | Partson Paradza : <b>Real Estate Education In Zimbabwe: A Comparative Study</b>   |
| 11:40-12:00   | TEPRE-03           | Elmond Bandauko : <b>Planning Education In Zimbabwe: A Review Of The Bsc (Hons) Rural And Urban Planning Curriculum</b>                     |
| 12:00-12:20   | TEPRE-04           | Joseph Kamuzhanje : <b>Outside Looking In: Reflections On The Political, Policy, Legislative And Practice Of Urban Planning In Zimbabwe</b> |
| 12:20-12:40   | TEPRE-04           | Joel Chaeruka : <b>Planning Education In Zimbabwe: Responses, Changes And Needs</b>   |
| 12:40-13:20   | <b>DISCUSSION</b>  |   |
| 13:00-14:00   | <b>LUNCH BREAK</b> |   |

**TOPIC G: MISCELLANEOUS HUMAN SETTLEMENTS ISSUES**

SESSION CHAIRS: MR. I NYIKAYAPERERA (Morning Session)

MR. G. RUFU (Afternoon Session)

RAPPORTEUR: MR. T. KARAKADZAI



| ROOM 8      |                    |  |
|-------------|--------------------|--|
| TIME        | PAPER CODE         | AUTHORS AND PAPER TITLE  |
| 11:00-11:20 | MHS-01             | Tembinkosi Gomendo* & Never Mujere : <b>Age-sex distribution of the 2008-2009 cholera cases in Harare,</b>   |
| 11:20-11:40 | MHS-02             | Rosalie K Katsande*, J. E Stewart & E Mandipa : <b>Infrastructure as a Passive Medium for Violence: Mapping Women's Housing Entitlements through the 2013 Zimbabwe Constitution,</b>       |
| 11:40-12:00 | MHS-03             | Tarisai Nyamucherera*, Godfrey Chikowore & Johannes Bhanye : <b>Water, Sanitation and Environmental Health for Socio-Economic Transformation in Zimbabwe: A Case Study of Hopley Farm,</b> |
| 12:00-12:20 | MHS-04             | Witness Chikoko, Watch Rugaranganda & Victor. N. Muzvidziwa : <b>The Aetiology of Sexuality Issues among Adolescent Street Children of Harare Central Business District, Zimbabwe,</b>     |
| 12:20-13:00 | <b>DISCUSSION</b>  |  |
| 13:00-14:00 | <b>LUNCH BREAK</b> |  |
| 14:00-14:20 | MHS-05             | Gift Mhlanga, Innocent Chirisa & Simbarashe Show Mazongonda* : <b>Taxing the Informal Sector Taxation in Zimbabwe: A Gendered Perspective,</b>   |
| 14:20-14:40 | MHS-06             | Albert Makochekanwa : <b>Urban agriculture in staple maize production: a case study of Harare</b>  |
| 14:40-15:00 | MHS-07             | Seke Katsamudanga, Munyaradzi Manyanga & Gilbert Pwiti : <b>The Deep Time Depth of Urban Development in Pre-Colonial Zimbabwe: Reflections from Archaeology and Related Disciplines,</b>   |
| 15:00-15:20 | MHS-08             | Bridget Chinouriri & Ushewedu Kufakurinani : <b>Pastors Who Prey: Religiosity and Urbanity in Zimbabwe,</b>  |
| 15:20-16:00 | <b>DISCUSSION</b>  |  |

## Appendix 2: List of Participants

| NAME OF PARTICIPANT | ORGANISATION                         | PHONE NUMBER                 | EMAIL ADDRESS                  |
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