

**THE DYNAMICS OF URBANISATION IN KAMPALA, UGANDA:
TOWARDS A POSSIBLE ALTERNATIVE URBAN
POLICY FRAMEWORK**

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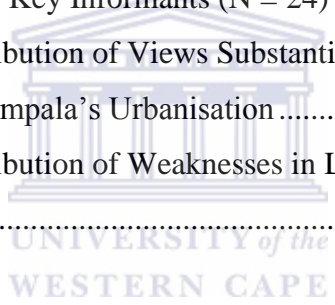
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DECLARATION

I declare that this thesis entitled *The Dynamics of Urbanisation in Kampala, Uganda: towards a Possible Alternative Urban Policy Framework* is my own work, that it has not been submitted for any degree or examination in any other university, and that all the sources I have used or quoted have been indicated and acknowledged by complete references.

Fred Bidandi

Date.....

Signed.....



DEDICATION

I dedicate this thesis to my late father Jonathan Wepukhulu



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I am indebted to scores of people for their contribution to this work. I thank my supervisor Professor J.J Williams, who despite the challenge encountered guided me to the very end. I am lucky to have associated with him in this journey.

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LIST OF ABBREVIATIONS

CBD	Central Business District
CFUSAR	Centre for Urban Studies and Research
FGD	Focused Group Discussions
KCCA	Kampala Capital City Authority
LC	Local Council
MDP	Management Development Program
MFPEd	Ministry of Finance, Planning and Economic Development
MLHUD	Ministry of Lands, Housing and Urban Development
MTN:	Mobile Telecommunications Network
NEMA	National Environmental Management Authority
NFA	National Forestry Authority
NGOs	None Governmental Organisations
NRM	National Resistance Movement
NWSC	National Water and Sewerage Cooperation
OECD	Organisation for Economic Co-operation & Development
PEAP	Poverty Eradication Action Programme
SACN	South African City Network
SADC	South African Development Community
SAMP	South African Migration Project
SPSS	Statistical Package for Social Science
UBOS	Uganda Bureau of Statistics
UIA:	Uganda Investment Authority
UN	United Nations
UNDP	United Nations Development Program
UNECA	United Nations Economic Commission for Africa
UN-HABITAT	United Nations Human settlement Program
UNUP	National Urban Policy for Uganda

ABSTRACT

The purpose of the study is to investigate the dynamics explaining Kampala's urbanisation, with a view of analysing their implications for an alternative urban policy framework for this city. This study was motivated by the fact that information about these dynamics and their policy implications was scanty; yet its understanding in a comprehensive manner was necessary to develop a suitable urban policy for Kampala. Consequently, this study was set to meet four objectives, which focused on (1) analysing the informal dynamics explaining Kampala's urbanisation from 1990 to 2013 and their policy implications; (2) investigating the formal dynamics responsible for the urbanisation of Kampala City from 1990 to 2013 and their policy implications; (3) establishing residents' satisfaction dynamics defining Kampala City urban changes resulting from official dynamics undertaken from 1990 to 2013 and their policy implications; and (4) identifying the dynamics that needed to be integrated in a policy framework that can be used to effectively prevent or halt Kampala's unplanned urbanisation while promoting planned urbanisation. To achieve these objectives, the study adopted a mixed methods design.

The sample constituted 24 purposively selected key informants and 720 city residents selected using multistage sampling. Data were collected using interviews, focus group discussions and questionnaires. Qualitative data were analysed using narrative and thematic techniques complimented by the descriptive method. This method was also used together with the factor analysis method to analyse quantitative data. Findings revealed that the informal dynamics that explained Kampala's unplanned urbanisation during the period 1990-2013 included unofficial administrative dynamics; unofficial political influence; political unrest caused by internal and regional civil wars; the city's attractiveness to jobseekers, job-makers and migrants from war-ravaged areas; and excessive rural poverty and underdevelopment. The formal dynamics which explained Kampala's urbanisation during the same period included official administrative dynamics, government political intervention, modernisation agenda implemented through government investment promotion programme, legal framework, and urban policy dynamics.

KEYWORDS: Informal-urbanisation dynamics, formal-urbanisation dynamics, resident-satisfaction dynamics, alternative urban-policy, Kampala, Uganda

CHAPTER ONE

Current State of Dynamics of Urbanisation in Kampala

1.0 Introduction

The need to understand the dynamics of Kampala's urbanisation as a basis for developing an urban policy framework that can guide this city to develop as a planned capital and engine of development as envisioned in Uganda's Vision 2040 has become critical. This is because the several policy measures taken to develop Kampala systematically have failed to contain the city's haphazard urbanisation (Ministry of Lands, Housing and Urban Development (MLHUD), 2013a; Kampala Capital City Authority (KCCA), 2010a; UN-Habitat, 2007). This scenario started to be noticed in early 1990s and has now led Kampala's urban policy planners and implementers to conclude that the dynamics driving Kampala's urbanisation need to be understood if this city is to urbanise in a planned manner (KCCA, 2010a).

Nyakaana (2013:6) succinctly summarises the dynamics that need to be understood by writing that, "Efforts to urbanise Kampala City in a systematic manner will not achieve much success without... a comprehensive and integrated analysis, understanding and proper management of the underlying cultural, social, economic, demographic, political, administrative, technical, policy, natural, and other dynamics..." Noting that this analysis has not been conducted, I recommend research into the nature of each of the dynamics, maintaining that it is this research that will provide the empirical basis required to develop a policy that will ensure that Kampala urbanises in an environmentally, spatially and socially satisfactory manner.

Nyakaana specifies most of the categories of dynamics assumed to typify Kampala's urbanisation, and hastens to add that their nature is currently not clear in a comprehensive manner; yet this clarity is needed if Kampala is to urbanise in an organised manner. It is particularly needed to provide empirical information required to design strategies for

improving management of Kampala's urbanisation, service delivery, livelihood and urban governance (Moir, Moonen & Clark, 2014).

The preceding observations are given credence by a scrutiny of the studies that have been conducted about Kampala's urbanisation. The scrutiny reveals that only a handful of the studies point out a few of the dynamics, with most of the studies specifying population dynamics (Somik, 2012; Mukiibi, 2011; Makita et al., 2010; Lwasa & Mabiriizi, 2009; Lwasa, Nyakana & Sengendo, 2007; Nyakana et al., 2006). Some of these studies focus on poverty dynamics (Uganda Bureau of Statistics (UBOS), 2013; Mukiibi, 2011; Mukwaya, Sengendo & Lwasa, 2010); others on market dynamics (Lwasa, 2002); others on land tenure dynamics (Muinde, 2013) and others on political dynamics (Lambright, 2014). Evidently, the specified dynamics do not exhaust the list outlined by Nyakaana (2012). This implies that there are dynamics that have not received the scholarly attention needed to provide the required comprehensive understanding that is, a whole picture of all the dynamics explaining Kampala's urbanisation.

Moreover, the above studies reveals how Kampala's urbanisation affects other variables such as the environment, climate change, livelihoods, growth of slums, land tenure systems, and spatial quality, amongst others. No study has been conducted to analyse and understand how urbanisation itself is affected by the mentioned dynamics. This is what this study is set to address with a view of proposing an integrated urban policy framework that can be used to ensure that Kampala urbanises in an organised manner. Since most of the studies dealing with the dynamics of urbanisation do not define these dynamics, the definition to use in this analysis is developed from the descriptions found in a few studies, including that of Xuemei, Chen and Peijun (2012:3), Hassan (2011:1251) and Natrass (1983:12).

The studies mentioned above describe dynamics of urbanisation as the informal or formal forces, processes, activities and policies that lead to positive or negative development of cities (also called urbanisation) by changing these areas' spatial, demographic, social, economic, cultural, environmental and temporal features. A similar description is adopted

in this study but focusing on Kampala as the city. This definition is adopted because it is comprehensive enough to cater for the analysis of all forms of dynamics characterising Kampala's urbanisation. It caters for all forces, processes, activities and policies that can explain Kampala's urbanisation, even when these are micro (personal or household) forces; or political, economic, technical, legal, administrative, population or cultural forces; or any other processes (Awumbila, 2012; Kundu, 2011). It also caters for the absorption of surplus capital, which Harvey (1985a, 1985b, 2008, 2009, 2012) strongly believes to be one of the main dynamics that account for urbanisation, especially in capitalist societies. The definition can therefore facilitate the analysis needed to develop a comprehensive urban policy framework, which, itself, is conceptualised in this study as an integrated course of action which translates into planned urbanisation when followed or implemented by urban authorities in Kampala.

The available urban policy literature supports the analysis and understanding of any city's urbanisation. In particular, Hassan (2011: 1251) writes that, "Planning for sustainable development of urban areas requires understanding of growth dynamics of urban systems." Mohan, Pathan, Narendrareddy, Kandya and Pandey (2011) observe that similar categories (such as economic, political and others) are usually used to categorise dynamics underlying the urbanisation of most cities, but this does not mean that the nature of the dynamics is the same for all the cities. These dynamics tend to differ from one city to another, and they need to be analysed and understood for particular cities. In fact, understanding these dynamics is very important for public policy actors mandated to deliver orderly urbanisation of cities and towns (World Bank, 2012; Madanipour, 2006). As a matter of fact, it is hard to deliver such development when these actors are not aware of the nature of dynamics that they have to deal with. UN-Habitat (2008:20) accentuates the need to understand these dynamics by writing that, "Understanding the nature of the dynamics of the growth or decline of cities like Kampala helps planners to support the processes that lead to harmonious urban development and to deal with... the negative consequences of urban growth..."

As cited in Fox (2013: 17), United Nations Economic Commission for Africa (UNECA) observes that, the unprecedented increase of the urban population in Kampala and the prospects for further increase in the near future have economic and social implications concerning employment, housing, education, health and so on. Unless (the underlying) dynamics are analysed as a basis for proper urban planning, this rapid growth of urban population in Kampala is likely to aggravate the present urban pathology, expand slums and lead to considerable discontent and unrest.

1.1 Background

Urbanisation is not a phenomenon limited to Kampala/Uganda but global, regional and national problem especially in sub-Saharan Africa. Globally, urbanisation is increasingly becoming a problem since almost half of the world's population (3.9 billion) now live in cities (UN-Habitat, 2010). There were only 16 cities with the population of one million people at the beginning of the 20th century globally and many of them were in industrially developed economies such as Great Britain and France (UN-Habitat, 2008). It is however, noted that there are now more than 400 cities around the world that contain over a million residents, and about three-quarters of these are in developing regions such as Latin America and Sub-Saharan African countries, to name but two (UN-Habitat, 2008).

In the 1960s for example, Johannesburg was the only city in Sub-Saharan Africa with the population exceeding over one million residents. By 2010, Africa had 33 cities with the population exceeding 1 million, including Kampala (UN-Habitat, 2010). These trends of urbanisation seem to be cutting across all nations of the world, including Uganda.

Cities across the globe attract people for better employment, education, health care, and culture; and they unduly contribute to national and urban economies. However, often rapid urbanisation in this case is associated with poverty, environmental degradation and population demands that outstrip service capacity. These conditions creates unpleasant urban environment leading to numerous dynamics such as poor housing, overcrowding, air pollution, transportation, insufficient or contaminated drinking water,

inadequate sanitation and solid waste disposal services, industrial waste, increased motor vehicle traffic, stress associated with poverty and unemployment, among others. Urbanisation in Sub-Saharan Africa has translated into rising slum establishments, increased poverty, and inequality. Most of the cities in this regard are characterised by insufficient basic infrastructure, increasing poverty, poor service delivery, inequality, and rising slum formations (De Blij and Muller, 2000). While sub-Saharan countries such as Uganda are experiencing unprecedented rate of urbanisation, the rates are higher than the resources these urban centres can offer given the population demands. This scenario provides an understanding of how urbanisation dynamics impacts negatively on urban service delivery and therefore the need to investigate its associated dynamics (Nyakaana, 2012).

Different studies on urbanisation have also shown that a comprehensive understanding of the above mentioned dynamics is crucial to the development of urban policies that can effectively deal with negative urban consequences and ensure that further urban changes occur in a systematic and satisfactory manner (Jiboye, 2011; Atkinson & Marais, 2010; UNFPA, 2010; Batra, 2009; OECD, 2009; Bannon, 2004; CIAT, 2003).

The situation in Kampala appears a replica of the general urban dynamics in Africa. There is a lack of a comprehensive understanding of the dynamics responsible for Kampala's urbanisation. This dates back to the time when it was declared as the official capital city of Uganda (Kasibante (2011; Mukwaya, Sengendo & Lwasa, 2010; Omolo-Okalebo, 2010). The declaration was made at 12:00am on 9th October 1962 based on the Royal Charter enacted on September 28, 1962. This understanding was neglected because like many other cities in the world in their infancy, Kampala was urbanising at a slow pace (Byaruhanga & Ssozi, 2012). Such a pace gave Kampala City authorities time to plan and provide the public services that the slowly increasing urban population needed. This could be done without any need to first understand the underlying dynamics. This understanding was further neglected when the pace of Kampala's urbanisation declined in the 1970s because of the economic embargos, mismanagement of Uganda's economy

and an atmosphere of insecurity that characterized the Late President Amin's dictatorship (Kasekende & Atingi-Ego, 2003).

The pace of Kampala's urbanisation started rising from 1990, but even then, not much was done to understand the underlying dynamics in a comprehensive manner. Yet the rising rate was signalling a clear need for analysing and understanding the dynamics as a basis for containing the negative ones while encouraging those that were promoting systematic urbanisation. The focus was instead on implementing the socioeconomic development agenda, which the government of Uganda had adopted following the Poverty Eradication Action Programme (PEAP) (United Nations Development Assistance Framework for Uganda, 2009; Thomson, 2008). Since over 90% of Ugandans were at that time engaged in rural subsistence farming, the main aim of the PEAP was to transform the country from being a predominantly rural subsistence economy to a modern economy (Gollin & Rogerson, 2010). In this programme, Kampala was viewed as a nucleus of socioeconomic transformation through industrialisation and commercialisation (Kasekende & Atingi-Ego, 2003), and this further accelerated its urbanisation.

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Today, Kampala is urbanising at a rapid rate estimated to be between 5.2% and 16% per annum (Amayo, 2013; Ministry of Lands, Housing and Urban Development, 2013a; Uganda Bureau of Statistics (UBOS), 2012). The latest statistics indicate that Uganda's urban areas claim 20% of her estimated 35 million people (World Bank, 2013), but over 40% of these people are resident in Kampala City (UBOS, 2012; NEMA, undated). In fact, Kampala's population size grows to over 60% when the transitory population is factored in.

Kampala's is however, urbanising in an unplanned manner (Storeygard, 2012; Mohan et al., 2011; Rossi-Hansberg & Wright, 2007; Lucas, 2004), but without a clear picture of the underlying dynamics.

Studies conducted about Kampala's urbanisation indicate that the process is characterised by lack of proper zoning of economic activities and construction of informal and formal

physical infrastructure without regard to the subsequent spatial quality and environmental conservation (Somik, 2012; Kasibante, 2011; KCCA, 2010a; Lwasa, 2010; Rwakakamba, 2008, 2009; Hepworth & Goulden, 2008; Kampala City Council, 2008). Kampala's urbanisation depicts sharp differences in residential standards where expensive housing and luxury flats co-exist with shantytowns and informal settlements, with about 60% of the city's population living in unplanned residences and using very dirty, largely potholed and narrow roads with no street lights (Lwasa, 2014). Other studies show that Kampala's urbanisation is typified by deteriorating environmental health characterised by air and noise pollution (Kashaka, 2014; MLHUD, 2013b; Nyakaana, 2013; Watuwa, 2013; Byaruhanga & Ssozi, 2012; Mukiibi, 2011; Namara, 2011; Mukwaya, Sengendo & Lwasa, 2010; Lwasa, Nyakana & Sengendo, 2007; NEMA, 2012; Wakabi, 2009).

The city's drainage channels are silted and contaminated by organic and inorganic waste dumped by city dwellers and workers, causing the channels to get blocked, thereby flooding during rainy seasons (Ogwang, 2013; National Water and Sewerage Corporation, 2011; Lwasa, 2010; Mukwaya, 2004). It is very common to find supermarkets constructed in swamps and green belts, arcades and storied buildings closely interspaced with muddy huts in slums (KCCA, 2010a). It is also not rare to find posh residential and office buildings whose access roads are so narrow that even a fire brigade vehicle finds it difficult to access them when need arises. The result has been the development of different types of slums. Kampala City is now characterized by uncoordinated slums for the poor and slums for the rich, with the former type of slums being characterized by the urban poor and latter type being set up by opulent Ugandans in form of random erection of multibillion posh residences.

Kampala's urbanisation is also characterised by rising unemployment resulting from the demand for jobs far outstripping their supply (Ogwang, 2013; MLHUD, 2013b). The city's unemployment is estimated to be between 60% and 80% and is cited among the critical causes of crime and violence increasing in the city (MLHUD, 2013a; Mazige, 2011). Growing population pressure on social services and menacing traffic congestion

are the order of the day (Kasozi, 2013; MLHUD, 2013a; KCCA, 2010a, 2010b; Nyende, 2010; Kato, 2009).

1.2 Problem Statement

A comprehensive understanding of the dynamics that explain Kampala's urbanisation and their policy implications is lacking (MLHUD, 2013a); yet this understanding is needed to develop a policy framework required to ensure that this city urbanises in a planned way. This understanding is needed because it provides a holistic insight into not only the nature of all the dynamics that explain Kampala's urbanisation but also the policy solutions needed to curtail the dynamics that derail this process while encouraging those that promote planned urbanisation (UN-Habitat, 2008). It is specifically needed because a careful perusal of the available literature reveals that information about the dynamics of Kampala's urbanisation is still very scanty and scattered. Indeed, the population, poverty, market, legal and political dynamics cited in literature in relation to Kampala's urbanisation are not exhaustive enough to provide a holistic view, especially when compared to the dynamics that need to be understood as per the list outlined by Nyakaana (2012). Moreover, their policy solutions to Kampala's unplanned urbanisation are not discussed. Therefore, as Kampala develops, moreover, at a fast rate estimated to be between 5.2% and 16% per annum (Amayo, 2013; MLHUD, 2013a), the nature of all the dynamics causing it to urbanise in a disorderly manner as Lwasa (2014), Ogwang (2013) and Mukwaya, Sengendo and Lwasa (2010) observe and its policy implications are not comprehensively clear. This has caused a serious concern because Kampala serves not only as Uganda's capital city but also as the nucleus of Uganda's socioeconomic progress. The concern is particularly expressed by Kampala's urban policy planners, implementers and scholars.

The analysis of the available scholarly work reveals that research carried out on Kampala does not provide a comprehensive understanding of the dynamics responsible for the manner in which the city is urbanising. Indeed, studies point out only a few dynamics, including population dynamics, poverty dynamics, market dynamics, legal dynamics defining land tenure systems and rights, and political dynamics. These forms of dynamics

do not exhaust the list which, according to Nyakaana (2012), needs to be analysed in order to provide a comprehensive understanding of the dynamics responsible for the manner in which Kampala is urbanising. Some forms of the social, economic, cultural and political dynamics and all administrative dynamics are not analysed. Moreover, the studies point out the dynamics without delving into their implications for a possible alternative policy framework that can ensure that Kampala urbanises in a planned manner. This situation leaves one questioning the nature of these dynamics and their policy implications.

In addition, studies specify the dynamics of Kampala's urbanisation without clarifying their informal and formal categories. Yet this clarification is vital to understand if an effective urban policy is to be developed. This is stressed in many studies (see for instance Jiboye, 2011; Hove, Ngwerume & Muchemwa, 2010; Pieterse, 2010; Van Dijk & Fransen, 2008; Landau, 2007). Informal dynamics are considered as the main cause of unplanned urbanisation (Hassan, 2011). Therefore, understanding these dynamics provides insight into what needs to be done in order to counter them in a manner that promotes planned urbanisation. Similarly, formal dynamics are cited as major forces explaining the way urbanisation takes place in Uganda including countries such as Kenya, Tanzania and South Africa (McGranahan, 2014) Formal dynamics constitute officially sanctioned efforts to consciously concentrate power, capital, or both at particular sites or within privileged communities which eventually become urban (Orum, 2011; Natrass, 1983). They are necessary to analyse so as to understand the nature of the legal, administrative, financial, political and other official forces and processes that explain urbanisation (Jones, 2012). This understanding provides insight into how these dynamics can be improved to ensure that urbanisation takes place in a planned way. The fact that no such understanding exists about Kampala explains why this study is needed.

Furthermore, a careful examination of studies on dynamics of urbanisation reveals that many of them neglect dynamics defining city residents' satisfaction with the urban changes that result from formal dynamics. Yet the satisfaction of these dynamics are necessary to understand because they explain the manner in which cities like Kampala

urbanise by playing a role in determining how residents make decisions concerning the location of their residences, physical investments and which place to work in. Kährik et al. (2012) supports this argument by observing that residents' satisfaction dynamics are significantly related to decisions pertaining to location of a residence in relation to the nature of the neighbourhood. Residents' satisfaction dynamics are also critical to private investment decisions and to employment choices made by individuals in relation to the location of the employing organisation (Hillman, 2014; Sartori & Gelsomina 2013; Yasuhiro & Zenou, 2013; You-Tien, 2010; Checchi et al., 2009; Lixing, 2008). It also determines how city residents react to urban changes resulting from formal dynamics (Auliaa & Ismailb, 2013; Mossin, 2012; Wakabi, 2009). These decisions and reactions subsequently determine how a city urbanises residentially and in terms of attracted physical investments and workers. This is why such satisfaction is necessary to investigate so as to understand its policy implications for Kampala's urbanisation.

Apart from the existing scholarly work, Kampala's urban policy planners and implementers are also concerned that the policies and legal instruments in place are not providing an elaborate understanding of the dynamics underlying the city's urbanisation (MLHUD, 2013a; KCCA, 2010a). Yet all urban policies and legal instruments are enacted with intent to provide such an understanding, thereby facilitating their implementers to ensure that urbanisation occurs in a planned manner (Mckeown, 2012; Kiechel, 2010). Why then are those used in Kampala failing to do so? This study seeks to answer this question by analysing the dynamics in terms of the flaws that cause the urban policies and legal instruments applied in Kampala fail to guide the city to urbanise in a planned manner.

Unfortunately, even with all negative consequences that started to characterise Kampala's urbanisation from the onset of the 1990s as discussed above, the nature of the underlying informal, formal and policy dynamics and their implications for an alternative urban policy framework remains elusive. This scenario leads to posing the following research questions:

- 1) What informal dynamics are responsible for the manner in which Kampala City has been urbanising from 1990 to 2013?
- 2) What formal dynamics are responsible for the manner in which Kampala City has been urbanising from 1990 to 2013?
- 3) What dynamics define residents' satisfaction with urban changes resulting from formal dynamics characterising urbanisation of Kampala City from 1990 to 2013?
- 4) What dynamics need to be integrated in a policy framework that can be used to effectively prevent or halt Kampala's unplanned urbanisation while promoting planned urbanisation?

Finding answers to the above questions with a view of examining their implications for an alternative urban policy for Kampala City is the main purpose of this study. Analysing these implications cannot be overemphasized in the light of the failure of the existing policies to contain the negative socioeconomic and environmental consequences outlined.

1.3 Research Objectives

In view of the research questions raised above, the main objective of study is to analyse the dynamics responsible for changing Kampala City since 1990; those defining the official response taken to counteract the unacceptable dynamics; those characterising city residents' satisfaction with changes from official response, and the implications of these dynamics for an alternative urban policy framework. Consequently, the specific objectives are:

- 1) To analyse the informal dynamics explaining the urbanisation of Kampala from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner.
- 2) To investigate the formal dynamics responsible for the urbanisation of Kampala from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner.
- 3) To establish the dynamics defining residents' satisfaction with urban changes resulting from formal dynamics undertaken from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner.

- 4) To identify the dynamics which need to be integrated in a policy framework that can be used to effectively prevent or halt Kampala's unplanned urbanisation while promoting planned urbanisation.

1.4 Significance of the study

The study analyses the dynamics responsible for Kampala's urbanisation from 1990 to 2013 with a view of developing an alternative policy framework by which this city can urbanise in a planned manner. This analysis is carried out because the failure to contain the haphazard manner in which Kampala is urbanising indicates that the policies being applied to guide this process are not effective as far as dealing with the underlying dynamics is concerned. This ineffectiveness is admitted by the makers and implementers of these policies and they attribute it to a lack of a comprehensive understanding of the dynamics (MLHUD, 2013a; KCCA, 2010a).

This study seeks to provide this understanding based on the hypothesis aptly articulated by the European Commission (2013:10) that, "All urban policy planners and implementers need a better understanding of the dynamics of urbanisation... in order to design (and implement) innovative, inclusive and sustainable urban policies within the context of socioeconomic development (characterised by) increasing population, reduced pressures on social services and natural resources, job creation, reduced urban risks and crime, and better ways of improving the quality of life of... urban citizens..." This hypothesis is further based on Hassan's (2011: 1251) observation that, "Urban planners and administrative bodies require reliable information to assess the consequences of urbanization, to ensure a sustainable functioning of megacities and to minimize negative impacts of rapid urbanisation. "Urban expansion that takes place in an unplanned manner is usually a result of urban administrators lacking the information needed to deal with the process."

Consequently, the study satisfies the need of Kampala's urban policy planners and implementers. These policy agents would find the study empirically informative about how to effectively improve formal dynamics and to deal with the informal dynamics

which cause Kampala to urbanise in an unplanned manner. Moreover, Katz and Coleman (2001) assert that, “The purpose of research is to inform action”. Therefore, Kampala’s urban policy planners and implementers will use the study as a source of empirical information needed to take appropriate policy planning and administration action required to effectively deal with adverse dynamics of the city’s urbanisation while promoting those that translate into systematic urbanisation.

Burnham, Lutz, Grant and Layton-Henry (2008) assert that research represents the voice of citizens in the policy-making process. Accordingly, this study provides a platform for Kampala City dwellers to voice their views about the unwanted dynamics of the city’s urbanisation. It also analyses these views and develops policy recommendations whose adoption in a manner that helps to deal with unwanted dynamics will yield additional benefits in the form of improved spatial quality, better zoning of economic activities, improved infrastructure development, and provision of satisfactory social services. These benefits will also be enjoyed by the entire populace of Uganda, since the redesigning of Kampala City will make it a better nucleus of socioeconomic progress. This benefit is endorsed by a number of scholars who have observed that planned urbanisation results into development of cities and towns that not only serve as mere spaces for habitation, production and services but also as vital centres and shapers of socioeconomic development, spatial planning, and residential quality (Hailu, 2012; Seto et al., 2012; Storeygard, 2012; Netto, 2011; Henderson, 2005).

Nenninger and García (2011) contend that research provides new knowledge needed to enrich the existing body of knowledge. This study will also add new insights to the existing body of knowledge concerning dynamics of urbanisation and how they can be addressed to improve a city’s spatial quality, economic zoning, environmental conversation, infrastructure development, and provision of social services. These insights can be used by academicians and researchers as a basis for further research.

1.5 Justification of the Study

Kampala is the capital city of Uganda and the nucleus of socioeconomic development, but depicting a rapid rate of urbanisation. A comprehensive understanding of the dynamics responsible for this kind of urbanisation is therefore vital not only to Kampala's policy planners and implementers but also to the entire populace of Uganda. It provides an empirically informed basis for promoting the city's urbanisation in a systematic manner. This understanding is however, lacking. To substantiate this assertion, effort was made to establish whether a study analysing the dynamics of Kampala's urbanisation with intent to develop a comprehensive understanding of their nature and implications for an alternative policy framework for guiding Kampala to urbanise systematically had been conducted.

The effort involved carrying out a careful review of papers, essays and empirical studies that had been conducted about the dynamics of Kampala's urbanisation. A number of studies (for instance Lwasa, 2002; Lambright, 2014; MLHUD, 2013a; Nyakaana, 2012; Somik, 2012; Mukiibi, 2011; Makita et al., 2010; Mukwaya et al., 2010; Lwasa & Mabiiriizi, 2009; Lwasa, Nyakano & Sengendo, 2007; Nyakana, Sengendo & Lwasa, 2006) were examined. It was established that no such study had been carried out. This confirmed that this study was needed; hence its justification as an original study with a policy value. This value is essentially in the form of filling the information gap, which exists in Kampala's urban policy measures as evidenced in the failure of these measures to contain Kampala's disorderly urbanisation.

Such value justifies this study because once well utilised, it will turnaround the urban situation of Kampala City. Instead of urbanising haphazardly as a centre of increasing slums, urban poverty, disease, seasonal flooding, and environmental pollution with increasingly disillusioned residents as Uwusu (2011) observes for all African cities, Kampala will start urbanising as an engine of planned social transformation, improvement in living conditions and access to social services.

The fact that the study is intended to develop a comprehensive policy framework justifies it further because the developed framework will provide integrated policy recommendations that will be easier to follow and implement in a unified manner compared to the fragmented policy guidelines currently in use.

1.6 Summary

This chapter has covered the overall contextualisation, conceptualization, significance and justification of the study. It has provided the rationale of the study through developing the background, problem statement, and research objectives. In short, the chapter indicates that Kampala is urbanising haphazardly because the understanding necessary to contain the underlying dynamics is lacking. This understanding is however needed as a basis for developing an alternative well-informed urban policy framework for containing the dynamics that result into negative urban consequences while promoting those that cause positive or planned changes. The chapter indicates further that the dynamics the study analyses are specifically those responsible for the manner in which Kampala has been urbanising from 1990 to 2013, those counteracting the unwanted dynamics in form of official response, and those defining city residents' satisfaction with urban changes from official response. Also analysed are dynamics of the policies used to guide Kampala's urbanisation, which need improvement so as to make the policies effective in preventing or halting unwanted dynamics of this city's urbanisation while promoting the officially acceptable dynamics. This analysis is developed in the remaining part of the thesis, which is organised as explained in the following subsection.

1.7 Organisation of the thesis

In addition to Chapter One, which has been presented and summarised as indicated above, the thesis contains six more chapters. The first of these chapters is presented as Chapter Two and it focuses on the review of literature, which is relevant to the study. This chapter discusses the conceptual model developed based on the review of theories and concepts that underpin the study. A number of development and urbanisation theories are reviewed to develop a combined rationale for guiding the conceptualisation of the study. The concepts on which literature is reviewed include informal, formal and

residents' satisfaction dynamics responsible for the manner in which Kampala is urbanising. The literature is reviewed to identify the gaps that need to be filled in this study as well as the benchmarks needed to fill these gaps.

Chapter Three covers a discussion of the research setting and the methodology used to conduct this study. It presents the research design and the research methods in the study. The chapter also provides a description of the study population, the sample size and how the size was determined and selected from the study population. The chapter further covers a description of the research instruments used to collect the data, their development and testing for validity and reliability. It also provides the procedure used to collect data, as well as a discussion of the methods employed to analyse the data. Chapter Four presents the informal dynamics of Kampala's urbanisation and their policy implications as well as the interpretation of empirical qualitative and quantitative findings from primary sources in triangulated manner. This chapter is structured according to the research objectives of the study.

Chapter Five presents formal and residents' satisfaction dynamics of Kampala's urbanisation and their policy implications as well as the providing findings from documentary review. It basically covers findings from the review of legal instruments and policies enacted and therefore made available to guide Kampala's urbanisation. Chapter Six discusses dynamics to Kampala's urbanisation and provides a discussion of the findings in a manner that integrates them and their implications for an alternative policy framework for Kampala City. Chapter Seven provides the conclusions and recommendations drawn directly from the implications of the findings as discussed in Chapter Six. Clearly, this organisation shows that next chapter focuses on developing of the conceptual model of the study based on the review of theories and concepts underpinning the study.

