

NATIONAL UNIVERSITY OF SCIENCE & TECHNOLOGY



FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF LANDSCAPE ARCHITECTURE AND URBAN DESIGN

**An evaluation of the effectiveness of site analysis
procedures employed in urban site selection and
allocation of land uses in Gweru urban.**

A DISSERTATION SUBMITTED IN PARTIAL FULFILLMENT OF A MASTERS IN

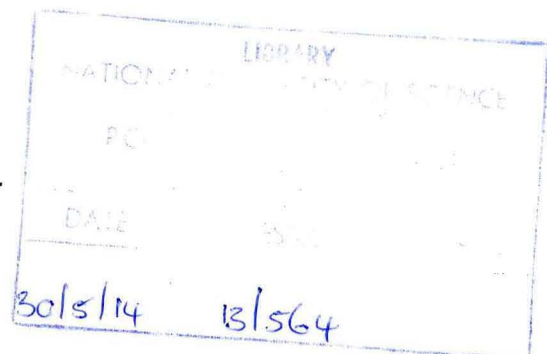
URBAN DESIGN

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Abstract

There is consensus within planning platforms that planning systems in Zimbabwe are old and time consuming. Most urban planning instruments and procedures need to be evaluated, as there is continued realisation of urban problems. Site analysis procedures have been employed in Zimbabwe for most controlled urban developments, but contrary to the initiatives, urban land use locational problems still persist where uses do not complement each other, development on preserved sites, loss of open spaces, and increased informal land uses. There is lack of empirical evidence on the effectiveness of the site analysis procedures being used in Gweru urban. Therefore, the main aim of the research was to evaluate the effectiveness of the site analysis procedures employed in Gweru urban when selecting urban sites, reallocation and alteration of landuses. An ex-post evaluative methodology was used to probe the effectiveness of the site analysis procedures. Questionnaires, face-to-face interviews, and observations were used to collect the primary data. Secondary data was collected from urban planning; journals, books, websites, manuals, statutes and circulars. The research showed that two site analysis procedures are used in Gweru urban in site selection and allocation of land uses. These are the discretionary and the rational site analysis procedures. The research showed that the discretionary site analysis procedure was mostly used, since 72% of the infill land uses are sited using discretionary procedures against 28% using the rational procedures. The discretionary site analysis procedures emphasis more on physical and tangible aspects of the site and disregarding the softer aspects which emphasis on aesthetics and diversity of neighbourhoods.

Therefore, the research concludes that the site analysis procedures employed in Gweru urban for selecting and allocating infill land uses are only effective when considering hard factors that are more physical and tangible. The site analysis procedures are less effective when considering softer aspects that are more social and economic. This was because the planning practice in Gweru urban has few requisite personnel, planning equipment and skills to implement the site analysis procedure. Therefore, the research recommends for the planning practices to employ more flexible tools that include Geographic Information Systems, Expert Systems and Artificial Intelligence hence will allow for computerisation of the planning departments.