CHAPTER TWO

Dynamics of Kampala's Urbanisation: Developing a Conceptual Framework and Literature Review

2.0 Introduction

This chapter focuses on the development of the conceptual framework, which is subsequently used to guide the analysis and understanding of the dynamics accounting for the manner in which Kampala City is urbanising. The chapter is divided into three main sections. The first section presents a critical review of the theories of development and urbanisation. The theories are reviewed based on the assumption that their explanation of how urbanisation occurs offers grounds for identifying the dynamics that account for Kampala's urbanisation. The reviews therefore, act as a basis for developing a conceptual framework used to guide the analysis of the dynamics of Kampala's urbanisation. Consequently, the second section of the chapter presents the conceptual framework developed to guide this analysis. The conceptual framework is developed based on the assumption adapted from Shields (2014:1) that a good conceptualisation of a study is reflected by a clear diagrammatic visualisation or representation of the logical links or interrelatedness of the variables it seeks to analyse. It is therefore developed to visually show how this study is conceptualised.

The third section of this chapter presents a review of literature on the variables identified in the developed conceptual framework. The literature is organised in two subsections. The first subsection presents the literature on dynamics of urbanisation of cities outside Uganda. This is based on the assumption that the dynamics that explain urbanisation of other cities can act as benchmarks for investigating and understanding the nature of those underlying Kampala's urbanisation.

The second subsection presents literature reviewed from studies conducted about the dynamics of urbanisation in Uganda, with particular focus on Kampala. This subsection is based on the assumption that a claim that a study has not been conducted is proved by

reviewing studies conducted within its local context. The subsection is thus intended to show the gaps that justify the current study.

2.1 Theories explaining dynamics of urbanisation

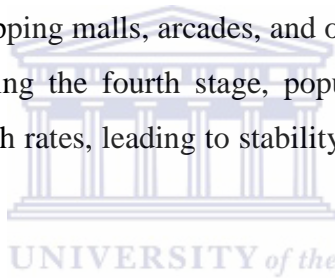
The rationale of this section is based on the hypothesis that theories, which have been developed to underpin urbanisation, provide explanations regarding why and how urbanization occurs. In so doing, they provide a theoretical basis that can help elucidate the dynamics that underlie this process as it takes place in Kampala. This assumption is based on the argument that the dynamics of urbanisation do not influence Kampala City alone. They influence the development of all cities the world over, since no city can undergo urbanisation without any dynamics, processes or activities causing this process to occur (Peng, Chen & Cheng, 2000). It is only the nature of these dynamics that changes from one city to another as Mohan et al. (2011) rightly point out. Based on this argument, this section reviews a number of urbanisation theories, since each theory approaches urbanisation differently, thereby specifying different dynamics. This is important for this study because it reveals that an understanding of the manner in which a city such as Kampala is urbanising can be developed by analysing the different socio-economic-political dynamics. The reviewed theories include the demographic transition theory, endogenous urbanisation theory, neoclassical theory, new economic theory, general theory, theory of capitalist urbanisation, and modernisation theory.

2.1.1 Demographic Transition Theory

The demographic transition theory was propounded by sociologists to describe how urbanisation results from the transition of high birth and death rates to low birth and death rates (Cohen, 2004). This theory breaks the transition into four stages, namely: the pre-industrial stage, the industrial revolution, post-industrial revolution and stabilisation (Bocquier, 2004). The theory contends that during the pre-industrial stage, societies were characterised by high birth and death rates, and because both rates are high, population grows slowly and the rate of urbanisation tends to be low (Hugo & Champion, 2003). The industrial revolution is characterised by industrialisation that causes death rates to drop rapidly by making improvements in food production, health

and sanitation. Food production is improved through more efficient agricultural practices and better transportation and food distribution, which collectively prevent death that would have resulted from starvation and lack of water. Health is improved through medical progress and advanced sanitation methods such as water supply, sewerage, food handling, and general personal hygiene (Njoh, 2003). Accordingly, the industrial revolution is characterised by rapid urbanisation.

According to Fox (2012), the post-industrial stage is typified by falling birth rates and lowering death rates. The falling birth rates result from better access to contraception, higher wages, commercialisation of agriculture, and greater parental investment in the education of children, increasing female literacy and employment which lower opportunities for childbearing and motherhood, and higher levels of investment in fixed assets such as housing, shopping malls, arcades, and other physical infrastructure which increase urbanisation. During the fourth stage, population growth stabilises as birth rates fall into line with death rates, leading to stability in development and urbanisation (Wyly, 2012).



In short, the demographic transition theory indicates that changes in human populations caused by the historical economic development of society are direct dynamics that explain the way urbanisation occurs. This theory is therefore used in helping to analyse whether Kampala's current urbanisation is a result of natural changes in its population or not.

2.1.2 Endogenous Urbanisation Theory

The endogenous urbanisation theory also referred to as self-generated theory or agricultural surplus theory is one of the theories that attempt to explain how urbanisation occurs generally and in terms of the dynamics that cause changes in cities and towns in particular (Peng et al., 2000). This theory was developed to explain how a country's internal conditions facilitate transition of societies from pre-industrial agricultural communities to industrial societies (Peng et al., 2000). This theory posits that as farming skills increase, they lead to production of surplus of basic foodstuffs. The surplus frees

some people from producing their own food, thereby letting them to develop other occupations (MLHUD, 2013a). The theory posits that urbanisation comes about as a result of generating surplus products that not only support people involved in non-agricultural or industrial activities (Henderson, 2005; Duranton, 2002; Bayer & Timmins, 2001) but also sustain these people to grow into large communities (called cities and towns) that are economically viable and socially stable, but not involved in agriculture (Fujita & Thisse, 2000; Hanson, 2000).

The point to note about the endogenous urbanisation theory is that it identifies the availability of surplus agricultural production as the only dynamic that causes urbanisation to occur. Though the above assertion provides a true reflection of Kampala to some degree, the rationale that it is this surplus that frees people to engage in non-agriculture occupations that characterise urban areas is not entirely valid. Some people begin living in urban areas not necessarily because they have been freed from agriculture, but because of other dynamics as identified by other theories such as the neoclassical theory discussed in the following subsection.



2.1.3 Neoclassical Theory

Neoclassical theory was developed by economists using a micro-level decision model based on the notion that urbanisation is an inseparable component of development (Haas, 2008). According to Annez and Buckley (2009), the economists developed this theory by asserting that urbanisation and development go together, and that no country has ever reached middle-income status without a significant proportion of its population shifting from rural areas into cities. The theory contends that urbanisation is caused by individuals migrating to cities as a result of economic welfare dynamics including search for better incomes, better livelihoods or more efficient, effective and gainful use of time (Acharya, 2010; Todes, 2001). It further posits that urbanisation is a result of dynamics that take the form of decisions made by individuals to migrate as a result of perceived and real geographical differences in the supply and demand for labour or differences in geographical labour and wage markets (Mungai, 2011; Marks & Hooghe, 2000).

The neoclassical theory views urbanisation as an outgrowth of economic dynamics that motivate individuals to move from low income areas to high income areas or from labour surplus areas to labour deficient areas (Özden & Schiff, 2005; Olesen, 2002). Some of these dynamics include the need for better paying employment, need to improve income or escape from conditions of underemployment or unemployment (Assoko, undated; Florowski, 2013; Singh, 2010; Shantong, 2009). Massey (1993) observed that the rationale of this theory can only hold if a person moving is competent in terms of skills required to survive in the new environment. Otherwise, the migrant is destined for redundancy in the new environment. This very scenario is a reflection of what is taking place in Kampala, hence resulting in high levels of unemployment. (Cross et al., (1998), Castle and Miller (2009) indicate that when competent people migrate, they change the human capital stock in urban areas, thereby increasing the areas' potential for increased economic activities.

The proponents of the neoclassical theory are however, criticized in that while their line of thinking is valid in the economic sense and while is it also relevant for this study, they believe in a rather an un-exhaustive manner that migration for economic reasons was the only dynamic that led to urbanisation (Selod & Zenou, 2004). The search for better income or generally better welfare constitutes a strong force that explains how urbanisation occurs, but it is not the only force; there are many other non-economic dynamics, including social, political, land shortages, overpopulation, environmental and natural disasters, and violent family conflicts, amongst other dynamics (Schwab & Xavier, 2014; Vermeiren et al., 2011; Samers, 2010; Malho, 2007; Constant & Massey, 2002; Todes, 2001).

2.1.4 New Economic Theory

The new economic theory views urbanisation in much the same light as the neoclassic theory in the sense that it is based on the concept of human capital and geographical differences in this capital. It is also developed using a micro-level decision model (Massey et al, 1993). Its rationale however, differs from that of the neoclassical theory in that the economic theory views migration as an investment in human capital just in the

same way one could invest in education or vocational training (Constant & Massey, 2002). This is because migration raises the value of human capital by increasing gains in earnings (Todes, 2001). It should however, be noted that the increase occurs only when migration does not lead to redundancy. Secondly, despite having been developed using a micro-level decision model, the new economic theory of urbanisation is based on family or household decisions, not decisions by individual (Massey et al., 1993). Accordingly, the new economic theory postulates that people migrate to urban areas seeking better wages so as to improve and sustain their family or household livelihoods. It also adheres to the idea that migrating to urban centres can create multi-spatial households, in which family members are geographically separated, but remain economically and socially linked (Tacoli, 2002).

However, like the neoclassical theory, the new economic theory has been attacked in that migrating to urban centres is not based solely on search for higher wages, but on other factors such as diversification of resources and risk aversion (Castles & Miller, 2009; Alig, Kline & Lichtenstein, 2003). Nonetheless, the rationale of this theory is relevant to this study because it identifies the need to improve family or household economic welfare as a major force explaining the urbanisation, especially that which occurs in form of household spatial distribution. This need will be investigated with a view of establishing whether it is one of the dynamics explaining the residential spatial quality characterising Kampala City.

2.1.5 General Theory

According to Puig (1995:16), the general theory identifies five interrelated forms of dynamics that account for urbanisation of cities. These include “the technical, administrative, political, legal and economic dynamics.” The theory posits that all these dynamics work together to promote urbanisation. According to Miller (2007), this theory first posited that it is technical dynamics that are most critical to how cities urbanise because of their influence in determining the plans and policies that guide this process.

However, based on the more detailed analysis of the forces that determine cities' urbanisation, the theory shifted the emphasis to administrative dynamics. This shift was based on the fact that it is administrative dynamics that determine the effectiveness of all other dynamics because they are the ones that are responsible for implementing all enacted acts and designed urban programmes and policies, including technically designed city or town plans (Miller, 2007). It is administrative dynamics that not only guide urbanisation economically, socially and environmentally but also counter urban processes that are environmentally and politically undesirable, technically unapproved and legally prohibited, especially when they are acting ethically and impartially (Cities Alliance, 2006). Political dynamics tend to operate in much the same way in that they can counter undesirable urbanisation, but they can also cause this kind of urbanisation, depending on the political interests at play (Singh, 2004). The political and administrative dynamics can be official or unofficial (Cities Alliance, 2006). This is important as a basis for analysing the nature of the political and administrative dynamics as they operate in Kampala's urbanisation.

Another version of the general theory of urbanisation is referred to as the human ecology perspective, which was developed by Robert Park to explain the ways in which the population of urban areas expand or decline (Olum, 2011). Therefore, this version focuses on how urban populations change as a result of the interplay of the five dynamics mentioned earlier. It contends that the manner in which each of these dynamics occurs affects the political, administrative, demographic, spatial, environmental and socioeconomic structure of a city (Beires, 2010; Miller, 2007; Orum & Xiangming, 2003). This theory assumes that urbanisation should provide greater access to jobs, basic services, and social safety nets (Owusu, 2011).

A close look at the dynamics identified by the two versions of the general theory of urbanisation reveals that they both emphasise dynamics of a political, legal, administrative, economic and technical nature. Therefore, as Kasibante (2011) points out, the two versions provide good grounds for analysing this nature as it applies to Kampala

City. The rationale of the versions of the general theory is particularly important to the analysis of the dynamics characterising formal dynamics of Kampala's urbanisation.

2.1.6 The Theory of Capitalist Urbanisation

This is another theory whose rationale offers important grounds for understanding the dynamics accounting for Kampala's urbanisation. This theory was developed by Harvey (1985a, 1985b, 2008, 2009, 2012) to explain the dynamics of urbanisation, especially in capitalist societies characterised by tendencies of intentional political and economic forces, especially those pertaining to capital investment. Harvey (1985a) developed this theory to offer a definitive Marxist interpretation of the urban process under capitalism. Harvey (1985a: 227) believes strongly that "capitalism has to urbanise to reproduce itself." Capitalism can only survive if in addition to the conventional path of purchase, production of profit, and distribution for consumption in a cash economy, it also promotes the secondary path of circulation of fixed capital. This is well summarised by Christophers (2011: 1348) that, "A capitalist society, to generate surplus value and hence profit, must invest not only directly in the production process (e.g. in labour and machinery) but also in the built environment that houses companies, the state institutions that regulate them, and the employees that work for them."

It is the secondary path that translates into built environments or urbanisation. Harvey (1985a) maintains that capital accumulation and the production of urbanisation have to go hand in hand for capitalism to survive. He bases this argument on the notions of capital over accumulation, also called surplus capital and capital switching. Harvey (1985b: 4, 16) considers surplus capital as that which has no value in the conventional production and distribution process, but can gain value when it is not switched from this process and absorbed into a built up environment (urbanisation). The switching takes the form of using this capital to construct factory buildings, administration offices, warehouses, employee residences, sewers, schools and hospitals, and shops and other fixed developments and infrastructure such as roads, canals, docks and harbours, and so on. According to Christophers (2011), the gained value of surplus capital takes different forms such as increased consumption (when shopping malls are constructed) and social

reproduction (housing when the capital is converted into construction of workers' residences), easier access to labour (people attracted to live in the built housing).

Harvey (2008) warns however, that the conversion of surplus capital into urbanisation tends to deny poor people their right to the city, which was first recognised by Henri Lefebvre as the right to access urban resources. Harvey (2008) expanded the meaning of this right by describing it as “a right to change ourselves by changing the city and it is a common rather than an individual right since this transformation inevitably depends upon the exercise of a collective power to reshape the processes of urbanisation.” Harvey (2008) observes that absorption of surplus capital into urbanisation sometimes takes place in form of urban restructuring through ‘creative destruction’. He argues that this restructuring nearly always has a class dimension since it is the poor, the underprivileged and those marginalized from political power that usually suffer from this process. Harvey (2012) observes that the restructuring does not pay attention to the poor and in most cases, destroys the housing and business structures that belong to the poor, causing homelessness, unemployment or redundant labour, undesirable neighbourhoods, and other consequences, all of which tend to create dissatisfaction to the affected populations. The dissatisfaction tends to translate into urban revolutions to which capitalists react by expanding the built environment in form of constructing more housing, arcades and other infrastructure that can accommodate the revolting poor (Purcell, 2003; Harvey, 2012, 2009).

Generally, the theory of capitalist urbanisation indicates that capital switching is a part of dynamics that can explain a city's urbanisation. The type of urbanisation this theory stresses is that which occurs when capitalists (investors) construct or restructure built environments as a way of absorbing surplus capital. The importance of this theory to this study is that its rationale helps to investigate whether one of the dynamics explaining Kampala's urbanisation relates to absorption of surplus capital or not, and how this absorption, if it is indeed a dynamic, influences Kampala's urban poor's right to the city.

2.1.7 Modernisation Theory

Another theory developed to explain urbanisation in general and dynamics that cause changes in cities in particular is the modernisation theory, sometimes called the development doctrine (Cullather, 2009). The modernisation theory explains the process of countries' systematic transformation or progressive transition from pre-modern or traditional subsistence economies to modern industrialised economies (Sheri, 2001). This school of thought maintains that subsistence economies develop and urbanise as they adopt more modern industrial, technological, communication, and cultural practices (Schwab & Xavier 2014; Milkovich, 2004). Indeed, Tettey (2005) observed that urbanisation varies in line with the development pace of a country, and for any country to urbanise there is need to foster development through adoption of technology and industrialisation. A number of scholars endorse this connection by indicating that the phenomenon and process of urbanization is an irreversible feature of modernization and development (Usman, 2011; Sano, 2007).

The modernisation school of thought posits when their internal productive factors are reinforced by external assistance, predominantly subsistence economies can be developed and urbanised in the same way industrialised countries have developed and urbanised (Fox, 2012; Goldstone, 2010; Ekanayake & Chatrna, 2009; Addison, Mavrotas & McGillivray, 2005). This theory stresses using processes that bring about socioeconomic change and permit responses to this change (Harding, 2010; Chengdan, 2009). In so doing, it helps identify internal dynamics that contribute to social progress and development, and how these dynamics can be boosted with external assistance to propel the processes of social evolution, including urbanisation, as desired (Fox, 2013; Herbst, 2009; Levy & Murnane, 2004).

The internal factors the theory identifies include the nature of politics, the development and urbanisation policy pursued by government, and demographic factors (Kimeria, 2011; Wucherpfennig, 2009; Collier & Rohner, 2008; Sergey, 2004; Ming, 2003). Other internal factors include levels of people's participation in productive activities, regulatory institutions, nature of available markets (Ssempijja, 2010; Mungai, 2010). Others are the

available employment opportunities, level of infrastructural development, and quality of the available human capital (Tettey, 2005). The forms of external assistance the theory identifies to lead to improvements in urban planning capacity and to unlock and realise the huge development potential of urbanisation include development aid and direct foreign aid inflows, among others (Ministry of Finance, Planning and Economic Development, (MFPED), 2013).

The modernisation theory recognizes that internal factors are not always enough to propel development and urbanisation at the desired pace (Tettey, 2005). Therefore, these factors need to be reinforced by foreign aid (Fox, 2013; Beinestein, 2009; Joshi, 2005). The assistance should be utilized to engage in massive investment in infrastructure, industry, technology, and social services needed to propel socioeconomic progress and subsequent urbanisation (Tettey, 2005; Tacoli, 2004; Kendall, 2007). Mungai (2011) noted that massive investment increases population because of its potential to attract workers and subsequent rise in housing and social infrastructure. It is however, also associated with negative consequences such as increased congestion and crime (Mungai, 2011).

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The modernisation school of thought has been criticized in that its prescribed foreign assistance encourages the dependency syndrome (Joshi, 2005). Some scholars even claim that its rationale does not apply to developing countries due to their levels of economic growth (Trettey (2005). The theory is criticized for failing to prescribe governance values and norms which should be followed in order to bring about desired development and urbanisation (Sergey, 2004; Andorka, 1993). Notwithstanding these criticisms, the rationale of this theory offers the principles upon which the development and urbanisation model pursued in Kampala, Uganda is based (Nkusu & Sayek, 2004). As a matter of fact, the official development and urbanisation programme pursued in Kampala under the PEAP umbrella was developed based on the modernisation theory (Kasekende & Atingi-Ego, 2003). Consequently, the manner in which the government of Uganda is promoting urbanisation depends on how it utilises both internal factors as well as how it solicits foreign assistance (Kiiza, 2008; World Bank, 2007b; Organisation for Economic Cooperation and Development (OECD), 2006; Rajan & Subramanian, 2005; Roberts &

Fagernas, 2004). This suggests that the modernisation theory recognises the role of government as a dynamic responsible for this country's urbanisation.

In addition, the modernisation theory permits responding to the dynamics that cause transformation, including urbanisation (Harding, 2010; Chengdan, 2009). This offers another theoretical foundation for analysing formal dynamics of Kampala's urbanisation. The transformation that the modernisation theory advocates is not that which takes place for its own sake. It is transformation that should be felt by the people among or for whom it occurs (Fox, 2013; Beinestein, 2009). This argument is used in this study to analyse and understand Kampala city residents' satisfaction as a form of dynamic responsible for the city's urbanisation.

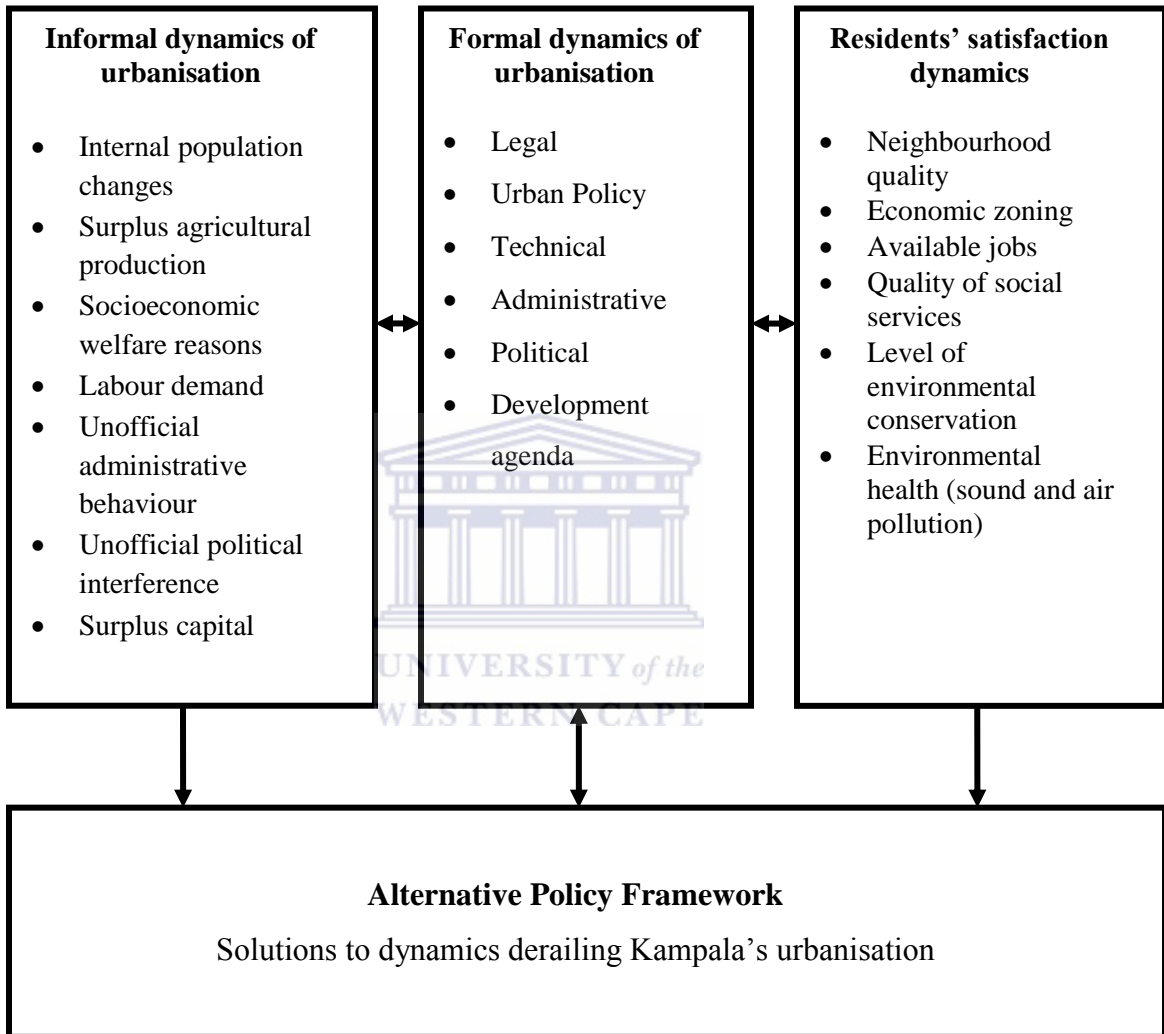
In summary, the reviewed theories indicate that each theory specifies dynamics which explain urbanisation of different cities. They therefore show that the dynamics that are responsible for the manner in which a city such as Kampala urbanises are multifaceted. A close examination of the theories reveals that no single theory exhausts all the dynamics of urbanisation. This implies that a study seeking to analyse the dynamics of the urbanisation of a city such as Kampala is rationally safe when its theoretical grounding is hinged on the combined rationale of all the theories. This is therefore the rationale used to develop the conceptual framework of this study as explained in the next subsection.

2.2 Conceptual Model for Analysing the Dynamics of Kampala's Urbanisation

The preceding theoretical review reveals that urbanisation occurs as a result of different forces and processes. This suggests that the dynamics that cause urbanisation to take place are multifaceted. This multidimensional nature notwithstanding, the review suggests that these dynamics can be grouped into three main categories, namely: the informal category, the formal category and the resident satisfaction category. While the informal category comprises all the dynamics that cause urbanisation without any official sanctioning by the incumbent government, the formal category consists of dynamics sanctioned by sitting government or urban authorities. The resident satisfaction category contains dynamics that define residents' contentment with and therefore reaction to

formal dynamics. This categorisation forms the basis for the conceptualisation of this study as presented in Figure 2.1.

Figure 2.1: Conceptual Model for Analysing the Dynamics of Kampala’s Urbanisation



Source: Developed by Bidandi, 2014

Figure 2.1 indicates the conceptualisation following which the analysis and understanding of the nature of the dynamics of Kampala’s urbanisation and their implications for an alternative urban policy is conducted in this study. The Figure shows that the first set of dynamics to investigate are those which are informally responsible for the manner in which Kampala is urbanising. Drawing upon the adopted combined

rationale of the reviewed theories, these dynamics are assumed to be in form of unofficial administrative and political behaviour (Cities Alliance, 2006), surplus agricultural production (Henderson, 2005), socioeconomic welfare reasons held at individual or household level (Acharya, 2010; Todes, 2001), labour demand (Mungai, 2011; Marks & Hooghe, 2000), surplus capital (Harvey, 1985a, 2008), and internal population changes (Cohen, 2004). This is the assumption the study seeks to prove or disprove.

The second set of dynamics to examine in order to understand those responsible for Kampala's urbanisation are those conceptualised as formal dynamics. This conceptualisation is based on Rodriguez (2009) who defined formal dynamics as official actions and reactions to urban changes and whose intention is to control, streamline or counter the changes. As shown in Figure 2.1, informal and formal dynamics are connected by a double pointed arrow. The end that points to formal dynamics represents the assumption derived from Netto's (2011) observation that it is the informal dynamics of urbanisation that inform and induce some formal dynamics, particularly those that counter the unacceptable informal dynamics. In fact, the end of the arrow that points to the informal dynamics represents the counter-influence of the formal dynamics on the unacceptable informal dynamics.

The formal urban dynamics to analyse are assumed to be legal (focusing on formulation of necessary legal instruments) and urban policy dynamics (actions taken to guide officially sanctioned urbanisation and weaknesses or flaws in the policies). They are also assumed to be technical (involving designing of urban plans) and administrative (executive actions deemed appropriate by urban authorities). They are further assumed to be political (actions taken by government for political reasons). Formal dynamics are assumed to take the form of development agenda (defining the pursued development model) (Lwasa, 2014; World Bank, 2014; Rodriguez, 2009; Teriman, Yigitcanlar & Mayere, 2009). This assumption is derived from the rationale of the general and modernisation theories of urbanisation as explained by different scholars (McGranahan, 2014; Cullather, 2009; Beires, 2010; Miller, 2007; Orum & Xiangming, 2003; Puig, 1995).

Figure 2.1 indicates that the third set of dynamics to analyse and understand about Kampala City is characterised by city residents' satisfaction with urban changes resulting from undertaken formal dynamics (Harvey, 2012). This set of dynamics is based on the assumption that formal dynamics may be appropriate or inappropriate, depending on the urban changes they bring about after being undertaken (Jedwab, 2012). The appropriateness of the undertaken actions is manifested by the degree to which city residents are satisfied with the resultant changes. Residents' satisfaction dynamics are investigated based on the observation of Owusu (2011) that the dynamics that explain city residents' satisfaction are important indicators of the undertaken policy measures and how they can be improved. These dynamics are vital to understand because they explain how cities urbanise by playing a role in determining how residents make decisions concerning the location of their residences, physical investments and which place to work in (Hillman, 2014; Sartori & Gelsomina 2013; Yasuhiro & Zenou, 2013). These dynamics are assumed to be demonstrated in the form of contentment not only with the quality of neighbourhoods encouraged by formal dynamics but also with the promoted economic zoning, created job opportunities and their accessibility, quality of provided social services, level of environmental conservation, and quality of environmental health.

Figure 2.1 indicates further that the three sets of dynamics are all connected to the alternative policy framework. This connection indicates that the analysis and understanding of all the dynamics of Kampala's urbanisation is carried out in this study not for its own sake, but to develop an alternative policy framework that can be used to urbanise Kampala in a planned manner. This framework is expected to be developed by identifying solutions to the dynamics derailing this city's urbanisation. Of particular importance is that formal dynamics and the alternative policy framework are connected by a double pointed arrow. This is based on the assumption that the alternative policy framework is developed to be implemented through formal dynamics. The nature of all the dynamics shown in Figure 2.1 is reviewed and elaborated further in the next sections. The first section provides literature from the international perspective. The second section

focuses on review of literature concerning these dynamics as covered within the context of Uganda, particularly Kampala.

It is further noted that the literature cited so far is from scholarly studies conducted about Kampala's urbanisation only. It therefore does not give adequate insight into the dynamics of urbanisation of other cities outside Uganda. Consequently, the next subsection is devoted to the review of literature that gives a regional and international perspective of these dynamics.

2.3 Literature Review on Dynamics of Urbanisation: International Perspective

This section is based on the assumption that it provides benchmarks that can be used to investigate and understand the nature of the dynamics explaining Kampala's urbanisation. A critical perusal of the available literature suggests that at the regional and international levels, the dynamics of urbanisations have received considerable scholarly attention (see for instance Assoko, undated; Peng, Chen & Cheng, 2000; McGranahan, 2014; Naab, Dinye & Kasanga, 2013; Ruhiiga, 2013; Awumbila, 2012; Jedwab, 2012; Xuemei et al., 2012; Hassan, 2011; Kundu, 2011; Mohan et al., 2011; Owusu, 2011; Zhang, & Seto, 2011; Kahn, 2006; Pacione, 2005; Lucas, 2004; Nattrass, 1983). The perusal reveals that the dynamics are discussed as population, economic, political, administrative, legislative, technological, social, cultural, and other dynamics. However, much of the literature does not show which dynamics are informal, which ones are formal and which ones define residents' satisfaction. However, using the definitions of informal, formal and residents' satisfaction dynamics that were given earlier, those appearing in the literature can be carefully deconstructed as presented in the following subsections (titled according to variables shown in Figure 2.1).

2.3.1 Informal Dynamics of Other Cities' Urbanisation

Peng et al. (2000) discuss natural population increase (high births than deaths) as a significant dynamic responsible for changing cities and towns, especially in developing countries. They (ibid) observe that this increase results from improved medical care, better sanitation and improved food supplies, because all these services reduce deaths. In

support, Fischer et al. (2012) and Kingo'ori (2007) note that natural population growth increases the size of urban population, which leads to increased provision of necessary services, especially when the capacity to provide the services is in tandem with the population growth rate.

Fischer et al. (2012) added that as the population of cities and towns increase naturally, neighbouring land areas initially reserved for purposes of environmental protection, climatic control and peri-urban agriculture are turned into residential or non-agricultural commercial or industrial land areas. According to Ward (2010), as these changes go on, they alter the spatial and environmental quality as well as the economic patterns of the affected cities and towns. These dynamics are, for instance, cited as significantly responsible for the spatial and settlement changes in cities such as Lagos in Nigeria, Johannesburg in South Africa, Harare in Zimbabwe, Addis Ababa in Ethiopia, Nairobi in Kenya, and Cairo in Egypt (Potts, 2012a, 2012b; Chirisa, 2008). Clearly, Kampala City is not listed among these cities. This leaves one questioning whether the same dynamics underlie the spatial and settlement changes in this city.

Owuor (2012) analyses trends and patterns of urbanisation in Kenya. This scholar attributes Kenya's urbanisation, which he defines as the process of town formation and growth, to population dynamics such as internal natural growth, in-migration, and the spatial expansion of settlements needed to accommodate the increasing populations. Owuor observes that these dynamics are playing a major role in accelerating Africa's urbanisation. Owuor indicates that it is due to these dynamics that this least urbanised continent is urbanising at the highest average annual rate of 3.3%, with most of its cities moving towards the chaotic situation. Owuor concludes by noting that this situation is not desirable. There should be policy frameworks to guide these cities to develop in a sustainable planned manner characterised by capacity to accommodate the increasing population in terms of economic investment, security, governance and human development. This is the framework that this study seeks to develop for Kampala City, and in a comprehensive manner that will also integrate criteria for dealing with other dynamics such as those that cause migration to cities as discussed by Owusu (2011).

Owusu (2011) examines such dynamics as pull and push forces of urbanisation. He considers push forces as those which lead to urbanisation as a result of forcing people to migrate from rural to urban areas. The push forces Owusu identifies include environmental overload and degradation, resource scarcity and conflict in rural areas. He indicates that pull forces are those that relate to economic opportunities which make cities attractive to people. Owusu observes that the urbanisation of most of the African cities is mostly as a result of push factors. He contends that the situation is like this because most of the African cities have not experienced industrial growth, which is sufficient enough to explain their rapid growth based on pull forces. Accordingly, Owusu argues that African cities urbanise in a manner that runs counter to people's beliefs that urbanisation provides greater access to jobs, basic services, and social safety nets. Owusu's observations are however, generalised to the whole of Africa. They need to be investigated for particular cities such as Kampala. The beliefs on which Owusu hints are further explained by Pacione (2005).

Pacione (2005) observes that one of the informal dynamics responsible for urbanisation is the people's belief that the standards of living are much better in urban areas than in rural areas. This scholar adds that the other dynamic is a belief that cities and towns provide employment and income opportunities in casual or informal work, as well as better health facilities, education, water supply, and electricity. Pacione contends that these beliefs cause the people to move from rural areas to urban areas where they start to live, thereby increasing the population size in cities and towns, and building settlements.

Mondal (www.yourarticlelibrary.com, accessed 20 September 2014) makes observations similar to those of Pacione (2005), but refers to the beliefs as social factors. Mondal(ibid) also adds another social factor, which he refers to as perceived attraction of cities, explaining it in terms of people's desire to have easy access to jobs, ready markets, social services and their need to improve from a rural agricultural to an urban social status. In addition to the social and economic factors, Mondal (ibid) points out other dynamics that explain changes in cities and towns include economic factors. This writer identified

industrialisation as the economic factor, arguing that industrialisation expands employment opportunities, which attracts people who want to take up these opportunities. Mondal (ibid) argues that this way, industrialisation leads to population increase and to construction of more settlements needed to accommodate the attracted industrial workers. It is noted that Mondal (ibid) discusses the above dynamics from the perspective that gives an impression that they are responsible for the changes of only cities and towns in India. This leads to questioning whether the dynamics do not explain the urbanisation of other cities such as Kampala.

It should be noted that Pacione (2005) and Mondal (www.yourarticlelibrary.com, accessed 20 September 2014) discuss the beliefs that cause people to migrate to urban areas while explaining how cities and towns come into being in general. The authors therefore paint a picture that beliefs are responsible for changes that take place in all cities. Empirical research has however, yielded contrasting results about these beliefs, thereby making it difficult to conclude as to whether they are indeed universal in explaining changes that take place in all cities, including Kampala City.

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In particular, research conducted by Glaeser (2013) indicates that the dynamics are not responsible for changes that take place in all cities the world over. This research shows that the beliefs are valid dynamics only in some countries such as China and Korea, since changes are taking place in these countries' urban settlements and populations as a result of people's search for employment opportunities, incomes and better standards of living. Similar observations appear in the study that Green (2007) conducted about urban changes in Bangladesh. They also appear in the study conducted by Gao (2007) about changes in the urban infrastructure investment and financing in Shanghai. In both of these studies, the beliefs are also cited as significant causes of population pressure faced in these cities on the provision of social services.

Glaeser's (2013) research further shows that in contrast, the beliefs are not significant explanations of the urbanisation of cities and towns of countries such as Pakistan, Haiti and the Democratic Republic of the Congo. This research indicates that cities such as

Karachi and Kinshasa are characterised by persistent poverty, poor standards of living, high unemployment, and poor service delivery, all of which do not attract people from rural areas. The fact that cities are associated with poverty which cannot attract rural people is also emphasized by the study that the World Bank (2007a) conducted about improving the living conditions of the urban poor in Dhaka. Such contrasting observations leave one wondering whether the beliefs pointed out by Pacione (2005) are indeed dynamics explaining the urbanisation of all cities.

It should however, be pointed out that beliefs are different from realities. The fact that the realities on the ground are different does not prevent people from believing otherwise. The beliefs can cause people to move to cities and find contrasting realities. This explains why people who migrate to urban areas believing, for instance, that these areas offer employment opportunities end up failing to get jobs, thereby increasing unemployment rates in cities (Acharya, 2010). It is therefore important to investigate whether people's beliefs constitute dynamics responsible for Kampala's urbanisation. Besides, Peng et al (2000) explains that the beliefs are developed not because of realities in cities, but because of the realities in rural areas.

Indeed, Peng et al. (2000) contends that the argument that it is the belief that urban areas are socioeconomically better than rural areas which causes urbanisation is not strongly tenable in many developing countries. People migrate to urban areas as a result of lack of the very opportunities and social services they need but cannot access in rural areas. Therefore, rather than arguing that it is the belief, it is more valid to argue that it is the absence of needed social services that forces people to migrate to urban areas, leading to population increase in these areas. Peng et al. (ibid) observe rather than advancing the case for beliefs, emphasis needs to be put on such other dynamics that lead to population rise in cities as rural poverty, underdevelopment, environmental degradation, religious strife, political persecution and food insecurity. Peng et al. (2000) continue to note that even though urban areas in many African countries offer few employment opportunities for the youths, these people continue flocking into the cities and towns with hope that

they will get the jobs. This leads to rising levels of urban unemployment. Could this be the case in Kampala?

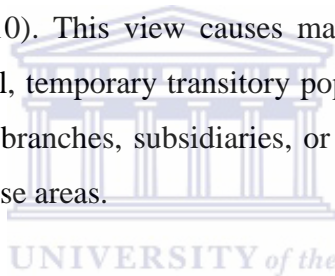
Tacoli (2004) makes similar observations, adding that rural poverty and meagre or declining farming incomes lead to population increase in cities and towns by causing people to migrate to these urban areas in the hope that they can improve their economic situation. Rural poverty and meagre agricultural incomes are also identified by Anh, Thanh and Tacoli (2004) as dynamics that are significantly responsible for the rising permanent settlements in cities and towns, especially in the slummy areas. These dynamics are so strong that at their worst, they even cause people in rural areas to sell huge acreages of land in rural areas, preferring to get income which they use either as capital for starting small businesses in urban areas or as money that they can use to purchase relatively small but urban-based settlements (Bah, Cissé, Diyamett, Diallo, Lerise, Okali, Okpara, Olawoye & Tacoli, 2003; Tacoli, 2002). What needs to be noted here is that Pacione (2005) and Peng et al. (2000) discuss these dynamics while dealing with urbanisation in general. Their observations are therefore too generalized to be used to conclude for particular cases like Kampala City. Literature indicates that certain forms of urbanisation come about as a result of change in business activity as examined by Borel-Saladin and Crankshaw (2012).

Borel-Saladin and Crankshaw (2012) discuss a shift in business activity as a major form of dynamics underlying the current urbanisation of Johannesburg. These scholars focus on the shift from the manufacturing sector to the service sector, which they believe was not formally or policy-guided but occurred as a result of changing trends in the business environment. Borel-Saladin and Crankshaw indicate that before this shift, the manufacturing sector was the major force behind Johannesburg's urbanisation. The manufacturing sector attracted a large proportion of people who were needed to provide the required skilled and semi-skilled labour. This led to expansion of the city in terms of resident population of factory workers.

Borel-Saladin and Crankshaw (ibid) point out that with the expansion of the service sector and declining manufacturing sector, middle-income jobs started declining. This is because the service sector offers either high-skill-high-pay jobs or low-skill-low-pay jobs. This sectorial change led to polarisation of social and occupational structure. Low-wage, low-skill service sector jobs attract immigrants who are poorly educated and unskilled and from rural areas or developing countries while high-wage, high pay jobs attract the privileged urban class or immigrants from developed countries. Borel-Saladin and Crankshaw's observations show that shifts in business sectors constitute dynamics that influence how cities urbanise in terms of social and occupational structure. It is however, not clear whether the same dynamics account for the urbanisation of Kampala city; hence the need to investigate the matter. The available literature shows that apart from shifts in business, there are other forces that lead to urbanisation. One of these forces is discussed by Deshingkar (2012).

Deshingkar (2012) examines adaptive social protection as an informal dynamic that significantly explains urbanisation occurring in Ethiopia, Tanzania, Kenya and Malawi. Deshingkar indicates that it is this dynamic that explains the decisions individuals make about migrating out of rural poverty to urban areas. His findings indicate that cash transfers do not have as much influence on these decisions as non-cash social welfare reasons, including a desire to experience a better life or to escape abuse and neglect. Deshingkar observes that urbanisation in these countries is significantly explained by relatives who help family members to start living in cities. He confirms his observations by noting that individuals who do not have family support in cities find it difficult to migrate and start living in urban areas. From these findings, Deshingkar emphasizes the need to recognise the importance of non-cash factors in driving urbanisation. It is argued in this study that recognising these factors is necessary, but not sufficient. It has to be accompanied by a policy action that deals with the factors in a manner that promotes planned urbanisation. In addition, Deshingkar focused on Ethiopia, Tanzania, Kenya and Malawi. It is not clear whether the dynamics he points are also applicable in the Ugandan context or not.

Research has also indicated that the other informal dynamics that bring about changes in cities include people's search for markets (Paveliuc-Olariu, 2013; Ruhiiga, 2013). This was well articulated by Tacoli (2004) that the high concentration of people in cities and towns is considered as an opportunity for selling not only agricultural and other commodities from rural-based producers but also locally manufactured or imported industrial commodities. This concentration is associated with better access to markets that increase farming incomes and encourage shifts to higher value crops or livestock. Tacoli (2004) noted further that cities and towns are viewed as markets for goods and services produced by local, national, regional, and international business operators. They are also viewed as areas that offer better prices, a variety of consumer preferences, and easy access to financial services, including credit services, remittances, and financial transfers, all of which facilitate the selling and buying of a variety of goods and services (Stage, Stage & McGranahan, 2010). This view causes many people to move to urban areas either as regular, occasional, temporary transitory populations, or as permanent dwellers operating business offices, branches, subsidiaries, or franchises aimed to tap the market opportunities offered by these areas.



Consistent with the foregoing scholars, Peng et al. (2000) asserted that market forces are strong among the dynamics that bring changes in urban livelihoods, land use, and management of natural resources, including water, soil and forests. Peng et al. (2000) noted further that market forces result in a series of changes in employment, urban agriculture and peri-urban production systems. Ready market leads to an increase in production of horticultural crops and perishables such as vegetables given the high demand and proximity to urban consumers. These factors therefore, act as a great centripetal force that changes cities and towns. Peng et al.(2000) observations are convincing, but they are just descriptive. They do not delve into the policy implications of the market forces.

Apart from market forces, Misselhorn (2008) indicates that the dynamics that explain the mushrooming of informal settlements in South African cities and towns border on unofficial administrative behaviour that occurs in form of unethical conduct expressed by

city authorities. This study indicates that this behaviour is precipitated by corruption, bribery and lack of transparency. Mabode (2012) identifies unofficial political pressures as other forms of informal dynamics that prevent organised urbanisation. Mabode explains that these dynamics are demonstrated in the form of impunity that expresses itself in form of ignoring legally acceptable physical development guidelines, regulations and physical plans of cities. While Misselhorn and Mabode describe these dynamics, they do not provide policy measures needed to deal with them so as to ensure that the cities affected by these dynamics urbanise in a planned manner. This is what this study seeks to do with respect to Kampala.

Unofficial administrative dynamics can also be in the form of indifference, which takes the form of urban authorities being reluctant or unconcerned with unacceptable informal dynamics (Share the World's Resources, 2010). Besides unofficial administrative and political pressures, research indicates that natural disasters such as drought, floods, pestilence, mass wasting, tsunami, hurricanes and others are also dynamics responsible for changes in cities and towns (Market Watch, 2013; UN-Habitat, 2003). When these disasters occur, they cause displacement of human populations which in other words can result into urban population growth impacting negatively or positively to Kampala's urbanisation process (Popp, 2006).

Indeed, as a result of natural disasters, many negative spatial, economic and population changes have occurred in cities like Tehran in Iran, Los Angeles in the United States of America, Shanghai River and Pearl River Delta in China, Kolkata in India, Nagoya, Osaka-Kobe and Tokyo-Yokohama in Japan, Jakarta in Indonesia, and Manila in Philippines (Moore, 2014; Ryall, 2014). Cities such as Tuscaloosa, Ala; Greensburg, Kan; and San Francisco have been positively changed as a result of suffering tragedies like tornadoes and earthquakes (Farmer, 2013). Evidently, all the cities cited above do not include Kampala City. This makes it unclear as to whether the changes taking place in this city can also be explained by natural disasters.

In summary, the available literature indicates that a number of informal dynamics explain urbanisation of different cities. It is however, silent as far as a policy framework required to deal with the dynamics is concerned. Having covered this literature, let attention be switched to the literature available on formal dynamics responsible for the urbanisation of other cities.

2.3.2 Formal Dynamics of Other Cities' Urbanisation

Figure 2.1 indicates that the formal dynamics to investigate in this study include legal, political, technical, financial, administrative, and policy dynamics, with policy comprising development, urban and migration dynamics.

Literature indicates that legal dynamics are the actions undertaken according to bye-laws, ordinances, acts, laws, regulations, standards and guidelines enacted to prevent, prohibit or promote urbanisation desired in terms of physical infrastructural development, settlements and service delivery (Sullivan & Richter, 2013; Hoverter, 2012; Kundishora, 2009; Carter, 2007; Sharmer, 2006; Yemek, 2005; Ndengwa, 2002). There are several examples of these legal instruments. The specific examples for Uganda and Kenya include physical planning act (Sullivan & Richter, 2013), infrastructure development acts (Kombe, 2005), environment protection acts (Connolly, 2012), National Climate Change act (UN-Habitat, 2011b), emergency act (Houston, 2014), water supply and sanitation act, health act (Lindeboom, 2008), urban management and service delivery acts (World Bank, 2002), transport act (Kingo'ori, 2007), amongst others. Since these acts or laws are enacted to ensure that urbanisation takes place as desired, the occurrence of unplanned urbanisation brings the realisation of their intents into question, and hence the need to investigate them. This is what this study seeks to do following the observation that Kampala's urbanisation is also largely unplanned. The dynamics that underlie urbanisation include administrative dynamics as well.

Official administrative dynamics refer to executive actions taken to ensure that urbanisation takes place as desired by city authorities (Sachs-Jeantet, 2006; World Bank, 2002). Administrative dynamics involve directorial actions either to promote desired

urbanisation or against urban changes deemed unnecessary, unplanned, disfiguring or leading to undesired spatial development, environmental degradation, socioeconomic chaos, or poor environmental health (Omwenga, 2010; Braun, van den Berg & van der Meer, 2007; Olima, 2001; Williams, 2000). Administrative dynamics do not have to always follow the laws in place, but they have to put social justice into consideration (Özdalga, Özerverli & Tansuğ, 2011). It is not a matter of taking administrative action that favours one category of people against another as the case is in Kenya (Government of Kenya, 2008) or South Africa (Natrass, 1983). It is not a question of favouring people according to their social status, that is, the opulent against the poor as Pieterse (2010) observed in the case of social services provided in most African cities. It is further not about favouring one race against another, or favouring those in government against those outside government (Lefebvre, 2003; Montgomery, Stren, Cohen & Reed, 2003). Administrative dynamics are justified only when they are undertaken in a fair, equitable, transparent and defensible manner (ICSU, 2011).

What is important to note about the above observations is that they are just descriptive and general. They do not say much about the nature of the administrative dynamics characterising the urbanisation of Kampala nor do they delve into the implications of these dynamics for a policy needed to ensure that Kampala urbanises in a systematic manner. Besides, the observations focus on only administrative dynamics; yet these are not the only dynamics. Urbanisation is also affected by political dynamics.

Official political dynamics refer to actions taken as a result of political decisions made either by government or by the opposition to maintain, promote or discourage urbanisation as a way of promoting political interests. These dynamics can be invoked when legislative and administrative responses have failed to deal with the ongoing urban changes in a political calculative manner (John, 2005). The dynamics may be intended to promote patronage (Reid & Kurth, 1992). When this is the case, even physical developments and constructions that are not spatially suitable can be permitted as payoffs or to favour those political leaders considered as their voters (Kurth, 1992). It is however,

not clear whether this kind of patronage is responsible for urban changes in Kampala City.

Official political dynamics can also influence urbanisation by preventing, prohibiting or promoting urban changes as a way of deriving political capital (Sulkin & Larsen, 2003). These kinds of political dynamics are invoked after noticing from public opinion on administrative actions is politically negative and costly (King & Wybrow, 2001). Political dynamics can also be brought into play either through government financing involving deliberate underfunding of city budgets, denying city authorities access to required financial resources, or even promoting compliance to administratively or legally prohibited urban changes (Jordan, 2003). Since political responses are usually taken either by government or opposition to derive political capital, they tend to promote changes that may or may not be in line with the prescriptions of the existing urban policies. They are therefore bound to result into undesirable urban changes. It is against this backdrop that it was necessary to establish whether there are any political responses taken against or for the changes taking place in Kampala City.

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According to Share the World's Resources (2010), political dynamics can also be in the form of city governments and authorities being deliberately indifferent to ongoing urban changes. This source indicates that the world has witnessed many central and local governments depicting indifference to urban changes. It shows that this indifference is manifested in the form of showing lack of concern as citizens set up physical structures without minding about their dire consequences to the spatial and environment quality of the cities and towns, ending up developing slums. Similar observations appear in the work of Gandy (2006). Could this be the case in Kampala City?

Turning to policy dynamics, Mabogunje (2008) observes that the urbanisation of most African countries is explained by the apparent absence of deliberate urban policies. This absence leads to uncontrolled and unplanned settlements typified by growing slums juxtaposed with urban affluence. Mabogunje explains that this absence is also manifested in the fact that most African governments and the international community do not appear

to fully grasp the scale of the urban phenomenon, the economic and social challenges it poses, or the scope of opportunities it offers for sustainability and regeneration. It is argued in this study that Mabogunje's observation that there is apparent absence of deliberate urbanisation policy is contestable. The policies are in place but they are either not effective, inherently weak or are not comprehensive enough to guide planned urbanisation from a multifaceted perspective of the dynamics underlying this process. This is substantiated by several scholars one of whom is Oucho (2012).

Oucho (2012) examines the political dynamics responsible for futuristic urbanisation in Kenya, focusing on governance in particular. He observes that with the promulgation Kenya's Constitution in 2010, Kenya adopted a devolved governance policy which is likely to deurbanise the country's large cities, spur urban-rural migration, and thereby stimulate return to the formerly neglected small towns and rural villages. Generally, Oucho's work indicates that the type of governance adopted in a country can change the direction of urbanisation that takes place in that country. This work suggests therefore that it is important to analyse the governance of a city in order to be able to determine how to urbanise it in a planned manner. Oucho (2012) develops this argument based on Kenya, thereby providing this country's urban policy planners and governors with the information needed to prepare for the effect of devolved governance on urbanisation. This kind of information is also important to Uganda's urban planners, particularly those concerned with Kampala since there is also a change in the governance of this city. Governance is not the only force that determines the direction of urbanisation. As a matter of fact, there are other dynamics such as those dynamics characterising the migration policy pursued in a country.

K'Akumu (2012) observes, for instance, that Nairobi's urbanisation is explained by two distinct migration policy dynamics: the colonial and the postcolonial policy dynamics. K'Akumu in addition indicates that the colonial urban policy limited migration of Africans into Nairobi through the *kipande* system (pass laws) and the provision of bachelor accommodation (single rooms) to African workers. Wives and children of the African workers were not allowed into Nairobi. However, the post-colonial policy lifted

these restrictions, leading to Africans' influx from rural areas into Nairobi. K'Akumu notes that the lifting of the restrictions was however carried out without planning for the corresponding increase in Nairobi's physical and social infrastructure so as to accommodate the increasing population. This is how urban conditions such as lack of employment opportunities, social seclusion, overcrowding, informal settlements, high incidence of poverty, and others started featuring in Nairobi. K'Akumu's observations indicate that the unplanned manner in which a city urbanises can be as a result of the pursued migration urban policy. Does this hold in the case of Kampala? The answer requires an empirical investigation.

Peng et al. (2000) pointed out government development policies and budget allocations as other dynamics that bring about changes in cities and towns. These scholars observed that government development policies and budgetary allocations tend to result into changes in public investment, and these changes alter economic activities, spatial quality and environmental quality in cities and towns. The changes can be positive or negative, depending on the promoted public investments and the political interests underlying the investments (Lambright, 2014). Consistent with Peng and his colleagues, Annez and Buckley (2009) noted that governments can also pursue development in partnership with the private sector. Annez and Buckley (ibid) observe that in this policy arrangement, government and private investors can make combined and deliberate efforts to create land space for commercial agriculture in rural areas, thereby causing people to migrate to cities and towns. Governments can cause this change by legislating policies or taking political action involving moving people from rural to urban areas in order to create space for commercial farming in rural areas.

Diao, Hazell, Resnick and Thurlow (2007) explained that governments tend to encourage rural-urban migration to promote rural commercial agriculture in partnership with private investors because small rural family farms do not contribute to economic growth as much as commercial farming does. The actions are therefore meant to boost the contribution of agriculture to economic growth. The dynamics are accomplished through government or private investors constructing urban-based housing estates to accommodate the people

moved from the rural areas earmarked for commercial agriculture. The estates are also constructed together with the physical and social infrastructure necessary to ensure that shifted people have easy access to marketplaces, health services, education, transportation and other social services, and because of concentrating people in one area, they also offer opportunities to start small-scale income generation businesses (The Urban Land Institute, 2005; White & Lindstrom, 2005). In fact, these are the very dynamics responsible for the many changes that have been taking place in Kenya's towns of Mombasa, Kisumu, Eldoret, Nakuru and Thika (World Bank, 2014; Nabutola, 2010; Pelling & Wisner, 2009). The changes however, cause overpopulation, unemployment and poverty in urban areas, since many of the people shifted into the constructed estates do not find the jobs readily available there (Ngetich, Opata & Mulongo, 2014).

It should be noted that Annez and Buckley (2009) discussed government and private investors as dynamics responsible for urban changes while setting the context for urbanisation and growth in general. In addition, other researchers cited above discussed these dynamics while referring to changes occurring in cities and towns of Kenya, not Uganda. This raises the question of whether government and private investors are also responsible for the urban changes taking place in Kampala City. Besides, Annez and Buckley's analysis of investors and government was confined to changes that take place in urban areas as a result of investing in rural commercial agriculture. This is not the only context in which these dynamics cause changes in urban areas.

According to Banerjee et al. (2007), governments can also enact a policy for upgrading and expanding existing towns and cities. Governments can implement this policy either by themselves, in partnership with private investors or by encouraging capitalists to buy (out of the city) all the residents who cannot improve their habitations, demolish the habitations and replace them with structures that meet the prescribed urban standards (Yangpeng, 2014; Tian, 2013; UN-Habitat, 2011a). Buckley and Mathema (2007) warned however, that if the implementation of this policy is not well-planned, it can lead to dire consequences. It can alter the spatial quality and environment in an adverse manner; it can also adversely affect the hitherto well-planned city. This is because private investors

regard cities and towns as places where money, wealth, business opportunities and necessary services are concentrated (Macomber, 2011; Leautier, 2006). Following the rationale of capitalism, they go to cities not essentially to upgrade them, but to seek economic fortunes or with intent to establish businesses that generate and maximise profit (Florida, 2013; Harvey, 2008; Hirasuna & Michael, 2005). If not regulated, it is possible for private investors to establish factories or business franchises in areas meant to be residential areas, or even in areas that are supposed to serve as environment conservation areas (Steif, 2013; Loki, 2011; Hall, 2002; Lambert & Coomes, 2001).

The point to note about the foregoing observations is that they indicate that government's enactment of policies for modernising cities is one of the dynamics responsible for changes that occur in urban areas. Government can cause the changes either singly, in partnership with or by encouraging private investors to improve habitations deemed to be below the set city standards. However, none of the observations was made in relation to Kampala City. This leads to questioning whether the highlighted dynamics also apply to this city. Apart from government upgrading policies, Gervase (2010) points out the modernisation policy.



Gervase (2010) analyses the adoption of the modernisation policy as force that explains the urbanisation process. Gervase observes that modernisation introduces sophisticated technology that alters the already existing infrastructure, communication networks, and supply of social services. Modernisation also boosts industrialisation (Klopp, 2002). It is also a major determinant of the investment policy that governments take to develop their economies and subsequent urbanisation (Adhikari, 2011). As a result of introducing these changes, modernisation attracts people needed to work in factories and those desiring to lead a comfortable life by enjoying the subsequent social services, technological exposure, and active political participation (Gervase, 2010; Klopp, 2002). It also causes people to migrate to urban areas in order to reduce costs of commuting or transportation to work, and to enjoy modern telecommunications such as mobile phone services and banking and financial services that modernisation brings about in cities. It is noted that Gervase (2010) and Klopp (2002) discuss modernisation in relation to Kenya. Therefore,

the discussion left it unclear as to whether similar dynamics can also explain changes in Kampala City or not.

McGranahan (2014) uses interactive data visualisation to analyse the dynamics responsible for urbanisation in BRICS (Brazil, Russia, India, China and South Africa) countries. His analysis reveals that economic liberalisation encouraged in China from 1980 to 2010 is the most significant of the dynamics that explain the rapid development of megacities in this country. McGranahan observes that liberalisation also accounts for the development of cities in India, but not as significantly as it does in China, because India is rather reluctant to urbanise at the high social and environmental costs that China has suffered as a result. This scholar finds that liberalisation is not a significant force in the urbanisation of Russia.

McGranahan (2014) also adds that in the case of Brazil, the low levels of urbanisation are explained by official dynamics that first occurred in the form of overt attempts to prevent rural-urban migration, later transformed into passive resistance to urbanisation by keeping urban populations poorer than their rural counterparts. This resistance is intended to discourage rural-urban migration so as to keep people in agriculture, which is Brazil's economic mainstay. McGranahan's analysis indicates further that during this period 1980-2010, South Africa's urbanisation is largely explained by official dynamics relating to the past racist anti-urbanisation policy—apartheid—of regions occupied by the blacks. McGranahan's (2014) analysis of the BRICS reveals that the dynamics of urbanisation differ from country to country, depending on the policy adopted to pursue the process.

Nattrass (1983) describes official dynamics of urbanisation as legal, social, political and economic processes that lead to growth of cities and towns in a country. According to Nattrass (1983), the legal dynamics are defined by the legal framework enacted to guide urbanisation. Nattrass' (1983) work reveals that legal dynamics take the form of rules, regulations and standards stipulated to be observed when undertaking any physical development or investment lawfully acceptable in a city or town. They also include the mandates given to urban authorities to authorize, guide and control any urban changes,

and to restrict physical developments that do not comply with set urban standards. Nattrass observes that the legal framework stipulated to guide urbanisation can prevent unnecessary rural-urban migration by making the cost of constructing residences and business premises in urban areas unbearable to those who cannot observe the legal requirements.

I argue that political dynamics are deliberate political decisions or schemes orchestrated to allow and protect those favoured by government to put up their developments or investments in urban areas while restricting those who are not favoured to do so. Nattrass observes that while political schemes serve the interests of those in government, they tend to lead to unbalanced or unplanned urbanisation. They also tend to favour the politically privileged against the underprivileged. Nattrass argues cities such as many of those in South Africa develop as a result of social dynamics officially sanctioned in the form of observed culture, racism and social classes created by the official system of education, income distribution, property ownership and access to jobs. He discusses the economic dynamics as the urban pull and rural push forces caused by the uneven spatial development, distribution of economic activities and opportunities, and differences in welfare conditions. Nattrass made these observations while dealing with dynamics of urbanisation in South Africa. Apart from the economic, political and social dynamics discussed by Nattrass, urbanisation of cities is also explained by dynamics related to the pursued land policies.

According to Kuntu-Mensah (2006) and the World Bank (1984), changes in cities occur as a result the formally observed land ownership rights and land tenure systems. Land ownership systems and rights can lead to positive or negative changes in cities (Mohan et al., 2011; Singh, 2010). Land policies and legal instruments that promote public land rights encourage urbanisation, since they allow government to plan for the land and make it obligatory for people to be shifted in favour of city and town development (Chankrajang, 2012). Government can also institute a compulsory land acquisition policy for the purpose of implementing measures for desired urbanisation (World Bank, 1984). In china, for instance, many positive changes have occurred in cities and towns as a result

of compulsory land acquisition (World Bank, 1984). The changes have however, caused unplanned migration into city suburbs, leading to rapid growth of slums (World Bank, *ibid*).

In contrast, government protection of private land ownership or leasehold rights can inhibit positive changes. According to Lwasa (2002), this situation happens when land policies are lacking in terms of promoting land development. When this is the case, it is difficult to attain balanced urbanisation. This is because on the one hand, there are private land owners who either do not appreciate the need for urban development, lack the capacity to develop the land, are limited by ancestral ownership of land, or are unwilling to forfeit their land rights in favour of development projects, even when other capable land developers are willing to compensate them (Naab et al., 2013). On the other hand, there are private land owners who are willing to sell their land rights either because of poverty and therefore inability to develop it, failure to afford the rising cost of urban life, or because of the growing preference for rural life (Kurtzleben, 2014; Sankin, 2012). The result is to have in the same urban area some places developed and other undeveloped. Is this the case in Kampala City?



Research conducted by Ali and Sulaiman (2006) indicates that government protection of private land rights also encourage unplanned urbanisation by promoting informal settlements in cities and towns. These scholars described informal settlements as residential buildings constructed on planned and unplanned areas, but without formal planning approval. They also show that these settlements are mostly characterized by the low quality houses and the lack of, or inadequate infrastructure and social services. Ali and Sulaiman make these observations while dealing with Zanzibar, indicating that over 70% of residents in this town live in informal settlements, with the vast majority of them living in extremely poor conditions. Ali and Sulaiman also show that such informal settlements have led to pollution, deforestation, flooding, and waste of prime lands for planned urbanisation in Zanzibar. The study of Scholz (2006) indicates essentially similar observations. Could this be the case in Kampala?

Research conducted by Kombe (2005) indicates that as a result of policies that promote private land ownership, 70% of Dar es Salaam's population live in unplanned settlements. Moreover, Muzzini and Lindeboom (2008) and Diaz (2003) indicate that most of these settlements are lacking adequate infrastructure and services such as electricity, and they are prone to frequent flooding, poor sanitation, and contaminated water supply. Since these observations were made while referring to the town of Zanzibar, Dar es Salaam and South African cities, they need to be investigated to establish whether they also apply to Kampala City.

The preceding detailed literature indicates that different formal dynamics account for urbanisation of different cities around the world. The dynamics range from legal through economic, social, technical and political to policy dynamics. The literature review in this chapter also identifies the dynamics in relation to cities other than Kampala City. In addition, the reviewed literature describes these dynamics and their negative urban consequences, but it pays little or no attention to the policy solutions that should be adopted to deal with the consequences and ensure that the cities urbanise systematically. Furthermore, the literature reviewed thus far does not cover the dynamics defining residents' satisfaction with the urban changes resulting from the formal dynamics. Consequently, the next section is devoted to the review of literature on the international perspective of this satisfaction.

2.3.3 Residents' Satisfaction with Urban Changes in Other Cities

As noted in the study, the review of literature on the dynamics of residents' satisfaction with urban changes in other cities is intended to identify benchmarks that can be used to analyse and understand those defining this satisfaction in Kampala and their implication for an alternative policy framework that can guide this city's urbanisation in a systematic manner.

Different scholars have shown interest in understanding the dynamics defining residents' satisfaction with the urban changes resulting from formal dynamics (Alem, 2014; Hillman, 2014; Hipp, 2014; Akaateba and Yakubu, 2013; Auliaa & Ismailb, 2013; Jetty

Research, 2013; Yizhao, Wenzhong, Zhilin & Yao, 2013; Kährrik, Leetmaa & Tammaru, 2012; Teck & Khong, 2012; Shieh, Sharifi & Rafieian, 2011; Beatty & Cole, 2009; DÃ-az & Stoyanova, 2009; Howley, Scott & Redmond, 2008; Yuen, 2007; Barcus, 2006; Patterson & Chapman, 2004; Bonnes, Uzzell, Carrus & Kelay, 2001; Kahlmeier, Schindler, Grize & Braun-Fahrlander, 2001; Olatubara, 1996). A careful review of these scholars' studies reveals the interest is motivated by the fact that city residents' satisfaction plays an important role in determining the development and spatial distribution of settlements, investments, choice of employment and residents' reaction to urban changes resulting from formal dynamics (Auliaa & Ismailb, 2013; Mossin, 2012; Wakabi, 2009). This way, this satisfaction is one of the good indicators that need to be considered when developing an urban policy intended to ensure that a city urbanises in a manner that satisfies its residents.

Specifically, Kährrik and colleagues (2012) observe that residents' satisfaction is significantly related to decisions regarding not only where to establish a residence but also neighbourhood preferences. This satisfaction also determines private investment decisions and choices of employment (Hillman, 2014; Sartori & Gelsomina 2013; Yasuhiro & Zenou, 2013). In other words, investors establish businesses and individuals choose where to reside and to work depending on their satisfaction with the location and its neighbourhood. Locations and neighbourhoods that induce high levels of residents' satisfaction are those that are well-planned spatially and in terms of zoning of their socioeconomic activities; locations and neighbourhoods that do not satisfy residents are usually those associated with unplanned settlements, chaotic socioeconomic activities, noise and air pollution, and poor environmental health (Hillman, 2014; You-Tien, 2010; Checchi et al., 2009; Lixing, 2008). City residents react to locations and neighbourhoods associated with high levels of satisfaction by getting attracted to them in terms of residing, working or investing there. Residents react to locations and neighbourhoods associated with low or no satisfaction by doing the opposite (Yasuhiro & Zenou, 2013; You-Tien, 2010).

Evidently, understanding city residents' satisfaction with urban changes taking place in their locations helps urban physical planners, policy makers and implementers to improve the locations, thereby promoting urbanisation that meets residents' expectations. This is why understanding such satisfaction is necessary to investigate and understand in Kampala. Literature reveals the specific indicators that can be used to establish this satisfaction. In particular, Akaateba and Yakubu (2013) indicate that the level of city residents' satisfaction with public services provided by city authorities reveals the quality of these services, and this enables authorities to improve where necessary. Akaateba and Yakubu are however, focusing on residents' satisfaction with only provided solid waste collection services. Moreover, their study was conducted in Wa in Ghana, not in Kampala, Uganda.

Research has also shown that city residents' satisfaction is also measured in terms of urban dwellers' gratification with spatial quality, zoning of commercial activities, availability of job opportunities, adequacy of provided social services, accessibility of residences, as well as quality of neighbourhoods (Pisman, 2011; Gidlof-Gunnarsson & Ohrstrom, 2007; van den Berg, Hartig & Staats, 2007; Patterson & Chapman, 2004). The study of Yizhao et al. (2013) indicates that city residents' satisfaction can also be measured in terms of these dwellers' contentment with housing supply, housing quality, and available housing access options. This study was conducted in China and its findings show that housing that is satisfactory to residents is that which is either affordable in terms of rent or self-constructed. Such housing is satisfactory to both high and low-income residents. In contrast, housing which is expensive in terms of rent and constructed by government is less satisfactory to city residents. These findings suggest that if a city is to urbanise in a satisfactory manner, especially in terms of housing, authorities have to promote planned self-constructed residents or to encourage low-cost rentals.

The studies of Hipp (2014), Shieh et al. (2011), Bonnes et al. (2001) and Kahlmeier et al. (2001) reveal that urban environments that are free from noise and air pollution are satisfactory to city residents. These studies indicate further that the residents' satisfaction declines as the health of their environments deteriorates. These studies suggest that

formal dynamics have to take place in a manner that ensures that satisfactory environmental health is maintained. However, none of these studies was carried out in Kampala. Therefore, their findings need to be validated in the case of Kampala City.

A number of studies have shown that urban residents' satisfaction with the spatial quality increases when formal dynamics result into improved orderliness of city land-uses and activities (Alem, 2014; Feler & Henderson, 2011; Moulaert et al., 2011; Rossi-Hansberg & Wright, 2007; Yuen 2007). The more organized or zoned the land uses and activities are perceived to be the more satisfaction they yield to city residents, and vice-versa (Fujita et al., 2004). These land uses and activities include commercial business activities, physical infrastructure (roads, power supply and telecommunications lines), settlements and social service provision facilities such as educational centres, health centres and administration blocks (Henderson, undated; Akten & Çetinkaya, 2014; James et al., 2013; Kemp & Stephani, 2011). These observations suggest that understanding city residents' satisfaction necessitates finding out how these inhabitants are satisfied with the land uses sanctioned to take place in their neighbourhoods. The observations however, do not delve further to show how this understanding can be used as a basis for developing an urban policy required to ensure that inhabitants are satisfied with their neighbourhood.

2.4 Literature Review on Dynamics of Urbanisation in Kampala

This section provides the premise on which this study is based. That is, that a comprehensive analysis of the dynamics responsible for Kampala's urbanisation and their implications for an alternative urban policy framework has not been carried out. The section is organised according to the variables depicted in Figure 2.1.

2.4.1 Informal Dynamics

The available literature indicates that different studies have been carried out about the informal dynamics of urbanisation in Uganda. A scrutiny of this literature reveals that almost all the studies focus on Kampala because, as Kawujju (2014) points out, Kampala is the only city in Uganda. The scrutiny reveals that many of these studies describe these dynamics as informal forces and processes that account for Kampala's urbanisation. The

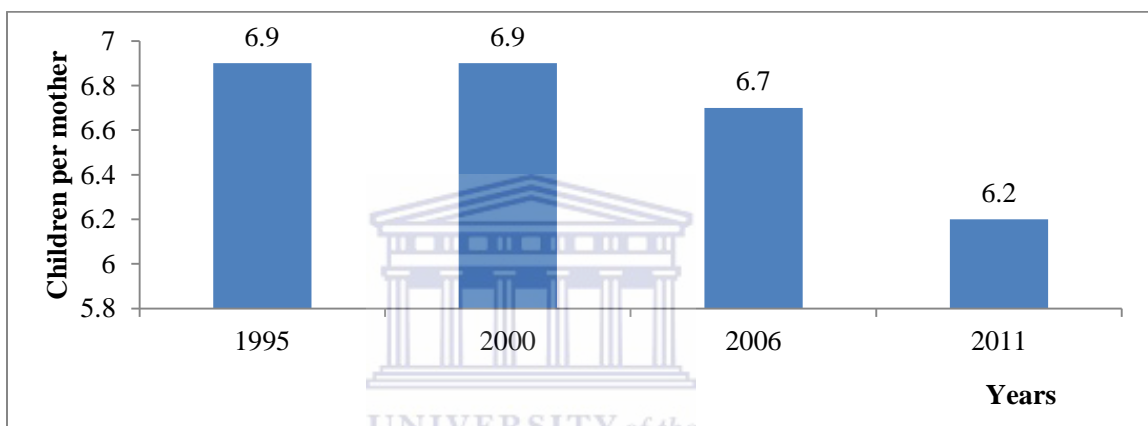
studies however, do not go further to develop a comprehensive policy framework in the manner which these dynamics affects Kampala's urbanisation can be streamlined to ensure that this city urbanises in a planned way.

In particular, Makita et al. (2010) point out and analyse population dynamics responsible for Kampala's urban rapid expansion. These scholars, however, discuss these dynamics in relation to the urban and peri-urban agriculture (UPA). The purpose of their analysis describe and map the peri-urban interface (PUI), which they believe is essential for assessing the role of UPA in food security and public health risks as a basis for making evidence-based decisions on policies needed to ensure food security and prevent a city's public health risks emanating from peri-urban agriculture Makita et al (ibid) examine population-dynamics to also provide a spatial representation of the entire PUI of Kampala's economic zone and determine the socio-economic factors related with this city's peri-urbanity. Evidently, Makita et al.'s interest is not in understanding Kampala's population dynamics as a basis for developing a comprehensive urban policy framework that can guide the city's systematic urbanisation. Another study that discusses population dynamics of Kampala's urbanisation is that of Lwasa et al. (2007).

In this study, Lwasa, Nyakana and Sengendo (2007) examine population dynamics in the context of how they affect urban development and the environment. The scholars show that Kampala's population is rapidly increasing as a result of two major dynamics, namely: internal population growth resulting from high birth and fertility rates and migration into the city, which is caused by search for gainful employment, but mainly by internal and regional civil wars waged at different times in the 1980s and 1990s. Similar dynamics are highlighted in the studies of Nyakana, Sengendo and Lwasa (2006) and Sengendo (2004). In terms of internal population growth, these studies indicate that Uganda's population growth rate is estimated at 3.2% per annum and the fertility rate is estimated at 6.7 children per woman. These rates are among the highest in the world and explain why Uganda is urbanising rapidly. All these studies are however, about how these population dynamics affect the environment in Kampala. The studies are therefore, not about analysing the implications of the population dynamics for developing an

alternative policy framework for guiding Kampala’s urbanisation process. Their focus is on how the population dynamics affect the environment. The demographics that these studies provide are further explained by the Uganda Bureau of Statistics (UBOS) (2013). Specifically, UBOS (2013) indicates that the population dynamics that cause rapid urbanisation in Uganda are in the form of high fertility rates coupled with declining mortality rates and improved life expectancy. UBOS gives Uganda’s fertility rates as summarised in Figure 2.2.

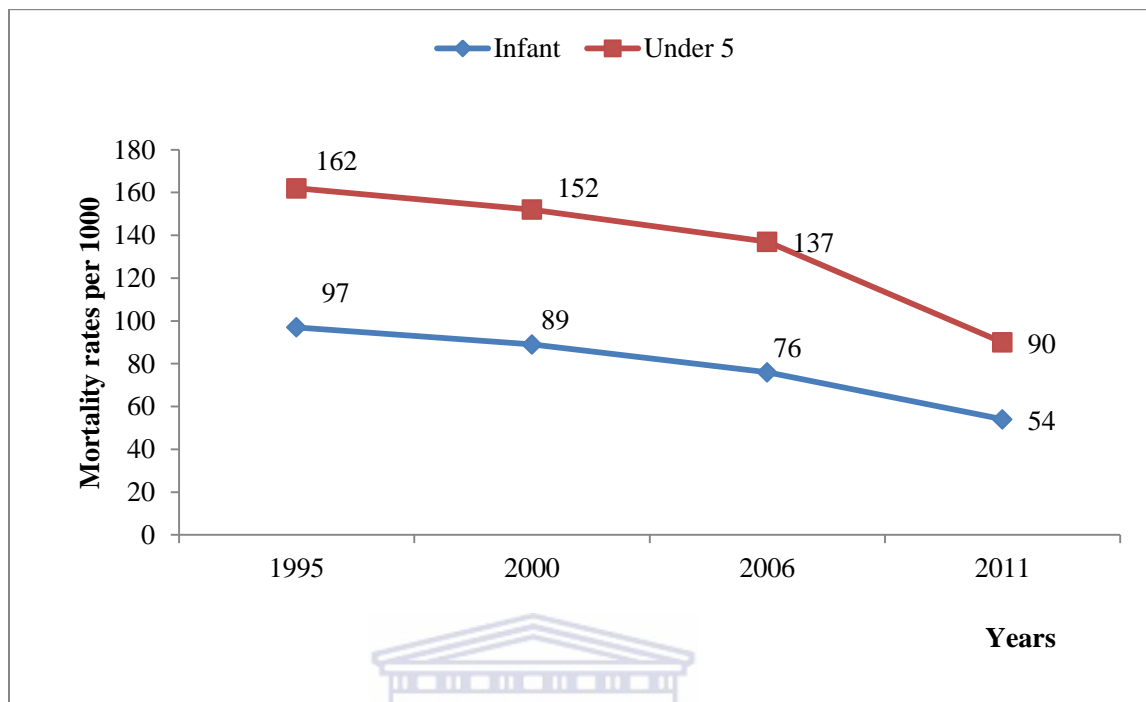
Figure 2.2: Total Fertility Rates, 1995-2011



Source: Uganda Bureau of Statistics, 2013, p.34

Figure 2.2 indicates that the fertility rates (average number of children per mother) are between six and seven children per mother. These rates are generally considered high and therefore significant contributors to rapid urbanisation in Uganda and Kampala in particular. With respect to declining mortality rates, the Uganda Bureau of Statistics (2013) indicates their declining trend as shown in Figure 2.3.

Figure 2.3: Infant and Under 5 Mortality Trends, 1995-2011



Source: Uganda Bureau of Statistics, 2013, p.34

Figure 2.3 substantiates that over the period 1995-2011, Uganda has witnessed declining trends in the mortality rates for both infants and children under five years of age. For instance, the Infant mortality rate declined from 97 to 54 deaths per 1,000 live births between 1995 and 2011. That of children under five years of age declined from 162 to 90 deaths per 1,000 live births over the same period. Defining life expectancy at birth as an estimate of the average number of years a person is expected to live if a particular pattern of mortality is maintained, Uganda Bureau of Statistics (2013) summarises its improvement in Uganda as shown in Table 2.1.

Table 2.1: Life Expectancy at Birth by Census Year 1969- 2002

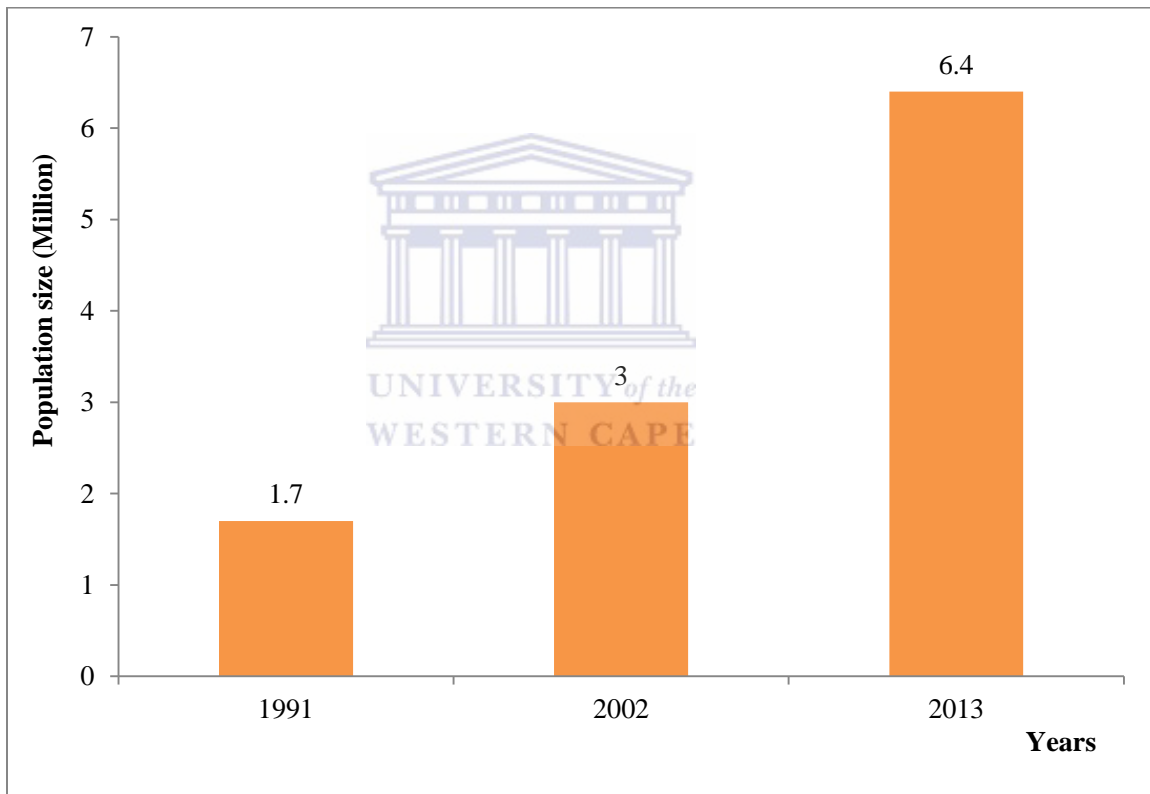
Years	Male	Female	Total
1991	45.7	50.5	48.1
2002	48.8	52	50.4

Source Uganda Bureau of Statistics, 2013, p.35

Table 2.1 shows that the over-all life expectancy at birth from 2002 Census was slightly over 50 years, with males expected to live for 49 years while their female counterparts for 52 years. These statistics indicate that between 1991 and 2002, an improvement of 2.3 years was registered in the life expectancy of Ugandans.

As a result of the three population dynamics explained above, Uganda's urban population has been increasing as shown in Figure 2.4.

Figure 2.4: Uganda's Urban Population, 1980-2013



Source: Uganda Bureau of Statistics, 2013, p.33

Focusing on Kampala specifically, the available statistics indicate that about 20% of Uganda's population are currently resident in urban areas (World Bank, 2013) compared to less than 1% that used to dwell in these areas before Uganda's 1962 political independence (Centre for Urban Studies and Research, 2008). Of those living in urban areas, about 40% are resident in Kampala City (Uganda Bureau of Statistics, 2010;

National Environment Management Authority (NEMA), 2009). Today, Kampala's Population is about 4.2% of that of Uganda (NEMA, 2009), but it is expected to increase to about 30% of Uganda's population by 2035 (Lwasa, 2006), more so because Kampala is one of the rapidly growing city, urbanising at a rate between 5.2% and 16% per annum (Amayo, 2013) because of a high migratory influx into the city and birth rate threatening to reach 3.5% (MLHUD, 2013a). A critical scrutiny of these studies and documents reveals that while they recognise that such population dynamics pose a critical challenge to urban development, their recommendations emphasise controlling the dynamics as opposed to developing a policy framework for guiding the planning needed to contain the unplanned influence of these dynamics on urbanisation of Kampala. As noted earlier, population dynamics that account for urbanisation in Kampala, Uganda are also in the form of migration.

Omeje and Hepner (2013) indicate that the dynamics that explain Kampala's rapid urbanisation due to migration are mainly the civil wars waged inside and in the neighbourhood of this country. These scholars argue that these wars caused people to migrate to and increase the population of peaceful areas, which included Kampala City. Omeje and Hepner observe that as the bush war waged by Museveni (1981-86), the insurgency waged by Kony's Lord's Resistance Army (1987-2011), the civil war waged by Rwanda Patriotic Front (1991-1994), the Zaire's revolutionary conflict (1995) and the Sudanese civil war (1980-2010) lingered on, they caused political instabilities and ethnic and pastoral hostilities that forced a lot of people to migrate from the ravaged areas to different parts of Uganda, with Kampala taking the lion's share. Omeje and Hepner explain these dynamics based on the argument that their understanding helps peace building efforts in the African great lakes region. I however, argue that the understanding of these dynamics can also help develop a viable policy framework for urbanising Kampala in a planned manner. This is the argument developed in this study. Besides, population dynamics such as natural population growth and migration are not the only dynamics that account for Kampala's urbanisation.

Indeed, Mukiibi (2011) examines declining agricultural productivity and economic welfare reasons such as search for better employment opportunities and income as informal dynamics responsible for Kampala's urbanisation. This scholar discusses these dynamics in addition to the natural growth of urban populations and rural-urban migration already reviewed above. This scholar observes that decline in agricultural productivity caused by frequent droughts, rising soil infertility, pests and diseases, and rudimentary farming methods discourages people in rural areas. This is because it makes them feel that the labour they are spending in farming does not pay off. Consequently, it forces farmers to migrate to urban areas, particularly Kampala, to look for alternative employment and better income generating opportunities outside agriculture. Similar observations are made by Oketch (2010), Mukiibi (2008), Government of Uganda (2007), UN-Habitat (2007), Rakodi (2005) and Nuwagaba (2000).

The foregoing observations reveal that Kampala's urbanisation is not caused by surplus agricultural production as the endogenous theory advocates, but by declining agricultural productivity that makes farmers weary of farming to the extent of migrating in search of alternative non-agricultural employment. The observations are however made while analysing how migration caused by such dynamics affects the quality of housing development in Kampala, not on how the dynamics can be dealt with through a viable policy intervention. Even the recommendations made by Mukiibi (2011) allude to reviewing existing land supply and housing policies. This is the review this study seeks to carry out so as to develop a comprehensive urban policy framework for guiding Kampala's urbanisation.

According to MLHUD (2013b), the dynamics that explain urbanisation in Uganda, particularly that which is taking place in Kampala include unofficial administrative and political interference. MLHUD indicates that this interference is very significant in explaining the random establishment of physical developments in urban areas. While unofficial influence expresses itself in the form of the technical staff of urban authorities doing what they are not supposed to do ethically, especially when authorizing construction of developments, political interference expresses itself in terms of high

ranking government officials overruling or ignoring the official procedure while establishing physical developments in urban areas. Such unofficial influence facilitates several investors to convert their surplus capital into physical structures that contribute to unplanned urbanisation of Kampala (Harabe, 2009). It is important to note that while these sources highlight unofficial administrative influence and political interference as dynamics responsible for Kampala's unplanned urbanisation, they do not describe the nature of these influences nor do they offer any policy solution against the influences.

In summary, the available literature indicates that different informal dynamics explain the manner in which Kampala is urbanising. The dynamics are however, explained in a fragmented manner that does not give their comprehensive picture. If the situation remains unchanged, one has to read several studies in order to identify the different informal dynamics. Even then, one would not succeed in getting the policy implications of these dynamics because most of the available literature does not delve into these implications. This study is therefore needed to cover this gap.

2.4.2 Formal Dynamics

Apart from informal dynamics, Figure 2.1 indicates that Kampala's urbanisation is assumed to be also explained by formal dynamics. These are dynamics conceptualised as all forces and processes that are officially sanctioned to cause urban changes. Several scholars identify these dynamics. Specifically, Lwasa (2002) indicates that the Constitution of the Republic of Uganda and all land acts recognise and protect private land ownership as opposed to land development. UN-Habitat (2007) argues that these legal dynamics create complicated and multiple land tenure systems which form one of the dynamics explaining the city's unplanned urbanisation. The multiplicity of the tenure systems is also highlighted in Mukiibi's (2011) and Lwasa's (2002) studies as a major factor underlying such urbanisation. However, these authors analyse these dynamics as a basis for developing a comprehensive strategy and action plan for only slum upgrading (UN-Habitat), dealing with informal settlements (Lwasa) while improving access to housing (Mukiibi).

In particular, Mukiibi proposes that the multiple land tenure systems can be done away with through developing strategies for promoting low-cost rental accommodation and supporting the private sector to develop decent and affordable rental shelter. It is argued that doing away with such systems needs a policy framework to guide it, but Mukiibi does not provide this framework. In addition, UN-Habitat (2007) indicates that its analysis lacks a thorough understanding of the socioeconomic dynamics explaining the informal settlements from the community members' perspective. Lacking this perspective implies that this framework does not provide a comprehensive understanding of these dynamics. This study seeks to provide this understanding by collecting views of city residents on the dynamics of Kampala's urbanisation.

Consistent with the above authors, Muinde (2013) delves into land tenure system legally promoted in Uganda and how it accounts for urban development in Kampala. The tenure system dynamics, which this study assesses, include the legally recognised rules of land tenure, access to land, land subdivision, land rights and their security, and land development processes. The study reveals that land tenure is a key dynamic in defining Kampala's informal urbanisation because ownership of most of the land in this city is *Mailo* (private) or freehold land. Muinde argues that the constitutional protection of the security of Ugandans' rights in land implies that land owners can do whatever they want, including construction of unplanned housing and business shelters. Muinde indicates that to address this informality, a policy framework is needed to help KCCA deal with the *Mailo* and freehold tenure systems and rights in a manner that ensures that Kampala urbanises in a planned manner, which is free of the current conflicting tenure relations. This is the framework this study seeks to develop, more so because even MLHUD (2013b) recognises the need for this framework.

MLHUD (2013b) indicates that one of the consequences of Uganda's constitutional protection of land ownership rights is to encourage land markets based on a yet to be revisited principle of willing seller and willing buyer. MLHUD (2013b) points out that this principle contributes to Kampala's unplanned urbanisation. This is because it encourages a mechanism by which some private land owners sell their land rights

willingly while others do not have the will to sell as their preference is to retain their rights in the land. Those who sell cause development because their land rights are usually bought by rich investors or capitalists who can afford the high land prices in Kampala. MLHUD indicates that land buyers establish physical structures that meet their interests as capitalists and usually, without following the physical building guidelines in place because of administrative weaknesses. In contrast, the unsold land is left undeveloped because those who prefer to retain their land rights are usually not rich enough to develop it. The result of these dynamics is the poor spatial development depicted in Kampala in form of supermarkets, arcades, bungalows and storied buildings coexisting with shanty structures. The other result is unsystematic construction of luxury residential and office buildings by the privileged and capitalists in one area and poorly developed shanties in another area (KCCA, 2010a). Consequently, the spatial development of Kampala City is characterised by slums for the poor and slums for the rich.

The point to note about the foregoing observations is that the legal dynamics they point out to explain Kampala's unplanned urbanisation related to land tenure systems and rights. The observations describe how constitutional recognition and protection of private land ownership rights leads to unplanned urbanisation in Kampala. However, they do not provide a clear policy solution regarding how the dynamics can be streamlined to ensure that Kampala urbanises in a systematic manner. In fact, rather than providing this solution, MLHUD (2013b) just alludes to it by voicing the need for a policy that can guide the dynamics through zoning and promoting proper spatial distribution of physical developments. MLHUD stresses that this policy is needed to also manage the challenge of handling land which is left undeveloped by holders. Unquestionably, these observations confirm the need for this study as its ultimate aim is to develop the required urban policy framework. Besides, as Muinde (2013: i) notes, the legal recognition of multiple land tenure systems is not the only factor accounting for Kampala's unplanned urbanisation. There are many other dynamics that contribute to informal urban developments. These dynamics need to be exhaustively understood so as to develop the necessary comprehensive policy framework. In fact, several scholars allude to this need, one of them being Somik (2012).

In an inclusive growth policy note, Somik (2012) discusses the technical planning of Kampala's urbanisation as one of the dynamics accounting for the manner in which the city is urbanising. Somik observes that this planning focuses on developing physical plans necessary to guide urbanisation, but those in place to guide urbanisation in Uganda and Kampala in particular are rigid in that they do not respond to the changing needs of the market. Somik therefore attempts to provide a framework that can be used to manage flexibility in the response to Kampala's business and households needs as they emerge in today's market. This scholar advocates reducing urban inequalities and disparities between Kampala and other towns in Uganda by focusing more on planning for and developing other urban areas instead of Kampala City. The reason Somik gives to support this approach is that as the integration of East Africa gets underway, Uganda stands to lose because in terms of urban life and business competition, the substitutes for Kampala will no longer be Uganda's smaller towns, but other large cities in East Africa.

Evidently, Somik advocates a shift in technical planning for urbanisation in Uganda from ensuring that Kampala urbanises systematically to developing other towns in the country. A similar approach is advocated by Katembwe (2011) and in the draft urban policy prepared by MLHUD (2013a). While the rationale of this framework is necessary, it pays insignificant attention to how Kampala should itself urbanise in a systematic manner. Yet Kampala's urbanisation is irreversible and is needed because this is the capital of Uganda and also the main engine of the country's socioeconomic development. The fact that Kampala's technical planning is in need of policy attention is explained by UN-Habitat (2007). Indeed, UN-Habitat (2007) indicates that the informal settlements that characterise Kampala's urbanisation are as a result of a number of dynamics one of which is weaknesses in the city's technical or structural plans. Unfortunately, UN-Habitat does not indicate what these weaknesses are; hence the need to investigate them.

Mukwaya (2004) examines urban change in Uganda, arguing that one of the challenges facing this change is the failure of the technical plans followed to pursue urbanisation in Uganda and Kampala in particular to be flexibly aligned to the fast globalising trend.

Mukwaya recognises that this inflexibility needs to be addressed, but gives no policy steps to take to address it. In another study, Mukwaya et al. (2010) examine the major phases of urbanisation in Kampala and their implications for urban policy planning and poverty reduction. The analysis is based on the argument that although Kampala's urbanisation "is the fastest in the whole world, little effort is made to seize the opportunities, maximize the potential benefits of urban development...and reduce its potentially negative consequences" (p.1). I argue that in this study such little effort is partly explained by the modest attention that has been paid to understanding the dynamics accounting for this urbanisation. Accordingly, this study seeks to provide this understanding together with a policy framework that can be used to exploit the benefits of this urbanisation, even if the benefits are for reducing urban poverty.

Omolo-Okalebo (2010) conducted a study on the physical planning of Kampala City between 1903 and 1962. This scholar argues that the manner in which this city is urbanising is historically explained by its planning dynamics. Omolo-Okalebo indicates that the spatial structure of Kampala is partly a unique product of European colonial planning ideas and principles. This scholar in addition argues that historically, two major factors explain the principles on which colonialists influenced the planning of Kampala's urbanisation. These include the discovery of malaria and other tropical germs, which colonialists could not cure until much later. This discovery compelled colonialists to build Kampala using structures that could prevent malaria-carrying mosquitoes from entering inside the structure. The point to note about Omolo-Okalebo's study is that it attempts to justify why Kampala's housing structures are planned as they are, but not how the city should be planned so as to urbanise in a systematic manner.

Brown (2012, 2013) analyses Uganda's urban policy planning with emphasis on Kampala from two different perspectives. In the first perspective, Brown (2012) observes that the planning of the National Urban Policy for Uganda (UNUP) does not pay attention to full participation of the different key stakeholders, including NGOs, CBOs, the academic community, the private sector, and the different levels of government. As a result the policy does not pay attention to how to deal with urban poverty in a sustainable manner.

Brown argues that these are vital dynamics that would have been considered and understood in order to ensure that Kampala urbanises in a systematic manner. Essentially, Brown's argument indicates that the two dynamics he points out are not catered for in a manner that would have enabled the UNUP to be effective in guiding Uganda's urbanisation, particularly in Kampala.

In the second analysis, Brown (2013) focuses on the most recent draft of UNUP, pointing out that the planning of this draft does not pay attention to dynamics such as urban food security, the gender dimension of the policy publics, inequalities of power and the subsequent gradations of poverty within urban communities. Brown maintains that UNUP's focus on economic opportunities, better administration and slum upgrading will not meet the larger challenges of urban food security and poverty. In light of the above, the study carried out by UNUP does not pay attention to the dynamics pointed out by Brown because of the existing lack of a thorough understanding of these dynamics and their policy implications. This lack is therefore necessary to deal with.

Lwasa (2002) indicates that Kampala is urbanising in a largely informal manner not only because of legal recognition of private land ownership but also because of the weak implementation of administrative functions related to enforcement of physical planning regulations is one of the dynamics explaining why. In short, Lwasa (2002) indicates that Kampala urbanises informally in terms housing developments as a result of official observance of private land ownership rights and weak administrative action. The content scope of Lwasa's (2002) study is however, limited to only dynamics that account for informal residential developments. It does not cover other dynamics that could also be responsible for the manner in which Kampala is urbanising. Therefore, this study does not exhaust all the dynamics, and is hence inadequate in terms of providing a comprehensive analysis of these dynamics and their policy implications in a holistic manner.

In another discussion, Lwasa (2002) discusses the weak administrative action as a dynamic responsible for Kampala's informal urbanisation in details. Lwasa (ibid) argues

that the prevailing insignificant public awareness of the available physical planning regulations is caused by the failure of responsible state agencies to educate people about these regulations. The failure to enforce these regulations is either due to lack of or insufficient facilitation, corruption or due to unofficial political influence wielded with impunity by high ranking government officials. The study indicates that these dynamics hamper effective enforcement of the available physical planning regulation, thereby becoming significant in explaining Kampala's unplanned spatial development. Lwasa (2004) presents an essentially similar discussion in the panel paper presented at a Cyber Seminar held at Colombia University. The discussion, however, does not indicate whether the physical planning regulations are themselves strong enough to bring about planned urbanisation if well enforced. Therefore, the strength of the regulations needs to be investigated as a way of developing an effective policy framework. Secondly, the dynamics are discussed not in terms of their implications for an alternative urban policy for Kampala, but from the perspective of contrasting them with the dynamics responsible for changing other cities in the developed world.

In two other studies, Lwasa (2010, 2014) identifies other administrative dynamics, which include lack of, insufficient or laxity in the enforcement of the environmental conservation laws and regulations. The scholar argues that these laws and regulations are in place but are not effectively enforced and observed when constructing commercial buildings such as supermarkets and arcades, roads, and residences. As a result, Kampala urbanises in an unplanned manner characterised by unabated infilling of swamps and destruction of greenbelts. Lwasa examines the adverse climatic consequences of these dynamics, warning that Kampala risks sliding into a worse climatic condition if such urbanising practices are not stopped. Similar dynamics are discussed in the study conducted by Lwasa and Mabiriizi (2009). The difference in these studies is only in terms of conceptualisation. While Lwasa (2010) discusses adaptation of Kampala to climate change, Lwasa (2014) analyses how to manage Kampala's urbanisation in the context of environmental change, and Lwasa and Mabiriizi (2009) focus on urban vulnerabilities to climate change in Uganda. Generally, these studies recommend that a policy is needed to contain the urbanising practices that contribute to deteriorating climate, but they do not

offer any concrete urban policy measures that should be followed. This is what this study seeks to offer. Besides, these studies are concerned with protection of Kampala's climate not urbanisation. They focus on only administrative dynamics yet there are other dynamics such as the political dynamics discussed by Lambright (2014).

Lambright (2014) examines how political dynamics affect the urbanisation of Kampala City in terms of service delivery. This scholar observes that as a result of implementing reforms to decentralise political authority to local governments and to reintroduce multi-party elections, opportunities for national partisan struggles have emerged in Kampala and are influencing the quality and quantity of the city's service delivery. Lambright observes that the influence is increasingly becoming adverse, especially as a result of recent reforms to recentralise control over Kampala City. Saxena *et al.* (2010) express a similar view by observing that the deviation from decentralisation approach might lead to a complex situation given the current trend of urban dynamics. Lambright finds that partisan politics undermines service delivery in this city in ways related to financing, tax policy, and direct interference in the policies and decisions made by KCCA. Lambright is however, focusing on how only opposition politics affect urban service delivery in this city. This leaves out the political dynamics related to the ruling party, which also need to be analysed in order to get a holistic picture and its implications for a more effective urban policy. Apart from political dynamics, there are studies that highlight dynamics related to the development policy pursued in Uganda.

According to Kahangirwe (2012), modernisation is the development policy pursued in Uganda using a highly favourable policy for attracting foreign investment as one of the strategies. This policy has turned to be one of the main dynamics explaining Kampala's rapid and unsystematic urbanisation. This is because this policy sets highly attractive conditions, including relaxing urban planning regulations so as to enable attracted capitalists to establish their investments at locations of their convenience (Uganda Investment Authority (UIA), 2004; Yusuf, Evenett & Wei, 2001). Several investors have subsequently been attracted to invest their surplus capital by building factories, business company buildings, supermarkets, and forms of physical infrastructure in Kampala. The

net effect of these business and commercial activities has been to make a considerable contribution to unsystematic economic activity and spatial development in Kampala (Kahangirwe, 2012; Yusuf et al., 2001).

To note is that Kahangirwe (2012) identifies modernisation as a formal dynamic while analysing how several of the physical developments to that characterise Kampala's rapid urbanization ignore environmental assessment. Yusuf, Evenette, and Wei (2001) points out modernisation while focusing on facets of globalisation. Secondly, these scholars deal with the effects of modernisation through attracting foreign capitals on urbanisation, but not with developing policy guidelines by which the effects can be addressed in a manner that ensures that Kampala urbanises systematically.

While the preceding scholars approached modernisation from the economic perspective, Tumwine and Ntozi (2011) approach it from the social point of view. Tumwine and Ntozi (ibid) observe that modernisation plays a significant role in explaining the urbanisation of Kampala City as far as social changes in the functions that society expects families to perform are concerned. Kampala's social changes that Tumwine and Ntozi (ibid) attribute to modernization include erosion of traditional and religious authority; growth of individualism; mass education; a rising status of women reflected in the gender equality and independence paradigms, and the ideology of consumerism. The scholars also argue that co-habitation is one of the changes modernisation has rapidly introduced as a main feature of Kampala's urbanisation. It should be noted that Tumwine and Ntozi's (ibid) interest in discussing modernisation is not to show how its understanding can help streamline Kampala's urbanisation. It is in how co-habitation that modernisation has encouraged should be recognised as a legally acceptable type of marital status.

2.4.3 Residents' Satisfaction Dynamics

As noted earlier, dynamics that define residents' satisfaction are those expressed by residents' contentment with and reaction to formal dynamics of urbanisation. According to Alem (2014), these dynamics are important to understand because they inform urban policy planners and implementers about how residents feel about and react to formally

sanctioned and encouraged urban changes and provided services. This enables these urban policy agents to know how to plan for and promote housing, neighbourhoods and service delivery that meet residents' quality expectations of the associated spatial distribution, environmental health activity zoning, and provided services (Hipp, 2014).

As far as Kampala City is concerned, Makiibi (2011) indicates that the housing environment for low-income earners is far from satisfactory. This environment is characterised by sub-standard housing that is lacking both in quality and quantity. Mukiibi however, does not talk about the housing environment of the rich residents of Kampala City; yet it is also important to know if a holistic policy for guiding housing in Kampala is to be developed. In addition, Mukiibi describes the housing environment of low income earners as being characterised by illegal settlements typified by declining living conditions. Similar observations appear in Nnaggenda-Musana and Vestbro (2013), Pantshwa (2013) and MLHUD (1992a, 1992b). However, none of these sources covers the quality of the neighbourhoods of these settlements and service provision; yet this quality and that of the provided services are necessary to understand so as to develop a policy framework that can be used to improve the housing conditions of low-income earners and their neighbourhoods in a holistic manner.

Katusiimeh, Mol and Burger (2012) point out that Kampala residents' satisfaction with public services provided in Kampala varies according to the providers. The scholars observe that residents served by private sector providers are more satisfied than those served by public sector providers. These scholars note further that the public sector serves mainly the low incomes while the private sector serves mainly the rich. He also indicates that despite notable differences in the level of satisfaction, Kampala residents served by both public and private sector feel that service provision has not reached the level of satisfaction. Katusiimeh however, made these observations while dealing with service provision related to only solid waste management in Kampala. It is argued in this study that service provision involves much more than solid waste management. To develop a holistic urban policy framework, it is important to establish how residents are satisfied with the provision of other services such as health, water supply, roads, and others.

Generally, the preceding review indicates that several studies have been conducted about the dynamics of Kampala's urbanisation. However, the studies discuss the dynamics in fragmented manner. No single study covers their understanding and policy implications in a comprehensive manner. This is well-summarised by Nyakaana (2013) that Kampala is urbanising in a haphazard manner, but without a clear comprehensive understanding of the underlying cultural, social, economic, demographic, political, administrative, technical, policy, natural, and other dynamics. This observation suggests that no holistic understanding exists about the different forms of dynamics of Kampala's urbanisation, be they those that are informal, formal or those defining residents' satisfaction. This study is therefore needed to provide this comprehensive understanding.

2.5 Summary

This chapter has covered a number of theories that explain the dynamics of urbanisation. The review revealed that the dynamics of urbanisation are multifaceted. This revelation led to an assumption that even those underlying Kampala's urbanisation are multifaceted. Accordingly, the rationale adopted in this study is that which combines the rationales of all the reviewed theories; for no single theory explained all the dynamics in an exhaustive manner. Based on the combined rationale, a conceptual model that guides this study was developed. Consequently, literature was reviewed for purposes of identifying the gaps and benchmarks needed to investigate the dynamics of Kampala's urbanisation and their implications for an alternative policy framework. Literature review revealed that there are several dynamics that can account for urbanisation. These dynamics include those that are not officially sanctioned (informal dynamics), those that are officially sanctioned (formal dynamics) and those defining how city residents feel and react to urban changes (residents' satisfaction dynamics). The methodology used to investigate and understand the nature of these dynamics as they comprehensively applied to Kampala City and their policy implications is discussed in the next chapter.

CHAPTER THREE

Research Setting and Methodology

3.0 Introduction

This chapter describes the research setting and methodology used to meet the objectives of the study, which were to analyse the informal dynamics explaining the urbanisation of Kampala City from 1990 to 2013; to investigate the formal dynamics responsible for the urbanisation of Kampala City from 1990 to 2013; to establish dynamics defining residents' satisfaction of urban changes resulting from formal dynamics undertaken from 1990 to 2013; and to identify the dynamics of policies used to guide Kampala's urbanisation from 1990 to 2013, which need improvement so as to make the policies effective in preventing or halting unwanted urbanisation while promoting desirable urbanisation.

Before discussing the methodology, the chapter begins by describing the research setting, which is Kampala City. This is intended to situate the study within the geographical, population, legal, economic and political context of Kampala as the location where it was conducted. This is important in that it provides the context within which the dynamics of the city's urbanisation can be analysed and understood. This is in line with Geertz's (1993) argument that the setting is important to describe because it enhances the understanding of a particular phenomenon by providing the background that situates the phenomenon within the context in which it occurs and within which it is investigated and analysed. Besides, how phenomenon is understood depends on the context in which it is approached (Soja, 2010). Therefore, the dynamics of Kampala's urbanisation are analysed and their policy implications drawn within the context explained in the next section.

3.1 Research Setting

A research setting of a study refers to the location or environment in which the study is conducted (Wells, 1999; Bhattacharya, 2008). This setting is important because it sets the

platform for grounding and understanding the kind of research to be conducted; it provides vital clues about the research methodology that is appropriate for a study (Wells, 1999). A research setting may be explained in terms of geographical location, population size, socioeconomic activity patterns, settlement patterns, political and legal framework, or in terms of any other features that delineate a location and are relevant to the study (Linda, 1999).

The research setting of this study was Kampala City. As elaborated in the subsections that follow, this setting is described in terms of geographical location, population size, socioeconomic and political contexts as well as land tenure system.

3.1.1 Geographical Location

The geographical location of a study is important to consider because it situates the study within its spatial and physical context. As far as this study is concerned, its geographical location was Kampala City. The coordinates of this city are 00 19N, 32 35E and its total surface area is estimated at 197 square kilometres. The city lies in the central region of Uganda as shown in the Map in Appendix J. In addition, the city's temperature is generally conducive, lying between 18°C and 30°C with a relative humidity at 12 hours ranging from 47% to 72% (Uganda Bureau of Statistics, 2013). Kampala City is also at the conference of all the trunk roads and distribution channels in Uganda and it is only 36 kilometres from Entebbe Airport, Uganda's main airport. These geographical characteristics are naturally favourable to human life and many business activities. Therefore, many people employed in government, public companies or privately in commercial activities and foreigners find Kampala favourable, and this provides clues about the dynamics responsible for Kampala's urbanisation.

3.1.2 Kampala's Population Size

According to the Uganda Bureau of Statistics (2010), Kampala has an estimated population of 1,659,600 people, which is about 40% of Uganda's population. The city's population density is 8424.4 per square kilometre. This density implies that the spatial distribution of the residents in Kampala City is not remote. Therefore, access to

respondents was relatively easy. Kampala's population consists of both the urban poor and the urban affluent in proportions of 70% and 30%, respectively (Uganda Bureau of Statistics, 2010). The city is therefore home to both the rich and the poor. This provides a clue as to the form of dynamics causing Kampala to have such a population structure and which, therefore, need to be understood in order to develop a policy that can guide and promotion Kampala's urbanisation in a manner that caters for the two groups.

3.1.3 Socioeconomic Structure of Kampala City

Kampala City serves as the major industrial, commercial and administrative centre of Uganda. It actually harbours the Central Business District (CBD) of the country. Kampala's literacy rate stands at 91% for both male and female residents, with 53% of them having completed secondary education (Uganda Bureau of Statistics, 2006). According to the Uganda Bureau of Statistics (2010), Kampala residents are involved in formal businesses such as manufacturing, public and private corporate service employment, and registered commercial businesses are about 20%. Kampala also has a growing population of foreign business people and investors in industrialization, now accounting for 29.2% of the total business base in Uganda (UBOS, 2012). People in the informal business sector in Kampala are about 35% yet the city's labour force (18 years above) is estimated at 75% (Uganda Bureau of Statistics, 2006). The demand for employment, land for housing, social services and infrastructure is higher than their supply. These socioeconomic characteristics suggest that there are socioeconomic dynamics that underlie Kampala's urbanisation.

3.1.4 Political Stability

According to Lambright (2014), Kampala City has been generally politically stable compared to other areas in Uganda. This has been the case notwithstanding the occasional instability caused by demonstrations encouraged by opposition political leaders. The civil wars waged in Uganda and regionally in the 1970s and early 1990s have left Kampala City relatively unstable except at moments when these wars ended through government takeovers (Omeje & Hepner, 2013; Lwasa, Nyakana & Sengendo,

2007; Nyakana, Sengendo & Lwasa, 2006; Sengendo, 2004). The relative political stability provides clues about the dynamics that underlie Kampala City's urbanisation.

3.1.5 Land Tenure

Kampala's land tenure system legally provides for both private and public ownership of land, with private land ownership being far greater than public ownership. The Constitution of the Republic of Uganda also recognises and protects private rights in land, even in the midst of Kampala City. Since land ownership plays a significant role in urbanisation, this type of land tenure provides clues as to the dynamics responsible for the way Kampala is urbanising.

In general, the research setting described above was considered relevant for this study because it provides the geographical, population, socioeconomic, political and land ownership context required to act as a platform for analysing and understanding the dynamics of Kampala's urbanisation and their policy implications. The dynamics were investigated using the research methodology discussed in the next section.

3.2 Research Methodology

A research methodology connotes not only the process followed to collect and analyse the data needed to accomplish a study but also the theoretical underpinning of this process (Rajasekar, Philominathan & Chinnathambi, 2013). This section provides the discussion of this process. It specifically focuses on the adopted research design, study population, sampling, data collection methods and instruments, and their reliability and validity. The data collection procedure, challenges encountered during data collection, and data processing and analysis methods are also respectively presented and discussed. The chapter further outlines the ethical considerations made during the study and the challenges encountered during data collection.

3.2.1 Research Design

A mixed methods research design was adopted in this study. Fischler (2014:1) defines this design as a plan used in a single study to collect and analyse both quantitative and

qualitative data needed to understand and solve a research problem. This design was therefore used in this study to collect both qualitative and quantitative data needed to analyse and understand the dynamics of Kampala's urbanisation and their policy implications.

Fischler (2014) defines quantitative data as objective facts collected in an unbiased manner from relatively many participants using specific and quantifiable questions. In this study, this data was collected from city residents about the dynamics responsible for Kampala's urbanisation. Fischler observes that quantitative data can be collected from secondary or primary sources and are collected to explain reality of interest to the researcher using numbers or statistics, which may be descriptive or inferential. In this study, city residents were the primary sources from whom the data needed to statistically analyse and understand Kampala's urbanisation dynamics as the phenomenon were collected.

Gialdino (2009) and Creswell (2012) define qualitative data as answers or responses given by subjects in a study in form of words or narratives that subjectively and non-numerically describe reality of interest to the researcher. The data can also be collected from secondary sources (Creswell, 2012). In this study, qualitative data was collected about Kampala's urban dynamics from both primary sources which included Kampala's urban policy planners and implementers, and secondary sources which included legal documents and policy statements regarding urbanisation in Uganda generally and in Kampala district in particular.

In general, the mixed methods design was used in this study to facilitate the collection and analysis of both qualitative and quantitative data that were needed to analyse as well as understanding the dynamics of Kampala's urbanisation and their policy implications, thereby meeting the objectives of this study.

3.2.2 Rationale of using Mixed Research Methodology

Like any other research design, effective utilisation of a mixed methods design is achieved based on a thorough understanding and observation of its underlying ontological and epistemological requirements as explained by the philosophies of objectivism and constructivism (Andrews, 2012). Epistemology asserts that social phenomena can be studied based on quantitative data (Gialdino, 2009) or qualitative data (Schwandt 2003). Collection of quantitative data is underpinned by objectivism, a positivistic philosophy which posits that social phenomena and their meanings exist objectively and independently of a researcher. The role of the researcher is to explain reality as it is, not as it ought to be (Fischler, 2014). Collection of qualitative data is rooted in constructivism, a subjectivistic philosophy which postulates that social phenomena and their meanings are constructed by researchers (Andrews 2012). Reality is what the researcher constructs or perceives (Gialdino 2009).

A mixed methods research design facilitates triangulation of the rationales of both objectivism and constructivism in a complementary manner that enables researchers to achieve the objectives of their studies in a comprehensive and thorough manner (Creswell, 2013). This combined rationale was needed in this study because understanding the dynamics of Kampala's urbanisation and their policy implications required collection of both qualitative and quantitative data. A mixed methods design was applied in this study in the same way it was applied in the studies of Mutate (2004), Zhu (1999), and Eulau (1973).

In particular, the qualitative method was used to collect both secondary and primary qualitative data. Qualitative primary data were collected using interviews administered to the key informants who included officials who were in charge of planning for and administration of Kampala City's urbanisation. Secondary qualitative data was collected using documents related to this city's urban development. The quantitative method was applied to collect primary quantitative data. Primary quantitative data was collected using questionnaires.

As Neuman (2011) rightly observed, the use of the mixed methods design enabled the collection of detailed, more informative, comprehensive, and corroborative data that is needed to answer the research questions of the study in a deeper and elaborate manner.

3.3 Qualitative Research Design

The qualitative sub-design of the adopted mixed methods design was applied as follows:

3.3.1 Sampling of Participants in Interviews and Focus Group Discussions

Purposive sampling was used to select respondents who were interviewed and those who participated in Focus Group Discussions (FGDs). Purposive sampling is a non-probability sampling technique applied to select respondents in a biased manner justified by the fact that respondents are considered as key informants in the study (Creswell, 2012). Respondents selected in this manner are usually regarded as richly knowledgeable about the issues under investigation (Kazerooni, 2011). Being this knowledgeable puts them in a position to provide the most resourceful data needed to accomplish a study (Creswell, 2012). In this study, respondents who qualified in this criterion included:

- a) Technocrats from the technical wing of KCCA
- b) Leaders from the political wing of KCCA
- c) National service delivery agency officials serving in Kampala
- d) Central government political leaders serving Kampala

Each of the respondent categories outlined above was considered for a reason. In particular, technocrats from the technical wing of KCCA, who included policy developers, implementers and controllers, were selected to provide data needed to answer all the research questions of the study from the administrative perspective. Leaders from KCCA's political wing were selected to provide data that were required to answer the research questions from the political perspective. Those specifically selected consisted of mayors and councillors of the five divisions of Kampala City and officials in the Ministry of the Presidency who are in charge of Kampala. Officials from the national service delivery agencies who serve in Kampala City were selected to provide data required to

answer the research questions from a service delivery perspective. These officials included personnel from national service delivery agencies such as National Water and Sewerage Corporation (NW&SC), MLHUD, Uganda Roads Authority, NEEMA, and Uganda Electricity Regulatory Authority. As pointed out earlier, qualitative data was collected from the selected key informants using both interviews and Focus Group Discussions (FGDs).

3.3.2 Administration of Interviews

Interviews were administered to collect data from the selected KCCA technocrats, mayors, national service delivery agency officials, and central government political leaders. The interviews were administered with the aid of an interview guide. This instrument appears in Appendix A. It was used because its flexibility allowed collection of data in a flexible and probing manner (Neuman, 2011; Rubin & Rubin, 2005). The flexibility was guaranteed by designing open-ended items; for it is such questions that enable respondents to divulge needed data in a detailed, unlimited and flexible manner (Babbie & Mouton, 2001). In this study, these questions enabled the key informants specified above to provide data required to analyse and understand the nature of Kampala's dynamics and their policy implications.

The interview guide was also used because its flexibility enabled me as a researcher to rephrase questions and to probe further in case need arose during any interview session. It also facilitated collection of data that could not be predetermined. Indeed, the multifaceted nature of the dynamics of urbanisation implies that it is not easy to predetermine all those responsible for Kampala's urbanisation. Furthermore, the interview guide helped the researcher to confirm and clarify, during ongoing interview sessions, some responses that appeared complex or unspecific. The guide was further used to ensure that the administered interviews were progressing systematically in relation to the main themes of the study, which included the informal, formal and residents' satisfaction dynamics responsible for Kampala's urbanisation. Consequently, the interview guide was designed following the objectives of the study.

3.3.3 Focus Group Discussion

Focus Group Discussion (FGD) are used to collect qualitative data from a group of respondents simultaneously (Morgan, 2006). This method was used in this study to collect more qualitative data from the selected KCCA councillors. The method was used because these councillors were all met and asked to provide required data after their morning plenary session. Instead of being interviewed separately, they preferred to provide their responses in a collective discussion session. They argued that they did not have enough time for individualized interview sessions because they were going to attend another session in the afternoon of that day. In fact, they told me that this was the only option he had if he wanted to get data from them, since they would not have time to attend to him after the second session. They also told me that their plenary sessions were not regular and they did not know when they would be called for another plenary session so as to be available for him. The suggestion of councillors was adopted. As Kereuger (1988) observed, FGDs can also facilitate collection of detailed data about the variables of the study in a free, interactive and participative environment characterized by free exchange of views and comments. In fact, the held FGD facilitated a deeper understanding of the nature of dynamics of Kampala's urbanisation. In all, the FGD and interviews were held with respondents shown in Table 3.1.

Table 3.1: Number of interviewees and FGD participants

Position	Number of Respondents		
	Interviewees	FGD participants	Total
KCCA divisional mayors	4		4
KCCA deputy Divisional mayors	1		1
KCCA Councillors		5	5
KCCA divisional town clerks	4		4
NEEMA monitoring official	1		1
NW&SC Officials	1		1
KCCA public health and environment official	2		2
Land use officer (MLH&UD)	1		1
Inspector physical planning (MLH&UD)	1		1
Commissioner (Uganda Communications Commission)	1		1
Uganda Roads Authority official	1		1
Uganda Electrical Regulatory officials	1		1
Official from Office of the President (Kampala affairs)	1		1
Total	19	5	24

Source: Based on the author's research, 2015

Table 3.1 indicates that 19 respondents were interviewed and five respondents participated in the held focus group discussion. Therefore, respondents from whom qualitative data was collected were 24 in altogether.

All key respondents were reached at their offices after making prior appointments with each one of them. Only KCCA councillors were reached and data collected from them after their plenary session.

3.3.4 Document Review

According to Bowen (2009), document review is one of the methods that can be used to collect qualitative data. The use of document review saves time especially when required documents are readily available and freely and easily accessible (Silverman, 2011). Creswell (2013) observes that document review involves a researcher collecting and reviewing documents to obtain required data. The documents may be management or official reports, proceedings or minutes of meetings, or private documents (Amin, 2005). In this study, only official documents pertaining to urbanisation in Kampala were reviewed. These included urban policies and legal instruments. These documents were reviewed to collect secondary qualitative data needed to establish the nature of the legal and policy dynamics of Kampala's urbanisation, especially those that needed improvement in order to ensure that this city urbanises in a systematic manner.

3.3 Quantitative Research Design

The quantitative design was operationalised in form of a descriptive survey that involved collection of data from city residents. These were the respondents because being city dwellers put them in a position to provide primary data needed from the residents' perspective about the dynamics that accounted for urban changes in Kampala City. They were also needed to provide data concerning how satisfied they were with the urban changes that resulted from the official response that Kampala City authorities were taking to deal with the dynamics. City residents were further included to provide data regarding what they thought was lacking or needed to be improved in Kampala's urban planning and administration so as to deal effectively and efficiently with the dynamics that

affected the city’s urbanisation in an adverse manner. City residents were selected using multi-stage sampling.

3.3.1 Multistage Sampling

The sample from which quantitative data were collected consisted of only heads of households that were located in Kampala City. A multi-stage sampling technique was used to select these respondents. The application of this sampling technique started with the stratification of Kampala City into its five administrative divisions. As shown in Appendix K, these divisions include Kampala Central Division, Kawempe Division, Nakawa Division, Rubaga Division and Makindye Division. Each Division was further stratified into villages using the lists of villages obtained from the Division’s headquarters (head office). These lists revealed that the number of villages in each Division was as presented in Table 3.2.

Table 3.2: Number of villages per Division in Kampala City



Divisions	Actual sample size
Central	1
Kawempe	24
Makindye	14
Nakawa	14
Rubaga	20
Total	73

Source: <http://www.lcmt.org/uganda/kampala>

Table 3.2 indicates that the Central Division was one, implying that it did not have villages. In addition, Kawempe Division had 24 villages, Makindye Division and Nakawa Division had 14 villages each, and Rubaga Division had 20 villages.

3.3.2 Simple Random Sampling

The village list of each Division was used as a sampling frame for selecting villages from where heads of households were selected to be selected. Each village had an equal chance of participating in the study, for its being within Kampala City meant that it experienced

the urbanisation process and the underlying dynamics. Giving each village an equal chance implied that it was simple random sampling used to select them. Amin (2005) explained that this sampling technique can be applied using the lottery method or random numbers.

The lottery method was used in this study. For each list, the name of every village was written on a piece of paper. Afterwards, the pieces of paper were collected in an urn and shuffled. One piece of paper was selected from the urn every after a shuffle without replacement. The village whose name appeared on the picked piece of paper was selected. Such was the village whose resident heads of households were then selected to participate in the study. The procedure was repeated until eight (8) villages were selected from each Division, except the Central Division which was regarded as one village, since it did not have villages (see Table 3.1). Eight villages were selected from other Divisions because they constituted over 30% of the total number of villages in each Division. Thirty percent was used because, according to Sounders, Lewis and Thornhill (2000), it is a statistically representative proportion of a study population.

After selecting the villages, heads of households were selected from each village again using simple random sampling. This sampling technique was applied using lists of households obtained from the office of each selected village's chairperson (locally known as Local Council I (LC I) chairperson) as sampling frames. The lottery method was used as explained earlier. The only difference was that it was names of household heads that were written on the pieces of paper.

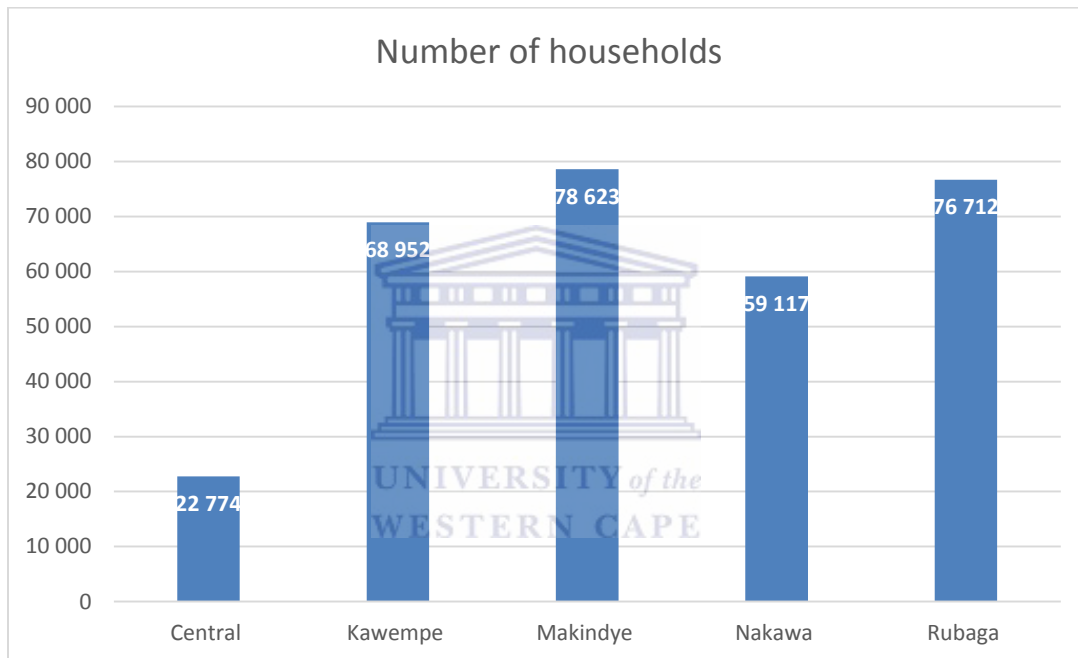
3.3.3 Convenience Sampling

In case a randomly selected household head declined to participate, he/she was replaced by another household head in the neighbourhood. Replacement was carried out based on the rationale of convenience sampling. This technique is a non-probability sampling method that facilitates selection of respondents based on their availability, accessibility and willingness to take part in the study (Amin, 2005). It was therefore the only viable

sampling option to use in case a randomly selected head of household declined or could not be accessed to participate in the study.

3.3.4 Sample Size of number of households in Kampala city

The size of the sample for quantitative data collection was determined statistically. The total number of households that all sampling frames contained was 306,178 and was distributed per division as shown in Figure 3.3.



Source: *Based on the author's research, 2015*

Krejcie and Morgan's (1970) Sample Determination Table indicates that a statistically representative sample of the total household population of 306,178 (Table 3.3) should be a minimum of 384 respondents. This implies that at least 11 heads of households were supposed to be selected from each of the 35 selected villages (eight villages per each of the four Divisions plus the Central Division). Given that 11 was a minimum number, the close spatial distribution of the residences in Kampala City was utilised to increase the statistical representativeness of the sample by selecting 21 household heads from each village. Subsequently, the total sample size from which data was collected was expected to be 735 heads of households. However, those who participated were actually 720. In

terms of Divisions, these respondents were proportionately distributed as shown in Table 3.4.

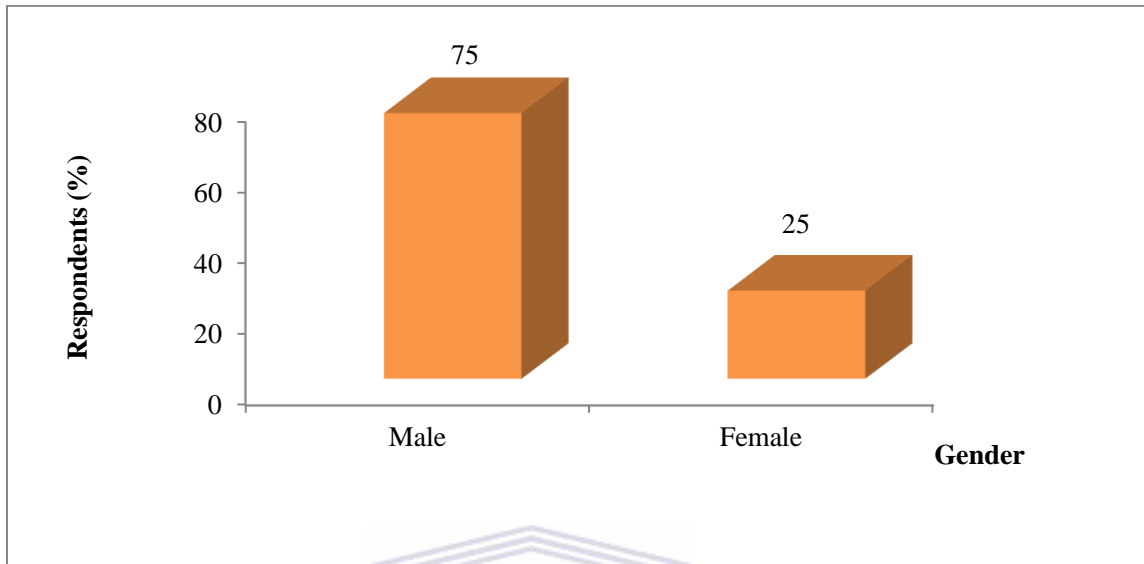
Table 3.4: Proportional distribution of selected household heads by divisions in Kampala city

Divisions	Number of participant households
Central	54
Kawempe	162
Makindye	185
Nakawa	139
Rubaga	180
Total	720

Source of population size: Uganda Bureau of Statistics, 2010

Table 3.4 indicates that proportionately, heads of households who participated in the study were 54 from Kampala Central Division, 162 from Kawempe Division, 185 from Makindye Division, 139 from Nakawa Division, and 180 heads of households from Rubaga Division. In terms of demographic, residential, economic, and political characteristics, the selected sample was distributed as explained in the following subsections. It should be noted that in all the figures used to explain these characteristics, N represents the number of respondents. The considered demographic attributes included the gender, age, marital status, nationality, tribe, and race of the respondents. As far as respondents' sex was concerned, the sample was distributed as shown in Figure 3.1.

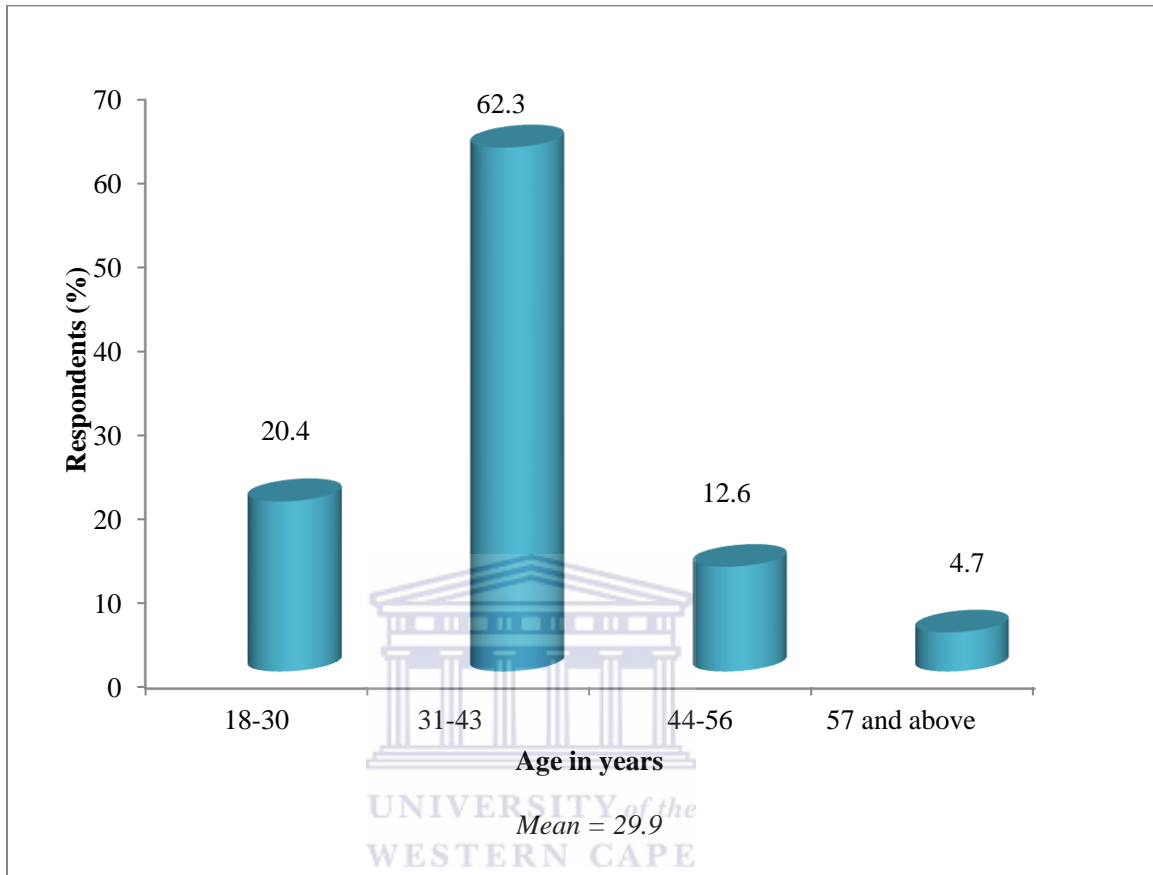
Figure 3.1: Sample distribution of residents by gender in relation to the dynamics of urbanisation in Kampala city (N = 720)



Source: Based on the author's research, 2015

N in Figure 3.1 stands for the total number of respondents. Generally, the findings in this Figure indicate that 75% of the selected heads of households were male and 25% were female by gender. Therefore, most of the selected households were male-headed. This sample reflected the realities concerning household characteristics in Kampala, since they are male-dominated. In terms of age, the sample was distributed as shown in Figure 3.2.

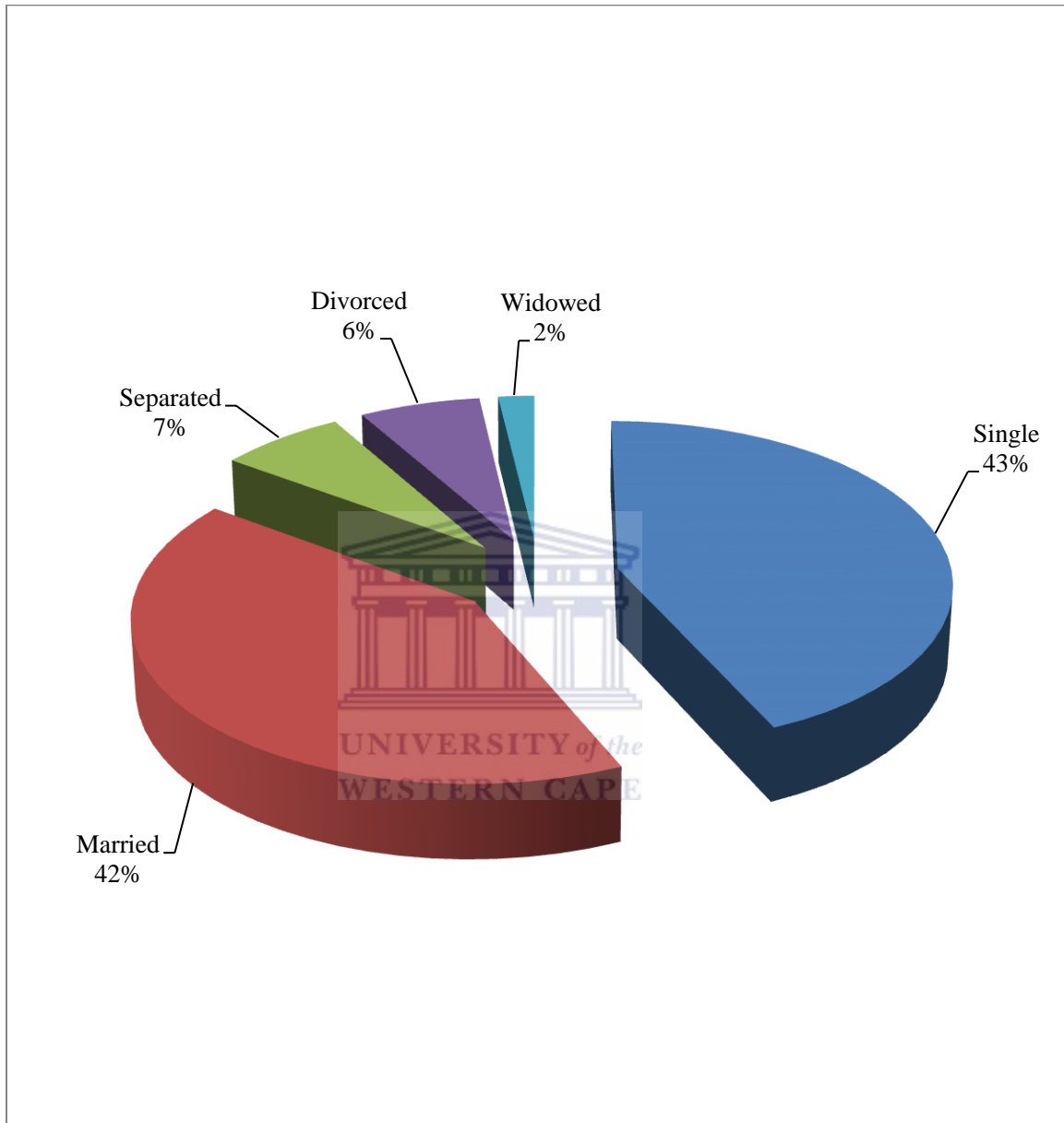
Figure 3.2: Sample distribution of Kampala residents by age (N = 720)



Source: Based on the author's research, 2015

The findings in Figure 3.2 indicate that most of the selected heads of households (62.3%) were between 31 and 43 years of age. The average age was almost 30 years (mean = 29.9). This suggests that the majority of the residents of Kampala City were of age that development psychologists refer to as industrious age. As far as the marital status of the selected household heads was concerned, the sample was as summarized in Figure 3.3.

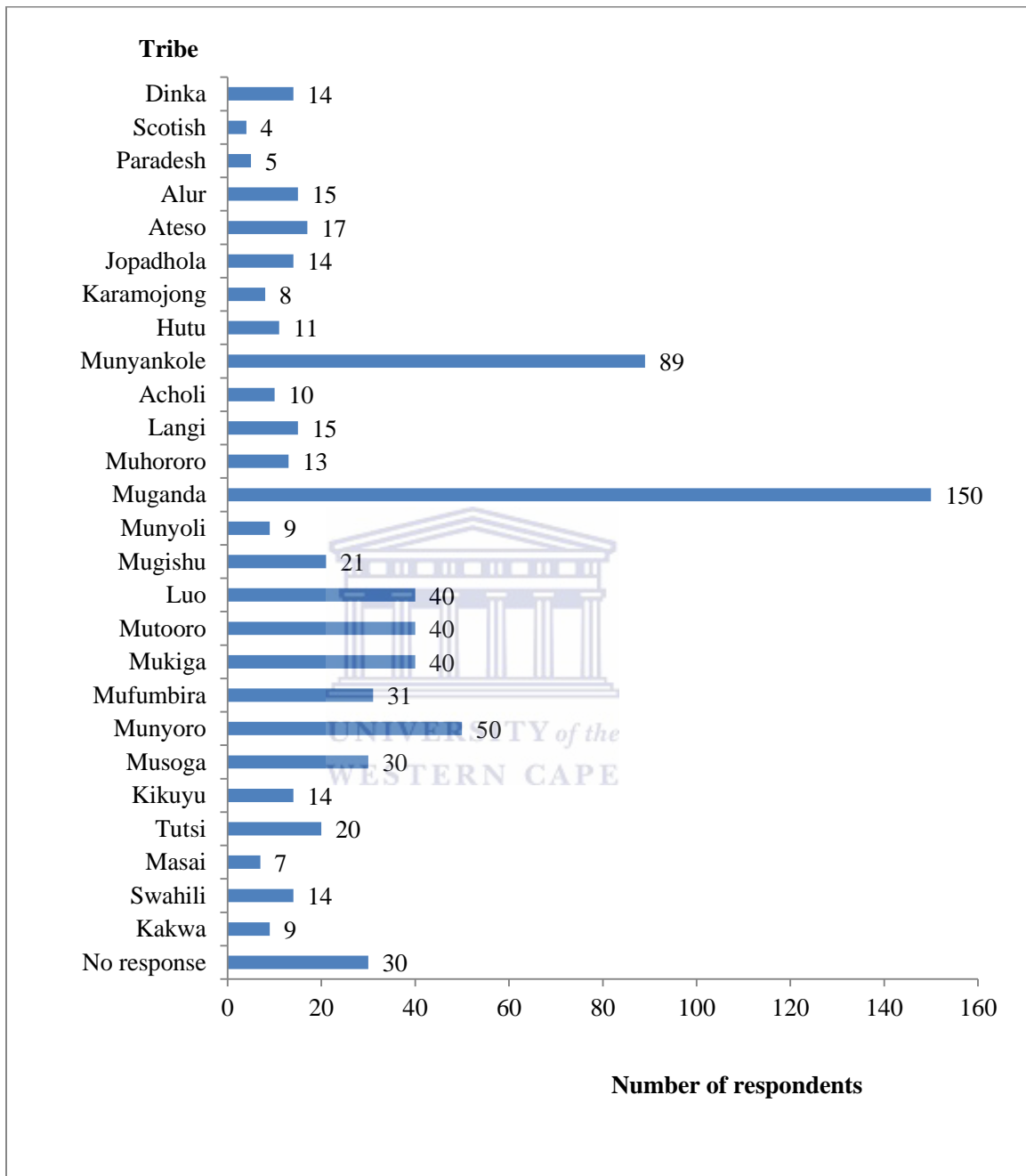
Figure 3.3: Sample distribution of Kampala residents by marital status (N = 720)



Source: Based on the author's research, 2015

Figure 3.3 indicates that the largest proportions of the sample were made of single (43%) and married (42%) respondents, but single respondents were slightly more than those who were married. This suggests that most of the selected households were headed by unmarried individuals. The sample was according to tribes as shown in Figure 3.4.

Figure 3.4: Sample distribution of Kampala residents by tribe (N = 720)

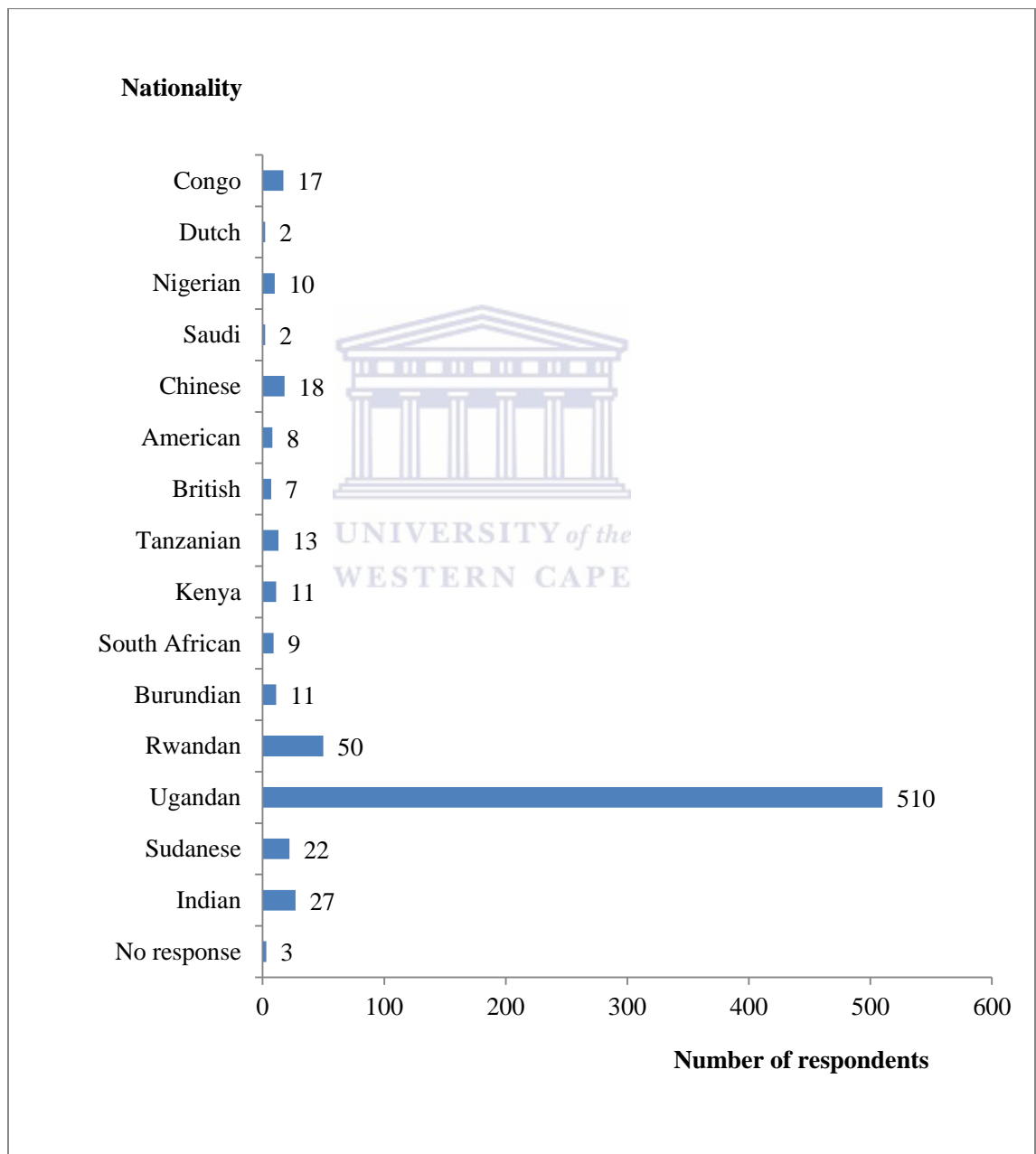


Source: Based on the author's research, 2015

Figure 3.4 indicates that the heads of households who participated in the study were selected from 26 tribes. However, most of the respondents (150) described themselves as Muganda by tribe. This sample reflected the reality on the ground, since Kampala City is

located in Buganda region. The presence of other tribes reflects the fact that the sample was demographically multi-ethnic, and was therefore a true reflection of the cosmopolitan nature of the population in Kampala City. In terms of nationalities, the selected heads of households were distributed as shown in Figure 3.5.

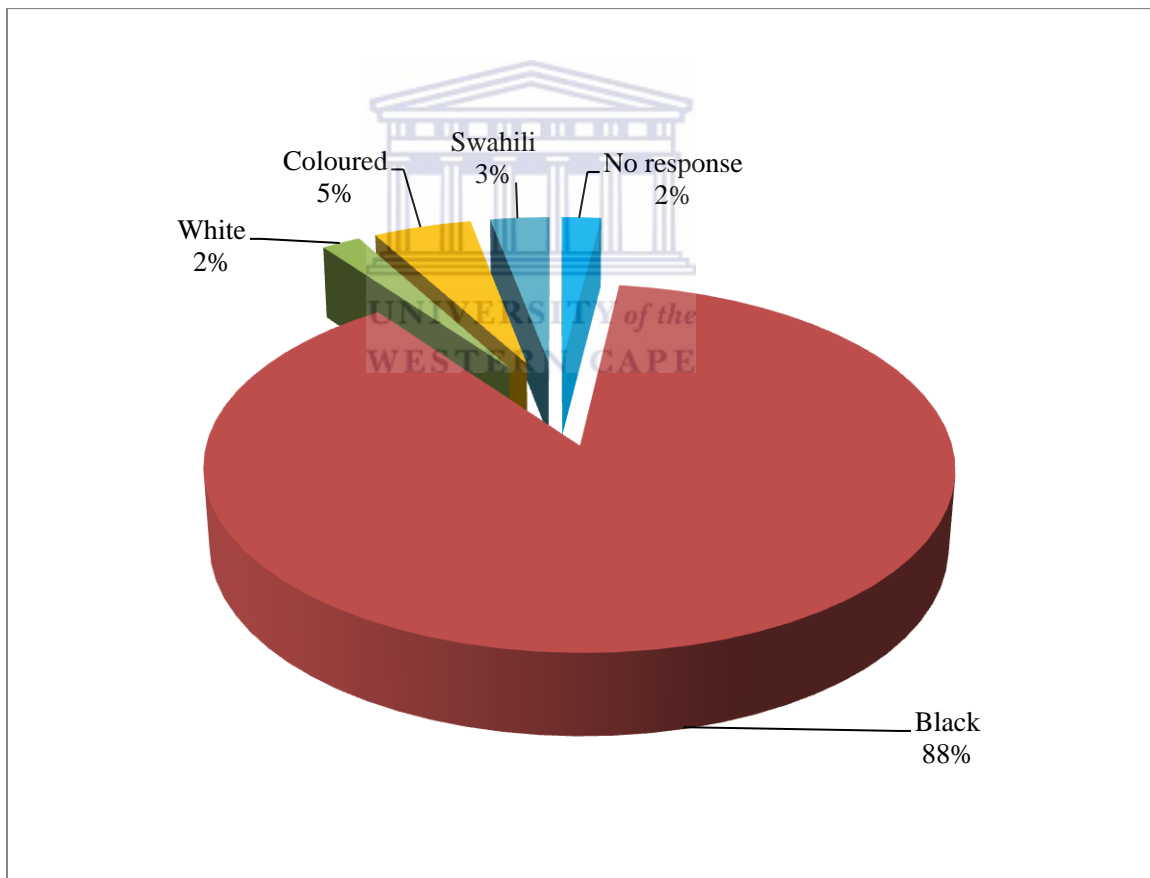
Figure 3.5: Sample distribution of Kampala residents by nationality (N = 720)



Source: Based on the author's research, 2015

The analysis in Figure 3.5 reveals that most of the respondents (510) were Ugandan by nationality. However, a number of other nationalities were also represented in the study. A scrutiny of the nationalities reveals that some of the respondents were from other countries in Africa (Rwandan, South Africans, Burundians, Nigerians, Sudanese, Kenyans, and Tanzanians), Europe (British), America (Americans), and Asia (Chinese and Indians). These findings suggest that despite being dominated by Ugandans, the sample consisted of respondents from other nationalities, suggesting that it was demographically international even in terms of nationalities. Regarding the race of respondents, the quantitative sample was distributed as presented in Figure 3.6

Figure 3.6: Distribution of selected household heads by race (N = 720)



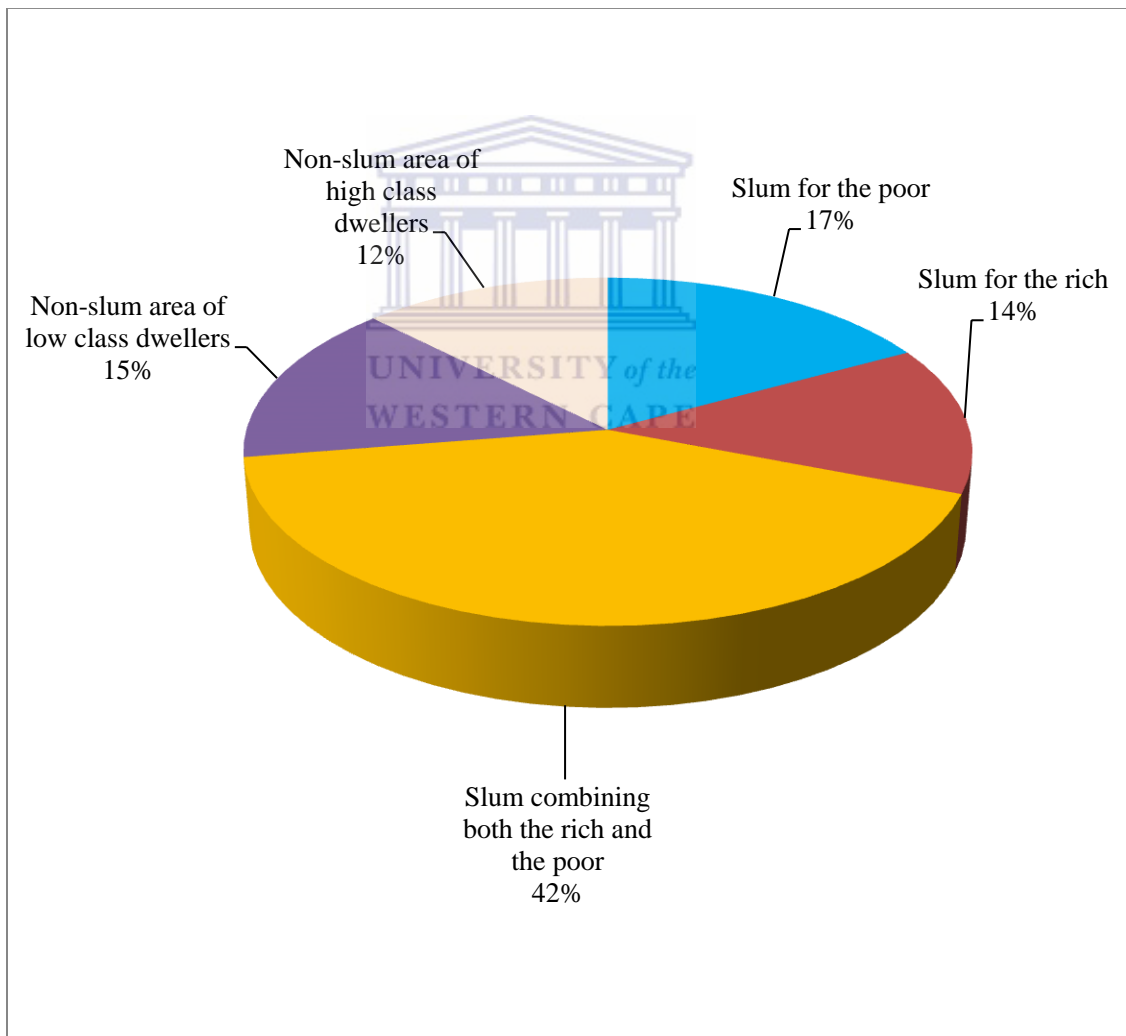
Source: Based on the author's research, 2015

Figure 3.6 indicates that the majority of the respondents (88%) were of a black race. Other races such as the white, coloured, and the Swahili were also proportionately

represented in the study, implying that the sample reflected the cosmopolitan nature of the population in Kampala City. This indicates that the sample was predominantly made up of respondents of the black race.

The residential attributes that were considered relevant to the study included whether a respondent lived in a slum for the poor, slum for the rich, a mixed slum or in a non-slum low or high class residential area. With respect to these attributes, the selected households were distributed as presented in Figure 4.7.

Figure 3.7: Sample distribution of Kampala residents by residential attributes (N = 720)

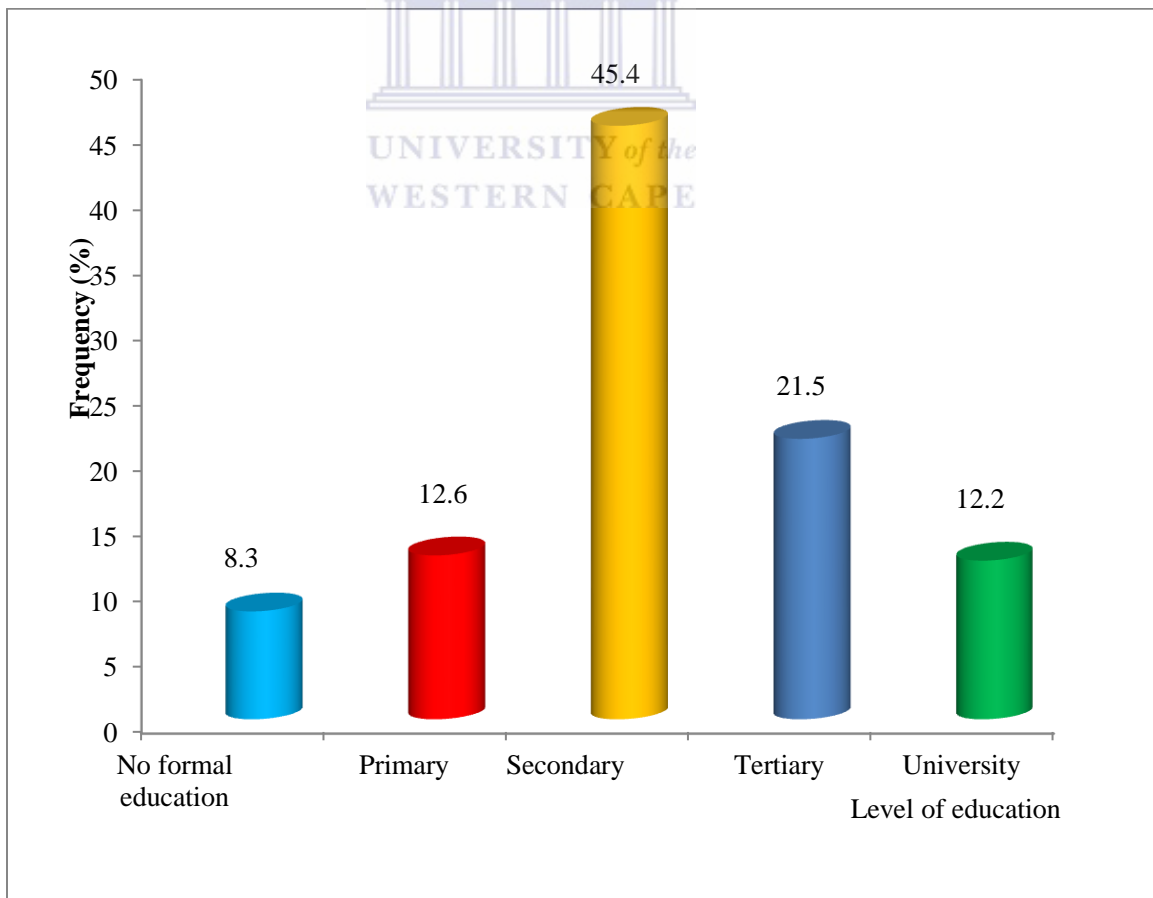


Source: Based on the author's research, 2015

The percentage distribution in Figure 3.7 indicates that respondents were drawn from all categories of residential localities, ranging from non-slum areas of the low class dwellers (15%) and non-slum areas of high-class dwellers (12%) to slums for the poor (17%), slums for the rich (14%) and slums combining both the rich and the poor (42%). These proportions suggest that all kinds of city dwellers participated in the study, with the largest proportion consisting of those who resided in slums combining both the poor and the rich.

The attributes that were considered appropriate to provide the required economic description of the sample included respondents' level of education, employment, and level income and how it was earned. As far as respondents' level of education was concerned, descriptive analysis of the responses led to findings shown in Figure 3.8.

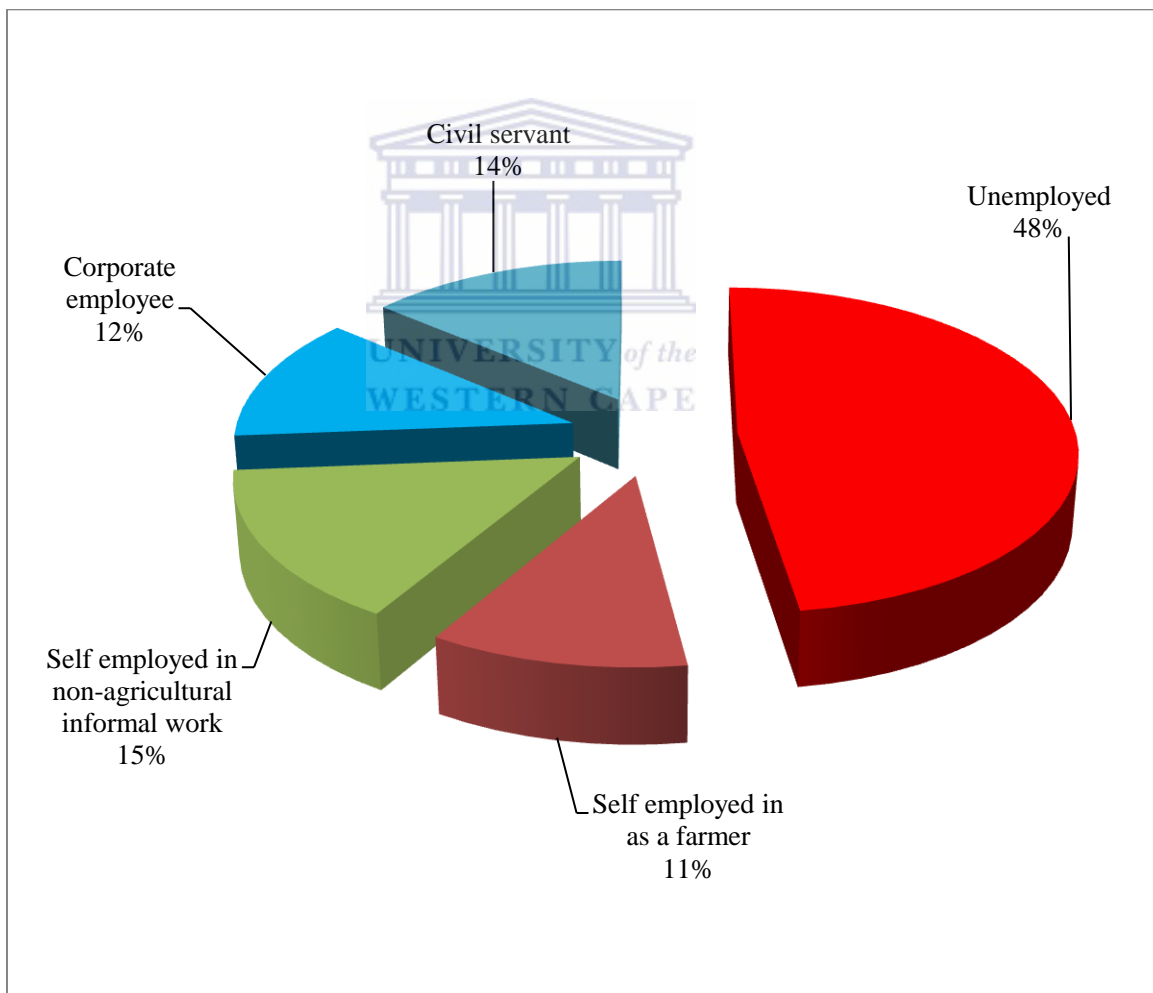
Figure 3.8: Sample distribution of Kampala residents by Level of Education (N = 720)



Source: Based on the author's research, 2015

Figure 3.8 reveals that only 8.3% of the respondents did not have formal level of education. Out of those who had had formal education, only 12.6% were of primary school level. These proportions indicate that most of the selected heads of households were educated enough to read and understand the questions administered to them and to respond to the questions without help. In terms of employment status, the selected household heads were distributed as shown in Figure 3.9.

Figure 3.9: Sample distribution of Kampala residents by Employment Status (N = 720)

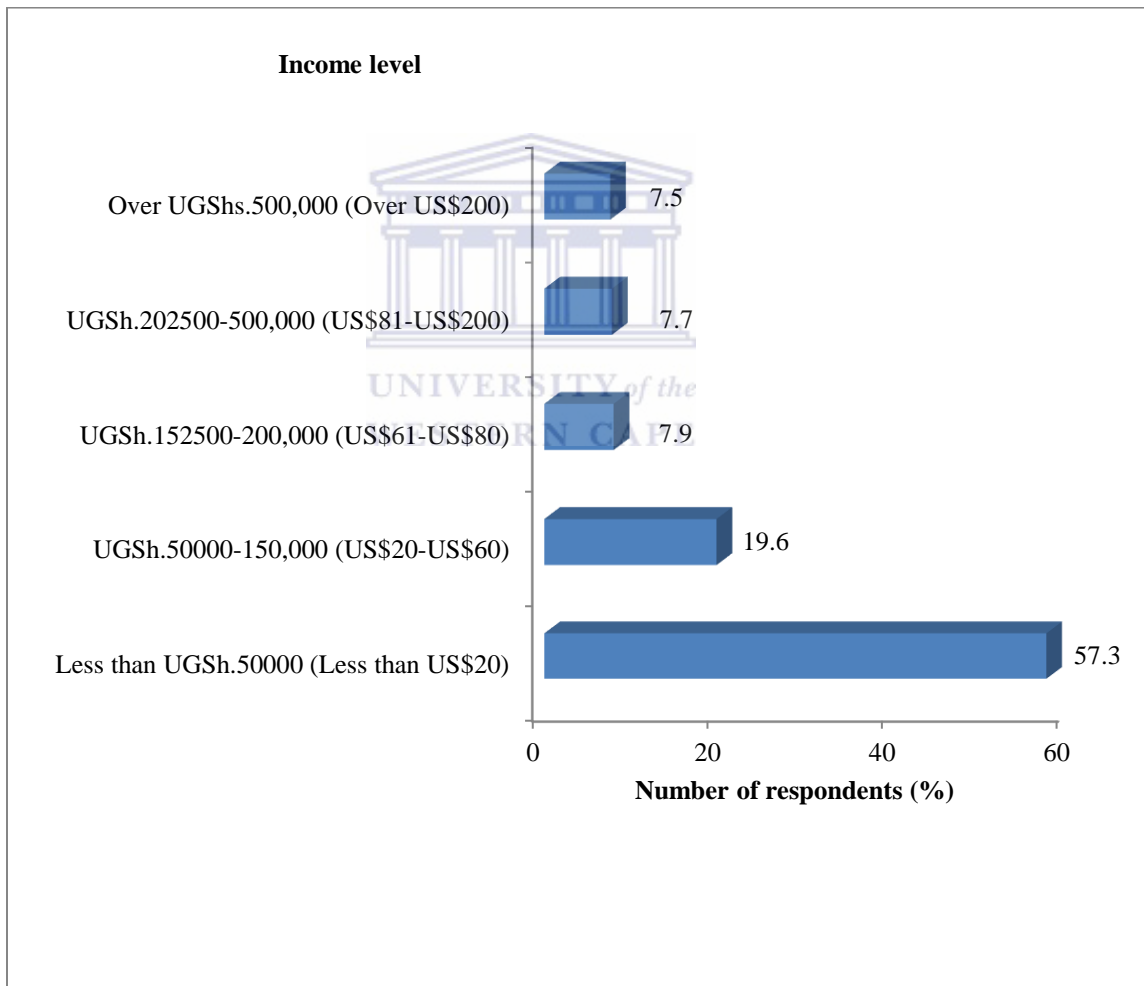


Source: Based on the author's research, 2015

From Figure 3.9, the fact that 48% of the selected household heads were unemployed reveals that 52% of these respondents were employed in different forms of occupations. This suggests that most of the selected heads of households were employed in one way or another. However, the proportion of those who were unemployed was too large to be ignored.

The selected household heads rated the levels of the income they generated from their various forms of employment as presented in Figure 3.10.

Figure 3.10: Distribution of the Sample by Income Levels (N = 720)

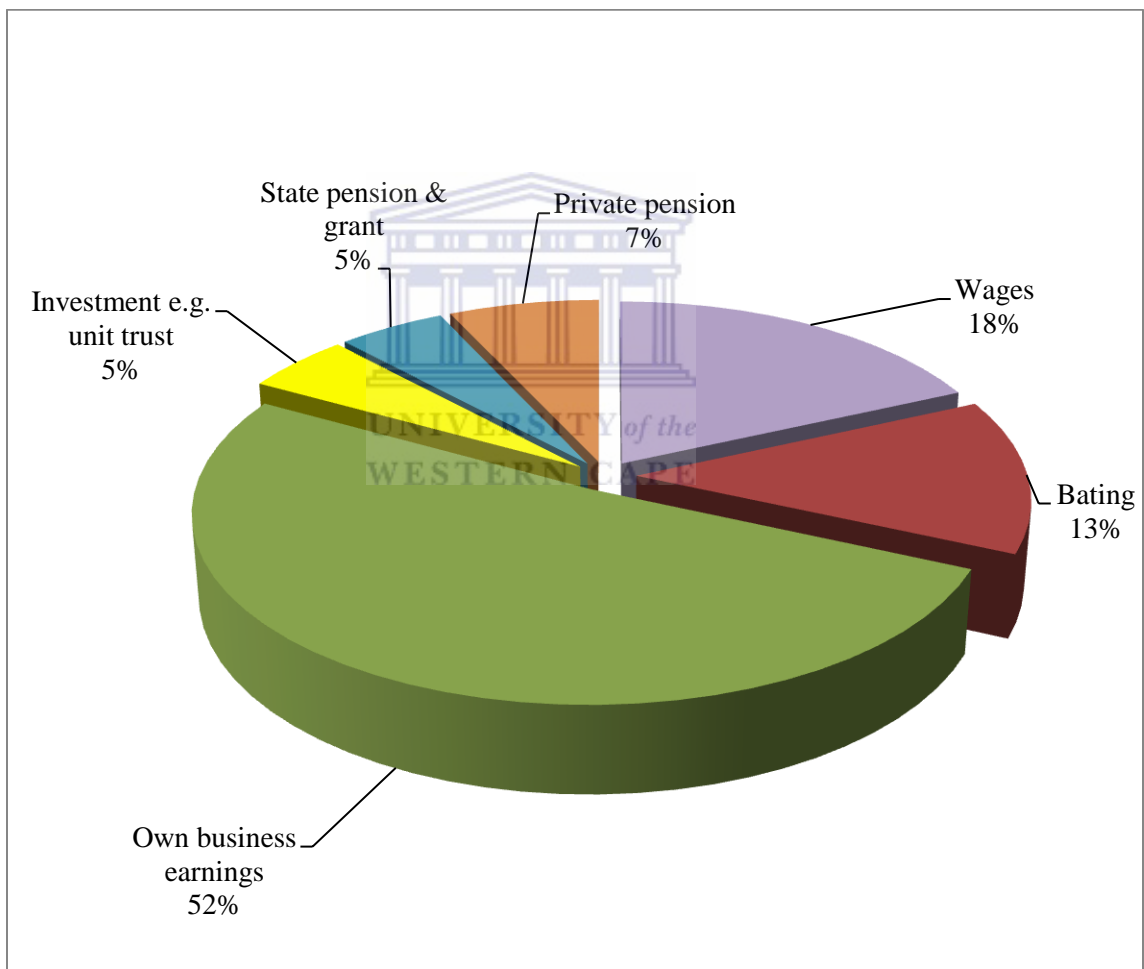


Source: Based on the author's research, 2015

Figure 3.10 indicates that the income level of majority of the selected heads of households (57.3%) was less than 50,000 Ugandan shillings (US\$20). This suggests that most of the respondent household heads were low income earners.

When the selected heads of households were asked about their primary source of income, findings obtained from the descriptive analysis of their responses were as shown in Figure 3.11.

Figure 3.11: Distribution of Sample by Primary Sources of Income (N = 720)

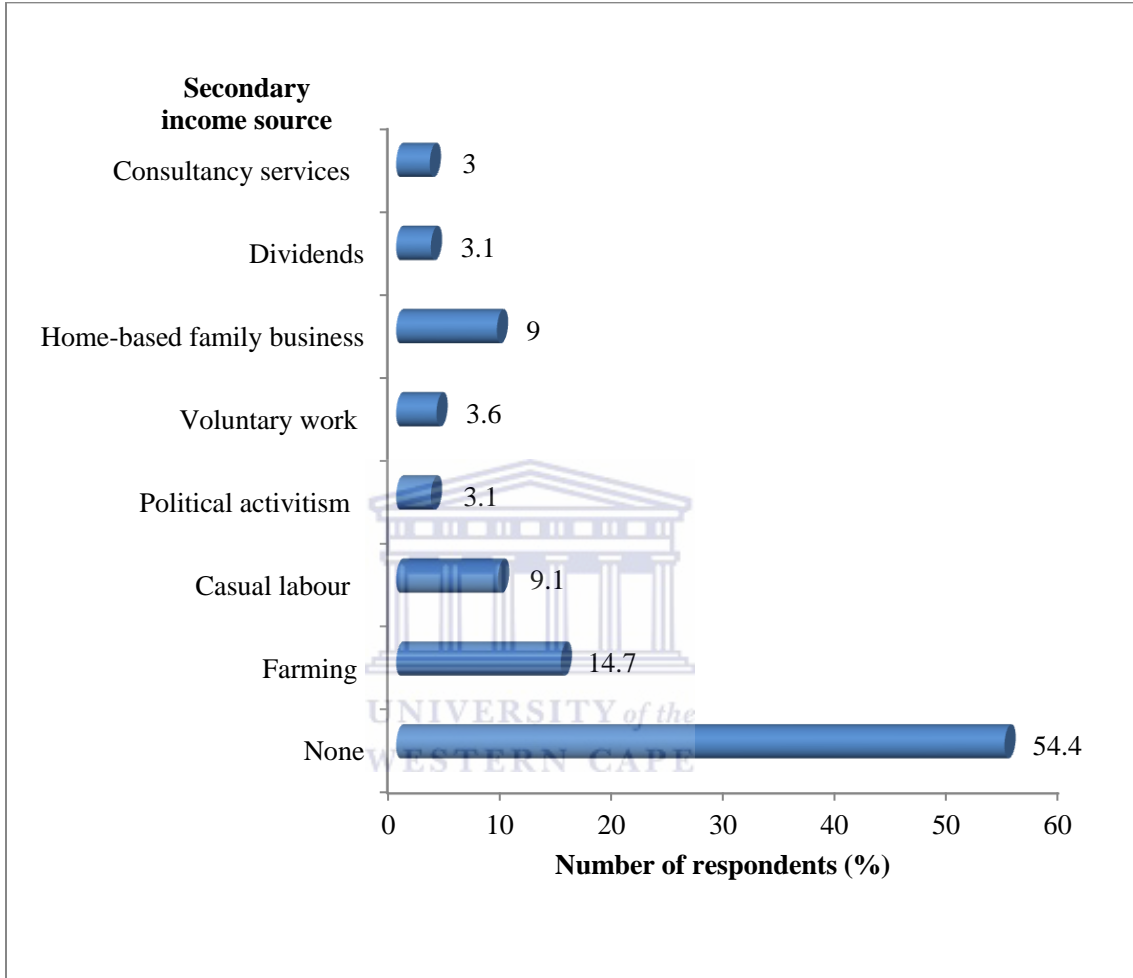


Source: Based on the author's research, 2015

The findings in Figure 3.11 show that the income that most of the selected heads of households (52%) had was from their own business earnings.

In addition to the primary sources, respondents were also asked to indicate their secondary sources of income. They responded as shown in Figure 3.12.

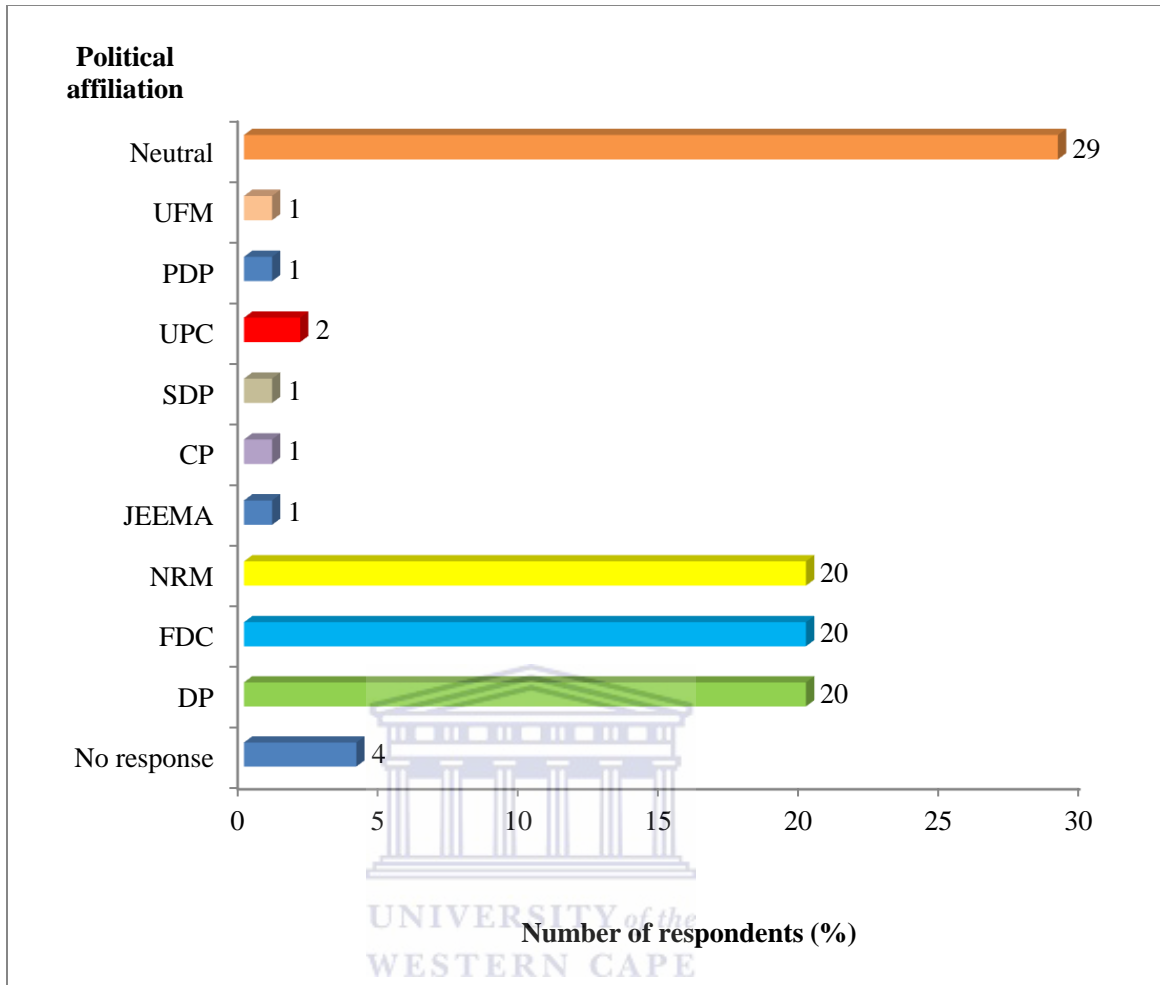
Figure 3.12: Distribution of Sample by Secondary Income Sources (N = 720)



Source: Based on the author's research, 2015

Figure 3.12 indicates that the majority of selected household heads (54.4%) did not have a secondary source of income. Out of those who had this income source, the largest proportion (14.7%) got the income from farming followed by those who got it from casual labour (9.1%) and then those who got it from home-based family business (9%). Household's distribution by political affiliation was as presented in Figure 3.13.

Figure 3.13: Sample Distribution by Political Affiliation (N = 720)



Source: Based on the author's research, 2015

Abbreviations: CP-Conservative Party, DP-Democratic Party, FDC-Forum for Democratic Change, SDP-Social Development Party, UFA-Uganda Federal Alliance, PDP-Peoples Development Party, UPC-Uganda People's Congress, NRM-National Resistance Movement, JEEMA-Justice, Education, Economy, Morals and Pan Africanism.

The distribution in Figure 3.13 indicates that respondents belonged to various political parties. The largest and equal proportions (20%) were politically affiliated to the Forum for Democratic change (FDC), Democratic Party and the National Resistance Movement. It should be noted that a relatively large proportion of respondents (19%) were politically neutral. The findings imply therefore that the sample consisted of respondents who were apolitical and those who had varied political affiliations.

In general, the sample characteristics indicate that the selected key informants and households had different demographic, residential, economic and political characteristics all of which were important in meeting the objectives of the study.

3.4 Quantitative Data Collection Method

Quantitative data was collected using a survey method. This method was used because it facilitates collection of comprehensive and consistent data from many respondents and in a relatively short period of time (Amin, 2005; Bowling, 2005). A self-administered semi-structured questionnaire was used under this method. This instrument was used because Kampala's literacy rate of 91% (UBOS, 2013) suggested that most of the respondents could read and write. In fact, as shown in Figure 3.8, their educational level confirms this argument. The instrument was designed and administered to the selected heads of households. The questionnaire was designed according to the objectives of the study. It was divided into two sections.

Section A consisted of socio-demographic characteristics that were considered vital to the study. Section B consisted of items that were designed to help explore the nature of the dynamics that were responsible for the urbanisation of Kampala City. This section had three parts. The first part contained items intended to establish the nature of the formal dynamics underlying Kampala's urbanisation. The second part contained items that were aimed at establishing the nature of the formal dynamics that explained this urbanisation. The third part had items for establishing the nature of dynamics that characterised residents' satisfaction with the changes that resulted from formal dynamics. Bekker (2004:16) observes that a semi-structured questionnaire can contain both close-ended and open-ended questions, and can therefore collect all the data required. Most of the items in the designed questionnaire were however, close-ended. This was intended to make it easy for respondents to answer the items. It was also aimed at ensuring consistency in data collection so as to make data analysis relatively easy (Neuman, 2011). A copy of the administered questionnaire appears in Appendix B.

As shown in Appendix B, a Likert scale of responses running from Strongly Disagree (1) Disagree (2), Not Sure (3), Agree (4) and Strongly Agree (5) was used to identify the dynamics. With this scale, respondents who disagreed showed that the item in the questionnaire did not represent a dynamic, more so if they strongly disagreed. City residents who agreed showed that the items represented dynamics that were responsible for Kampala's urbanisation, more so if these respondents strongly agreed. City residents who were not sure of the items suggested that they could not tell whether the item represented a dynamic or not.

3.5 Data Collection Techniques

After determining the sample size from which quantitative data was collected, the collection of the data was the next step.

3.5.1 Pre-data Collection Arrangements

Prior to the collection of quantitative data, effort was made to hire two research assistants from Makerere University and trained them in data collection techniques. They were trained in techniques of tracing and locating residences, and approaching and convincing respondents to participate in a study. They were also trained in techniques of rephrasing and translating questions in case need arose. The research assistants were further equipped with techniques of asking questions, especially those that made up the designed questionnaire.

3.5.2 Actual Data Collection

Data were collected in three phases. The first phase involved collection of qualitative interview and FGD data. Before holding any interview, effort was made to make an appointment with every selected key informant. This was intended to conduct the interviews according to the participants' time and place of convenience. During the fixing of the appointments, most of the respondents preferred to be reached and interviewed in their respective offices. Before beginning any interview or a FGD, I made an effort to introduce myself to the respondents. This self-introduction was backed by an introductory letter obtained from the School of Government, University of the Western Cape. A copy

of this letter appears in Appendix E. After the introduction, I gave the consent form to each respondent who was then requested to read the form so as to get fully informed about the purpose of the study and the conditions of their participation. A copy of The Consent Form appears in the introductory sections of Appendix A and Appendix B. After reading the form, those who accepted to participate in the study were interviewed following the designed interview guide. The respondents were informed that the interviews were being recorded using a tape recorder set. Some of the salient responses were recorded in a notebook.

An average of three interviews was conducted every day. All the interviews were conducted using a face-to-face conversational style. Each interview begun by asking about respondents' demographic characteristics that was relevant to the study. I would probe in case need arose. Each interview session lasted between 30 minutes and one hour at most. After every session, a respondent was thanked for having accepted to spare his/her valuable time for the interview. I would then ask the respondent to leave. Not only was qualitative data collected using interviews. It was also collected using a focus group discussion.



The FGD data was collected from KCCA councillors. The FGD was started in the same way I used to begin the interviews. Then a detailed discussion ensued. It involved I myself as the researcher to ask questions and councillors answering back. The questions were similar to those that I was using to interview key informants (see Appendix A). Councillors were made aware that their responses were being recorded. At the end of the discussion, a debriefing session was held to ensure precision of data recorded using a tape recorder set.

The second phase began after training of the research assistants. As a principal researcher, I first made an effort to traverse Kampala City together with the research assistants in order to first get acquainted with the geography of the Divisions in terms of the locations of the selected villages. It was during this traversing that I made efforts to identify the locations of the offices of LCI chairpersons using the snowball technique.

The same technique was also used to establish the location of the offices of the Divisional mayors and town clerks.

After the acquaintance visits, actual data collection started. I started with the Central division. One of the assistants was first assigned Nakawa Division and another was first assigned Lubaga Division. Thereafter, the first research assistant was assigned Kawempe Division, and the second research assistance was assigned Makindye Division. In all cases, a Household Tracking Log (see Appendix C) was applied to track the household heads whose names had been randomly selected as explained before. Efforts to access all the selected heads of households involved asking the village chairpersons to help me or the research assistant to these heads' residences. If the chairpersons were not able to do it by themselves, they were requested to identify another person who could help me or the research assistant to reach the residences. If the selected household head was not found at the first visit, effort was made to revisit him/her at a later time that day or on another day, using a Daily Household Visitation Log Sheet whose copy appears in Appendix D.

After getting to the residence, myself or the research assistant introduced ourselves and explained that we were collecting data needed to accomplish an academic study. I (researcher) or the research assistant sought the respondent's willingness and cooperation. Thereafter, I or the research assistant provided the respondent with the consent form as a way of confirming the purpose of his visit and the fact that the respondent's participation was voluntary though needed. When the respondent accepted to participate, he/she was given a questionnaire to fill either there and then or within the course of time on that day. I or the research assistant would then go back and collect the filled in questionnaire at the agreed time. In case, a respondent needed assistance in filling the questionnaire, an explanation was given without influencing his/her responses to the questions. If a respondent was not in a position to answer the questions in English, I or the research assistant made efforts to switch to a local language, thereby translating the questions in the local language, but without changing the original meaning and influencing the respondent's answers.

If all efforts to access a selected household head were futile (as a result of being unavailable on every visit), or if the selected household head declined (or was unwilling) to participate in the study after explaining its purpose, he/she was replaced by another accessible and willing household head identified from the neighbourhood. This was made possible by the close spatial location of the residences in Kampala City. Effort was made to collect back all the questionnaires administered on a particular day and compile them for data analysis after the whole data collection exercise. The administration of the questionnaires took two months.

As a principal researcher, I supervised and coordinated data collection by monitoring the research assistants through use of unexpected telephone calls, prompt field visits and spot-checking. This supervision was intended to ensure that research assistants were adhering to the briefing instructions. Research assistants were also required to solicit respondents' telephone contacts so as to call a random number of respondents to clarify vague or suspicious responses.

During questionnaire administration, further effort was made to observe urban changes as I moved from one household to another. Whenever I found scenes of interest to the study, I took photographs of the scenes in order to supplement the collected data where appropriate. This helped to collect data to the point of saturation. All collected data were compiled for analysis.

The third phase involved collection of data from documents. The review was conducted after getting permission from KCCA and other agencies to have access to the documents that were relevant to the study. The documents included all legal instruments and policies that affected Kampala City's urbanisation. The documents were searched, sorted and grouped according to themes investigated in the study. The reviewed documents included the 1995 Constitution of the Republic of Uganda; Kampala capital city Act 2010; Registration of Titles Act, 1924; Land Acquisition Act, 1965; Land Reform Decree 1975 and Land Act, 1998; the Physical Planning Act, 2010; the Condominium Property Act, 2001; the Access to Roads Act, 1969; Public Health Act 1964, Cap 269; National

Environment Act, Cap 153; Solid Waste Management Ordinance, Policy 2005; the Uganda National Roads Authority Act, 2006; the Kampala Capital City (Taxi Management) Ordinance, 2013; Water Policy Development in Uganda, 2010; the National Physical Planning Standards and Guidelines, 2011; and the Uganda National Urban Policy. In all, data collection took five months from December 2013 to April 2014.

3.6 Data Reliability and Validity

The quality of data was ascertained and guaranteed by testing the validity and reliability of instruments designed to collect both quantitative and qualitative data.

3.6.1 Validity

Validity refers to the degree to which a research instrument measures or appears to measure exactly what they are supposed to measure (Saunders et al. 2003). It is also conceived of as the ability of a research instrument to produce findings that are in agreement with theoretical or conceptual values (Amin, 2005). Several methods have been developed to help establish the validity of questionnaires and other research instruments. These include the construct validity method, the face validity method, criterion validity, and content validity method, amongst others (Neuman, 2011; Amin, 2005). In this study, it was the content validity method used to test the validity of the self-administered questionnaire designed to collect quantitative data and the interview guide designed to collect qualitative data.

Content validity refers to the degree to which each item in a designed research instrument accurately measures the variable it is intended to measure. In this study, establishing this content validity involved asking a professor from the University of the Western Cape to critique the items in each of the designed instruments. The professor was asked to conduct item analysis by rating each item in each instrument as either relevant (R) or irrelevant (IR). Using the ratings, the Content Validity Index (CVI) was computed for each instrument using the formula adopted from Amin (2005) as follows:

$$CVI = \frac{R}{R + IR}$$

Where: *CVI* was the content validity Index, *R* was the number of relevant items and *IR* was the number of irrelevant items. The computation was as shown in Table 3.5.

Table 3.5: Computation of content validity index for instruments

Instrument	Assessment and number of items		Computation of Content Validity Index (CVI)	
	<i>R</i>	<i>IR</i>	<i>R + IR</i>	$CVI = R/(R+IR)$
Questionnaires for household heads	102	9	111	.919
Interview guide	18	3	21	.857

Source: Based on the author's research, 2015

Table 3.5 indicates that the computed content validity index was .919 for the questionnaire and it was 0.857 for the interview guide. These indices were both greater than 0.7, suggesting that most of each instrument's items were valid. All the items that were assessed as irrelevant were eliminated from the instruments before administering them to the respondents.

3.6.2 Reliability

Reliability is the dependability or consistency of a research instrument in measuring a variable of interest (Kimberlin & Winterstein, 2008).

Reliability of the Questionnaire

The reliability of the questionnaire was established using the Cronbach Alpha method of internal coefficient aided by the SPSS. The data used to compute the Alpha was collected in a pilot study conducted before the main data collection was commenced. The pilot study involved administering the designed questionnaire to 10 household heads who were resident in Kampala City. These residents were not included in the final sample. The data was entered in the SPSS program (Version 16). Using the reliability method of this

method, the computed Alpha was 0.709. Since this Alpha was greater than 0.7, it implies that the questionnaire was reliable enough to collect required data (Field, 2005).

Reliability of the Interview Guide

The reliability of the interview guide was established using the intra-rater reliability technique as explained by Williams & Kobak (2008). This involved me as a researcher to ascertaining credibility of the items by ensuring that they were specific and that same questions were asked to all the respondents (see Appendix B). Efforts were also made to ensure integrity of the items by making sure that the way every interviewed respondent understood the question was consistent with the way I understood it. This involved asking polite questions like “Am I understood”, “Is the question clear to you, please?” I also requested the respondents to be free and ask for the repeat of the question if they felt that it was not clear to them. This was intended to verify that responses were in line with what the question was intended to elicit from the interviewees (Leedy & Ormrod, 2010; Ryan, 2005; Carolan, 2003:7). Ongoing scrutiny of the responses was conducted during data collection in order to identify areas that needed further clarification or probing.

Furthermore, reliability of the interview guide was ensured through debriefing. This involved checking responses and confirming with respondents where further clarity was needed. Rigor was ensured through provision of an audit trail (Leedy & Ormrod, 2010). More effort was made to ensure credibility through myself remaining reflexive by being upfront with the philosophical assumptions and underlay the study (Ryan, 2005; Carolan, 2003:7). This ensured that all the data that were needed to answer the research questions in a credible manner were collected.

3.7 Data Processing and Analysis

Since the collected data were quantitative, qualitative and documentary, they were processed and analysed using quantitative, qualitative and documentary analysis methods, respectively as explained below.

3.7.1 Qualitative Data Analysis

According to Huberman and Miles (2002), qualitative data analysis involves data sorting, filtering, and searching for patterns or wholes. The aim of this process is to assemble the data in a meaningful and comprehensive manner (Babbie & Mouton, 2001). According to Miles and Huberman (1994), qualitative data analysis involves noticing, collecting and thinking processes. Huberman and Miles (2002) observed that this analysis is:

- a) Interactive and progressive: the process is interactive and progressive because is a cycler that keeps repeating. For example when you are thinking about things you also start noticing new things in the data. You then collect and think about these new things. In principle the process is an indefinite spiral similar to what is explained by Creswell (2009).
- b) Recursive: the process is recursive because one part can call you back to a previous part. For instance while you are busy collecting things you might simultaneously start noticing new things to collect (Huberman and Miles, 2002:305).

This above scenario is similar to the experience I underwent during the processing and analysis of qualitative data collected in this study. The analysis was carried out interactively and recursively as explained above. The specific techniques used included content and thematic analysis.

Content analysis involved listening to the recorded interviews carefully and in a repeated manner so as to develop contextual meanings out of them. The developed meanings were organized and articulated as themes. Every time an interview response differed in meaning from another, a theme representing the meaning was developed. This way, the interview responses were all interpreted and categorized into fewer themes. The developed themes were then combined to form broad categories, which, themselves, represented the variables of the study. For instance, all the themes that represented the factors that were responsible for urban changes were grouped together and put under one category referred to as dynamics. The theme development and categorization process was repeated continuously until all the qualitative data was fully analysed.

In case an already developed theme featured again and again, it was coded and entered into the SPSS to produce a quantitative picture of the number of times it had featured. This was done to avoid repetition in the reporting of findings. Some of the richly informative data was reported in a narrative form with minor editing.

3.7.2 Quantitative Data Analysis

All quantitative data were coded and entered in the EPIDATA Version 3.1. Data entry was carried out by two hired data clerks. After data entry, the data was cleaned and screened in order to eliminate errors and ensure that all data had been entered according to how respondents had answered. This was carried out by taking five questionnaires at random and checking whether their entries were correct. After data screening, the data were exported into SPSS Version 16. The data were backed up on a disk then frozen and safely stored in separate locations to avoid data loss.

After data processing, analysis began. Data analysis was carried out using the descriptive method of the SPSS. According to Neuman (2011:347), the descriptive method generates results that explain the nature of variables as they are. It was therefore deemed sufficient to generate descriptive statistics that were needed to answer the research questions of the study. The method facilitated the generation of frequency distributions, bar graphs, pie charts, means and standard deviations that were needed to explain the nature of the variables of the study as perceived by the selected household heads.

In addition to the descriptive method, factor analysis was used to identify the dynamics that significantly explained urban changes that were going on in Kampala City as perceived by the selected city residents. The specific dynamics were identified using exploratory factor analysis. The use of this method is recommended by Field (2005) when the variables which the study is intended to identify are not clear. This was the exact case in this study, since the specific dynamics that were responsible for the urban changes in Kampala City were not clear. The method is a data reduction technique that identifies factors (called principal components) that significantly measure a variable based on the various questionnaire items used to assess its nature (Field, 2005).

3.7.3 Document Analysis

This analysis was applied during the review of the documents that were identified as relevant for the study. The analysis was accomplished by reading through all the sections of each of the documents identified earlier critically so as to identify the gaps or weaknesses that needed to be addressed so as to improve the planning, implementation and control of urbanisation in Kampala City. The specific areas in which the analysis focused included how comprehensive the urban policies were content-wise and in terms of funding, ethical observance, policy outputs, and their monitoring and evaluation.

3.8 Research Scope and Limitations

This study covered an investigation of the dynamics of urbanisation, official response to the dynamics, city residents' satisfaction with changes resulting from official response, and weaknesses in the existing urban policies, with a view of developing an alternative policy framework for guiding Kampala's urbanisation in a systematic manner. This content scope of the study is limited in that it covers these variables in relation to Kampala city alone. The methodology used to conduct the study had some aspects of bias demonstrated in form of selecting key informants. This limits the generalization of the study's findings to other cities.

The collection of data that were needed to accomplish the study was also constrained by a number of challenges were experienced during data collection. In the first place, many of the randomly selected household heads declined to participate in the study. Some of these respondents were arguing that they did not have time to respond to the questions, others wanted money as a way of motivating them, and others were suspicious of the motives of the study. This challenge was minimized by replacing those who declined with residents who were willing to take part in the study. Another challenge was that the time allowed for each interview session was not sufficient for most of the respondents to answer all the questions in a sufficient manner. This challenge was addressed by allocating more time to the respondents. This however, made data collection take a time longer than anticipated.

The conducted focus group discussion was very friendly and productive, but it consumed a lot of time. The researcher conducted one session on that day instead of the five sessions. However, the held focus group discussion served a very significant role in collecting quite informative data. I encountered obstacles in collecting data from some key government departments and ministries due to bureaucratic factors. Since this study was field work, I also had financial challenges to reach some of the targeted audiences. However, effort was made to continue making appointments until one official was interviewed. Also effort was made to mobilize money that was needed to accomplish the study from well-wishers and family members.

3.9 Ethical Considerations

Ethics refer to a set of widely accepted moral principles that offer rules for, and behavioural expectations of, the most correct conduct towards respondents and researchers (Ellis, 2007; Blanche, Durrheim & Painter, 2006). Scholars discuss ethical issues and considerations in literature and have similarities in all what they mention about them (Neuman (2011; Leedy & Ormrod, 2010; Ellis 2007; Haverkamp, 2005). The usually discussed ethical issues include: the rights to privacy and voluntary participation; anonymity and confidentiality; high quality practice; and the responsibility to produce good quality research.

However, the discussion of these issues varies semantically and depends on the extent in which different researchers become accustomed (Ellis 2007). For example, a divergent view between Bless and Higson-Smith (2000) raises significant issues discussed by Ellis (2007). Issues observed in this case relate to paying attention in obtaining informed consent, taking care against deception of respondents, avoiding the violation of privacy or anonymity or confidentiality, taking care about the actions and competence of the researcher, cooperation with contributors, release or publication of the findings, and debriefing of the subjects or respondents. With certainty, these observations imply that ethical considerations are the moral laws that guide, protect and inform the researcher and others in implementing the research plan.

In this study, ethical considerations included efforts to seek permission to have access to data sources (respondents and documents), ensure respondents' informed consent and to pay attention to anonymity. Permission was first sought from the University of the Western Cape Higher degrees Committee and ethical clearance was obtained from the Senate of the same University. Permission was further sought from the Director Public Health and Environment, KCCA. Introductory letters were in addition secured from KCCA to permit the researcher to access the study areas. Copies of these letters appear in the Appendices F to I. Finally consent was obtained from the respondents prior to carrying out the research and for tape recording. The Consent Form used to solicit respondents' consent appears in the introductory part of Appendices A and B.

Confidentiality was observed by safely keeping the information that was obtained from the respondents away from people who were not part of the study until the information was used to write a research report. No identification of names or any job titles was made for the purpose of observing anonymity of the respondents. In fact, respondents were assured that for purposes of ensuring this anonymity, their names would appear in the final report. No unauthorized persons were given access to the data.

Informed consent of the respondents was explained by explaining the purpose of the study to the respondents before requesting them to participate by providing the data required of them. The respondents were also told that participation was voluntary and that they were free to withdraw from the study at any time if they so wished. The respondents were assured that the data were to provide were to be used for purely academic purposes.

3.10 Summary

This chapter has covered the research setting of the study as well as a discussion of the methodology that was used to conduct the study. The chapter has explained the research design, sampling for qualitative and quantitative data collection, and methods and procedures of data collection and analysis. The chapter also covers the scope and limitations of the study, and concluded with a discussion of ethical issues considered and observed in the study. The results obtained from the analysis of the data are presented in the subsequent chapters.

CHAPTER FOUR

Informal Dynamics of Kampala's Urbanisation and their Policy Implications

4.0 Introduction

This chapter presents the interpretation of findings in response to the first objective of the study. This objective focused on analysing the informal dynamics that explain the manner in which Kampala urbanised between 1990 and 2013, and their implications for an alternative policy for guiding Kampala to urbanise in a planned manner. Analysing these dynamics was based on the premise that as forces or processes that occur without formal sanctioning, they play a critical role in the way cities urbanise. This way, they reveal what policy makers can do in order to develop urban policies that can be used to deal with them in a manner that ensures that cities urbanise systematically. Attaining this end made it necessary to understand those determining how Kampala urbanised between 1990 and 2013. The approach involved administering self-administered questionnaire to city residents and interviews to key informants. Findings are presented beginning with those obtained from city residents to those obtained from the key informants. It should be noted at the outset that for all findings presented in Figures and Tables, N represents the total number of the respondents.

4.1 Informal Dynamics revealed by City Residents and their Policy Implications

These dynamics were established using exploratory factor analysis, since according to Field (2005), this analysis helps to identify the factors (called principal components) that underlie and therefore explain the variable being investigated in a significant manner. The analysis was applied to the responses that the selected city residents provided when they were asked to use a Likert scale of responses running from strongly disagree through disagree, not sure and agree to strongly agree to indicate whether the statements administered to them embedded the informal dynamics that explained Kampala's urbanisation from 1990 to 2013 or not. The results were sorted by size with all correlations less than 0.5 suppressed as shown in Table 4.1.

Table 4.1: Factor Analysis Results Identifying the Nature of Informal Dynamics Explaining Kampala’s Urbanisation (1990-2013) as reported by City Residents

Questionnaire items (indicators of dynamics)	Principal components (Dynamics)							
	1	2	3	4	5	6	7	8
High-ranking government officials have since 1990 put up developments in Kampala based on their unofficial political influence	.977							
The politicking in which opposition politicians engage is responsible for the manner in which the city has been urbanising since 1990	.977							
It has since 1990 been easy to build a factory in Kampala city based on political influence from high-ranking government officials	.843							
The different telecommunications networks established in Kampala city since the 1990s are as a result of political influence from high-ranking government officials	.883							
It has since 1990 been easy to build a residence without an approved plan when one uses political influence from high-ranking government officials	.567							
It has since 1990 been easy to establish business structures/buildings in Kampala after bribing the concerned city authorities	.897							
It has since 1990 been easy to build a residence without an approved plan after bribing the concerned enforcement officials	.799							
The choice of which road to reconstruct in Kampala city has since 1990 been made after bribing concerned KCCA officials	.792							
The choice of which marketplace to reconstruct in Kampala city has since 1990 been made after bribing concerned officials	.787							
It has since 1990 been easy to build a residence without an approved plan because of reluctance of the concerned authorities	.681							
It has since 1990 been easy to build a factory in Kampala city by exploiting the laxity of city authorities	.501							
I know of a person who came to live in Kampala after 1990 as a way of running away from political unrest that was going on in his/her former area			.839					
I know of a person who came to live in Kampala after 1990 because of the natural disaster that occurred in his/her former area			.717					

Questionnaire items (indicators of dynamics)	Principal components (Dynamics)							
	1	2	3	4	5	6	7	8
I came to live in Kampala after 1990 because I believed that it did not experience food insecurity which had occurred in the area from where I migrated			.578					
I came to live in Kampala because I believed it was not as environmentally harsh as the place from where I migrated			.555					
I know of a person who came to live in Kampala after 1990 because he/she could not stand the religious conflicts that going on in his/her rural area			.500					
I decided to reside in Kampala so my family members and I could have easy access to employment opportunities offered in the city				.867				
I decided to reside in Kampala so my family could have easy access to the social amenities and networks established since 1990 and needed to facilitate them in daily life				.767				
I decided to reside in Kampala so my children could have easy access to good schools, especially those established in the city after 1990				.757				
I decided to reside in Kampala so my family could have easy access to communication facilities, especially those established since 1990				.709				
I decided to reside in Kampala to have easy access to healthcare services my family and I needed to live a good life, especially after 1990				.632				
I reside in Kampala so as to have easy access to clean and safe water supply				.511				
I reside in Kampala so as to have easy access to electricity made easier to access since the 1990s				.501				
I reside in Kampala because compared to a rural area, this city makes it easier to start an informal business that makes money, especially after 1990					.731			
I reside in Kampala because the many factories established since 1990 make getting a job easier.					.707			
I reside in Kampala because it is hub for public departments and ministries from which government jobs can easily be obtained, especially after the 1990s					.701			

Questionnaire items (indicators of dynamics)	Principal components (Dynamics)							
	1	2	3	4	5	6	7	8
I have been living in Kampala especially after 1990 because rural areas are associated with agriculture as the only economic activity which I got tired of.					.699			
I have been living in Kampala to get access to the commodity markets it offers, especially after 1990.					.594			
I decided to live in Kampala because I was tired of rural poverty resulting from meagre incomes obtained from farms after spending a lot of labour cultivating very large acreage of land					.510			
I would have developed or sold land to the developers who have been interested in it since 1990, but cannot do either even when I am willing to, because it is family land						.705		
I am willing to forfeit my land rights to a developer in exchange for the compensation I want						.668		
I am willing to sell my land to a developer so I can leave Kampala, which is becoming very costly for me to live in comfortably						.632		
I built my residence between 1990 and 2013 and on family-owned land						.589		
Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into replacing old structures by better physical developments							.777	
Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into new physical investments							.665	
Kampala has been urbanising since 1990 because of the new physical developments established by rich people to support their businesses.							.554	
Kampala's population has since 1990 increased because of reduced deaths								.831
Kampala's population has since 1990 increased as a result of increased births								.502
Eigen values	4.68	4.22	3.32	3.10	2.86	2.09	1.33	1.22
Percentage of variance	10.17	7.68	6.71	5.87	5.87	3.29	3.02	2.00
Cumulative percentage of variance	10.17	17.85	24.56	30.43	36.30	39.59	42.61	44.61

*Extraction Method: Principal Component Analysis. Rotation Method: Varimax with Kaiser Normalization.
Source: Based on the author's research, 2015*

Table 4.1 indicates eight components were generated from the items administered to city residents to identify the nature of the informal dynamics that explained Kampala's

urbanisation from 1990 to 2013. Component '1' was identified as unofficial political dynamics, '2' as unofficial administrative dynamics and '3' as harsh conditions. Component '4' was identified as personal beliefs, '5' as Kampala's attractiveness and component '6' as unofficial land utilisation dynamics. Component '7' was identified as surplus capital and '8' as population dynamics. Basing on Kothari (2005), the Eigen values in Table 4.1 indicate the relative significance of each form of the informal dynamics identified to underlie Kampala's urbanisation between 1990 and 2013. All these values were greater than one, and this statistically implies that all the dynamics were significant in explaining this urbanisation.

The cumulative percentage (variance) in Table 4.1 shows that when combined, the dynamics accounts for 44.61% of the variation in Kampala's urbanisation. This implies that the dynamics explained a significant 45% of how Kampala urbanised during the period 1990-2013. As Kothari (2005) explains, the percentage of variance indicates variation that each form of dynamics caused in the urbanisation of Kampala during this period. In particular, unofficial political dynamics claimed the largest variation (Variance = 10.17%). This suggests unofficial political dynamics were, according to city residents, the most accountable for variation in the urbanisation of Kampala. These dynamics were followed by unofficial administrative dynamics (Variance = 7.68%), harsh conditions (Variance = 6.71%), and personal beliefs (Variance = 5.87%). Kampala's attractiveness followed, explaining variation in Kampala's urbanisation by 3.29%. This attractiveness was followed by unofficial land utilization dynamics that explained variation in this urbanisation by 3.02%. Surplus capital explained the variation by 3.02% and population dynamics explained it by 2.00%. Generally, these findings suggest that Kampala's urbanisation was, to the city residents, significantly explained by unofficial political dynamics, unofficial administrative dynamics, harsh conditions, personal beliefs, Kampala's attractiveness, unofficial land utilisation dynamics, surplus capital and population dynamics, with the unofficial political dynamics being the most accountable.

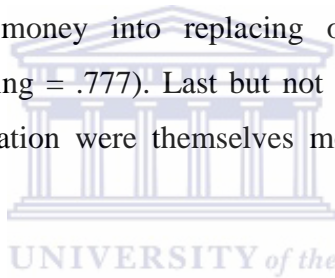
By indicating that Kampala's urbanisation was significantly explained by the dynamics identified above, the findings in Table 4.1 concur with Makita et al. (2010), Lwasa et al.

(2007), Nyakana, Sengendo and Lwasa (2006) and Sengendo (2004) who identify population dynamics; and with MLHUD (2013b), Mabode (2012) and Lwasa (2002) that specify unofficial political and administrative dynamics as informal dynamics. The findings also concur with Owusu (2011) and Pacione (2005) who identify personal beliefs and the attractiveness of cities as dynamics that account for their urbanisation. It should be noted that besides showing this consistency, the findings in Table 4.1 go further by indicating the manner in which the dynamics explained the urbanisation of Kampala. This manner is depicted by factor loading in the table. Using the SPSS factor analysis generated what is called a correlation matrix in other wards or set of factor loading. The factor loading then shows how each item relates to the generated principle component. Therefore, in this case P-values are not computed. The analysis is assumed to know how to interpret the generated matrix (which is in table 4.1 indicates). Since the correction matrix is greater than 0.5, it is considered strong enough to explain and help identify a generated component (Amin, 2005).

As Amin (2005) observes, factor loading in Table 4.1 indicate how each questionnaire item relates with and therefore explains the component under which it loads. The item that relates strongest with each component is the one that explains the component most. This implies that the nature of each of dynamics identified above is most explicated by the items that had the strongest factor loading/correlations with them. The strength of the factor loading/correlations is depicted by their magnitudes. A scrutiny of these magnitudes reveals that two items related highest with unofficial political dynamics. These included high-ranking government officials who put up developments based on their political influence (Factor loading = .977) and the politicking of the opposition politicians (Factor loading = .977). Therefore, unofficial political dynamics explained Kampala's urbanisation mostly in terms of political influence of high-ranking government officials and politicking of opposition politicians.

Similarly, unofficial administrative dynamics that accounted for Kampala's urbanisation were mostly explained in terms of finding it ease to establish business structures or buildings in Kampala after bribing concerned city authorities (Factor loading = .897).

Harsh conditions that were responsible for Kampala's urbanisation were mostly explained in form of political unrest that caused people to run away from their former areas to this city (Factor loading = .839). Furthermore, personal beliefs that were mostly responsible for this urbanisation were in terms of people thinking that residing in Kampala made it easy for them and their families to have access to employment opportunities offered in the city (Factor loading = .867). Kampala's attractiveness was mainly explained by the fact that compared to a rural area, the city made it easier to start an informal business that makes money (Factor loading = .761). The official land utilisation dynamics that accounted for Kampala's urbanisation were mostly explained by the fact that people who would have developed or sold land to interested developers could not do so because it was family land (Factor loading = .705). Surplus capital that accounted for Kampala's urbanisation was largely explained in form of rich individuals converting their surplus money into replacing old structures by better physical developments (Factor loading = .777). Last but not least, the population dynamics that accounted for this urbanisation were themselves mostly explained by reduced deaths (Factor loading = .831).



By explaining population dynamics responsible for Kampala's urbanisation largely in terms of reduced deaths, these findings contrast with the observations of Makita et al. (2010), Lwasa, Nyakana and Sengendo (2007), Nyakana, Sengendo and Lwasa (2006) and Sengendo (2004) because these observations explain the dynamics in terms of only increased births. The findings however, concur with Peng et al. (2000) who argue that natural population increase in urban areas is not only as a result of increased high births. It also occurs when deaths reduce. Population increases because reduced deaths imply that more people survive.

Having identified the items, which reveal how each of the informal dynamics accounted for Kampala's urbanisation, descriptive analysis was carried out to establish the way items explained the dynamics are presented. The descriptive statistics obtained in this regard are summarised in Table 4.2. It is worth noting that the descriptive statistics were generated based on the Likert scale of responses running from strongly disagree

(1) disagree (2), not sure (3) and agree (4) to strongly agree (5). It should also be noted that the descriptive statistics for all the administered items appear in Appendix L.

Table 4.2: City Residents’ Description of Indicators of the Informal Dynamics Explaining Kampala’s Urbanisation (N = 720)

Informal dynamics	Strong indicators	Description			
		Min	Max	Mean	Std.
Unofficial political dynamics	The politicking in which opposition politicians engage is responsible for the manner in which the city has been urbanising since 1990	1	5	4.34	.931
	High-ranking government officials have since 1990 put up developments in Kampala based on their unofficial political influence	1	5	4.64	.278
Unofficial administrative dynamics	It has since 1990 been easy to establish business structures/buildings in Kampala after bribing the concerned city authorities	1	5	4.84	.810
Harsh conditions	I know of a person who came to live in Kampala after 1990 as a way of running away from political unrest that was going on in their area	1	5	4.89	.370
Personal beliefs	I decided to reside in Kampala so my family members and I could have easy access to employment opportunities offered in the city	1	5	4.74	.870
Kampala’s attractiveness	I reside in Kampala because compared to a rural area, this city makes it easier to start informal business that makes money, mainly after 1990	1	5	4.79	.409
Unofficial land utilisation	I would have developed or sold land to developers who have been interested in it since 1990, but cannot do either even when I am willing to, because it is family land	1	5	4.76	.342
Surplus capital	Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into replacing old structures by better physical developments	1	5	4.66	.065
Population dynamics	Kampala’s population has since 1990 grown because of reduced deaths	1	5	4.51	.066

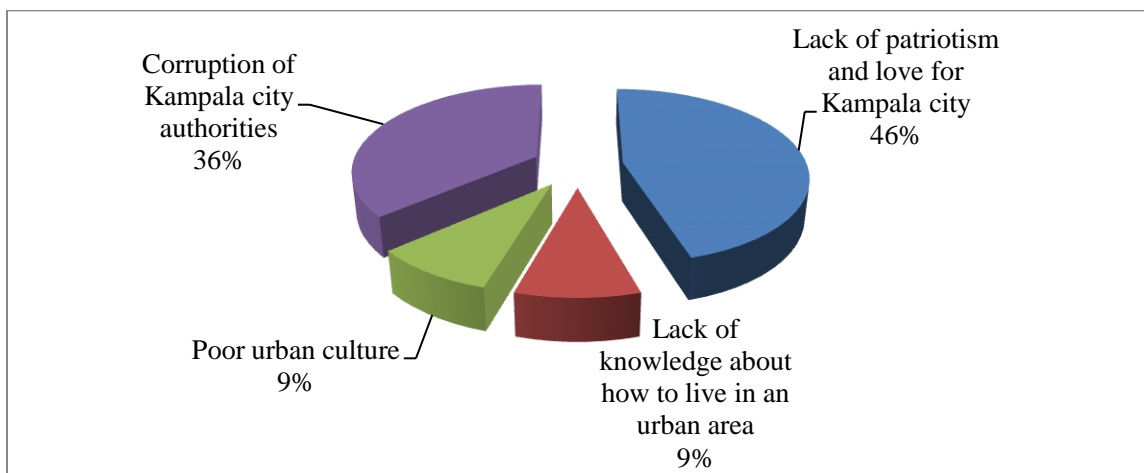
Source: Based on the author’s research, 2015

Results in Table 4.2 indicate how the city residents described the items that related strongest with the informal dynamics that significantly explained Kampala’s urbanisation between 1990 and 2013. The analysis of minimum and maximum values reveals that the description ranged between strongly disagree (Min = 1) and strongly agree (Max = 5). This suggests that while some of the selected city residents strongly disagreed, others strongly agreed that the main indicators of the dynamics that explained Kampala’s urbanisation. Although this was the case, a scrutiny of the standard deviations reveals that their magnitudes were all less than 1, pointing to low dispersion in the response pattern

given by the city residents per indicator. This low dispersion suggests that the manner in which most of the residents described each indicator did not deviate much from the indicator's average description. This description is shown by the mean values.

From Table 4.2, most of the mean values tend to '5' when rounded off to the nearest whole number. This implies that city residents strongly agreed to most of the indicators. This intensity of opinion is construed to imply that the corresponding dynamics explained Kampala's urbanisation strongly. Table 4.2 indicates that this kind of opinion was expressed about the indicators of all the informal dynamics, except one which was about the politicking of opposition politicians. The mean value corresponding to the main indicator tends to '4', implying that city residents just agreed to it. This moderate intensity of opinion was construed to imply that compared to the dynamics to which respondents strongly agreed, this one explained Kampala's urbanisation in a relatively weak manner. The implications of these findings are discussed after presenting the findings from the key findings. City residents were further asked to mention any other dynamics that were responsible for Kampala's urbanisation since 1990. Thematic and descriptive analysis of their responses led to findings shown in Figure 4.1.

Figure 4.1: Frequency Distribution of Other Dynamics Explaining Kampala's Urbanisation, as reported by City Residents (N = 720)



Source: Based on the author's research, 2015

Figure 4.1 indicates that 46% of city residents pointed out lack of patriotism and love, 36% pointed out corruption of city authority officials and 9% identified poor urban culture and lack of knowledge about how to live in an urban area as other dynamics explaining Kampala's urbanisation. The negativity with which these dynamics were reported suggests that they contributed to Kampala's haphazard urbanisation. Indeed, lack of patriotism and love for a city, poor urban culture, corruption and lack of knowledge about how to live in an urban area all allude to people who do not care to pay attention to promoting and maintaining a properly urbanising city.

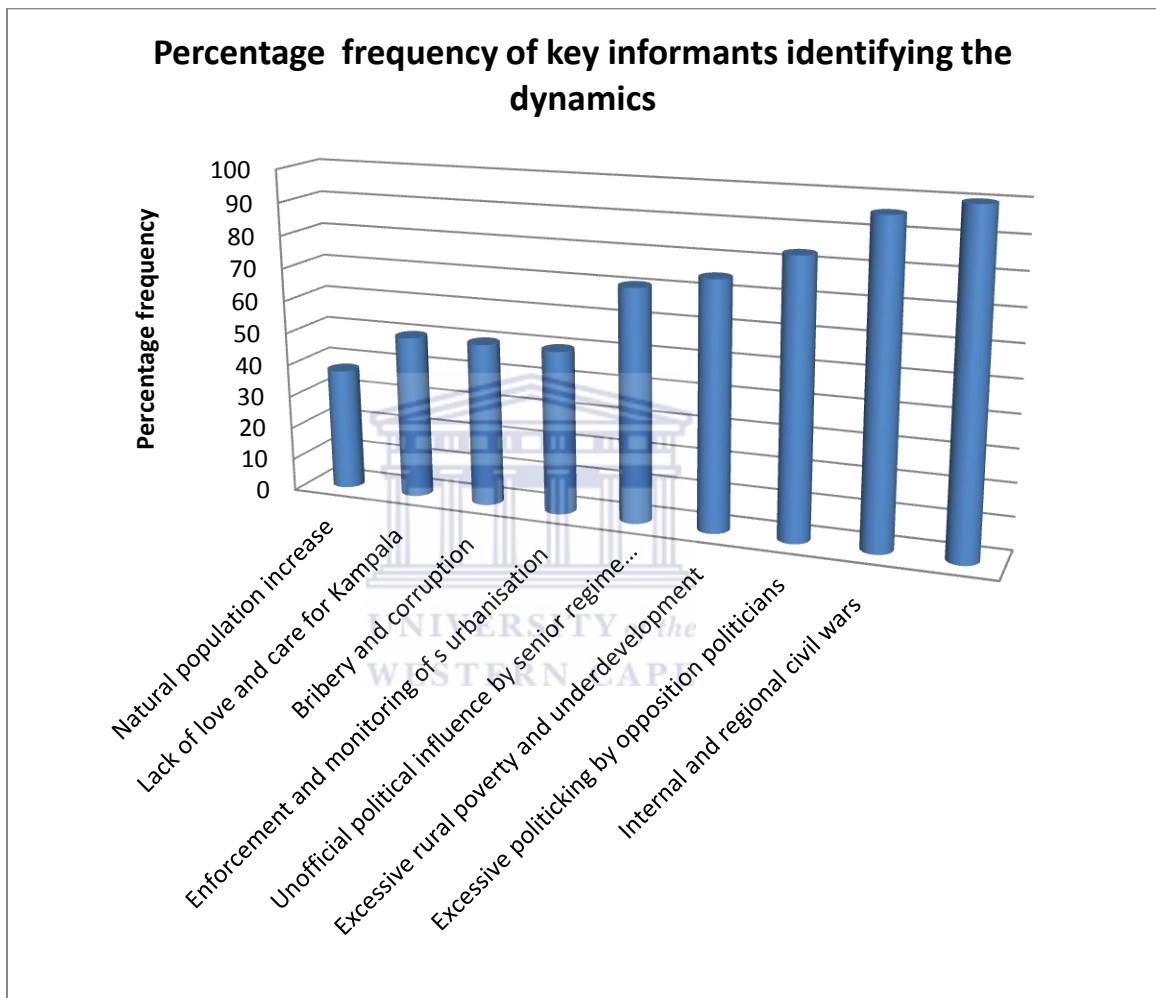
To sum up, findings in Table 4.1 reveal eight forms of informal dynamics significantly explain the urbanisation that Kampala registered between 1990 and 2013. These include unofficial political and administrative dynamics, harsh political conditions, personal beliefs, Kampala's attractiveness, unofficial land utilisation dynamics, surplus capital, and population dynamics. The findings in Table 4.2 indicate the specific manner in which each of these dynamics explains the city's urbanisation. The findings in Figure 4.1 indicate other informal dynamics responsible for the nature of urbanisation that occurred in Kampala during this period. These include lack of patriotism and love for Kampala, corruption of city authority officials, poor urban culture and lack of knowledge about how to live in an urban area. The fact that corruption of city officials was identified after city respondents had strongly agreed to the fact that it was ease to set up business structures/buildings in Kampala after bribing these officials implies that these unofficial administrative dynamics played a critical role in the manner in which Kampala urbanised. The policy implications of these findings are discussed after presenting those obtained from key informants.

4.2 Informal Dynamics Revealed by Key Informants

As shown in Table 3.1 in Chapter Three, the key informants included technocrats and political leaders of KCCA, officials from national service delivery agencies serving Kampala and central government political leaders in charge of Kampala. As a way of corroborating the findings obtained from the selected city residents, the key informants were each asked to mention the informal forces that accounted for the urban expansion of

Kampala City from 1990 to 2013. Triangulated thematic and descriptive analysis of their responses led to findings shown in Figure 4.3.

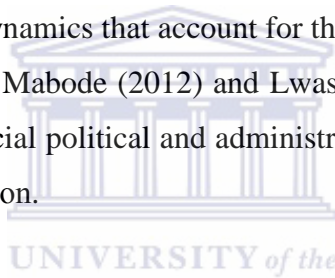
Figure 4.2: Frequency Distribution of Informal Dynamics Explaining Kampala’s urbanisation from 1990 to 2013, as reported by Key Informants



Source: Based on the author’s research, 2015

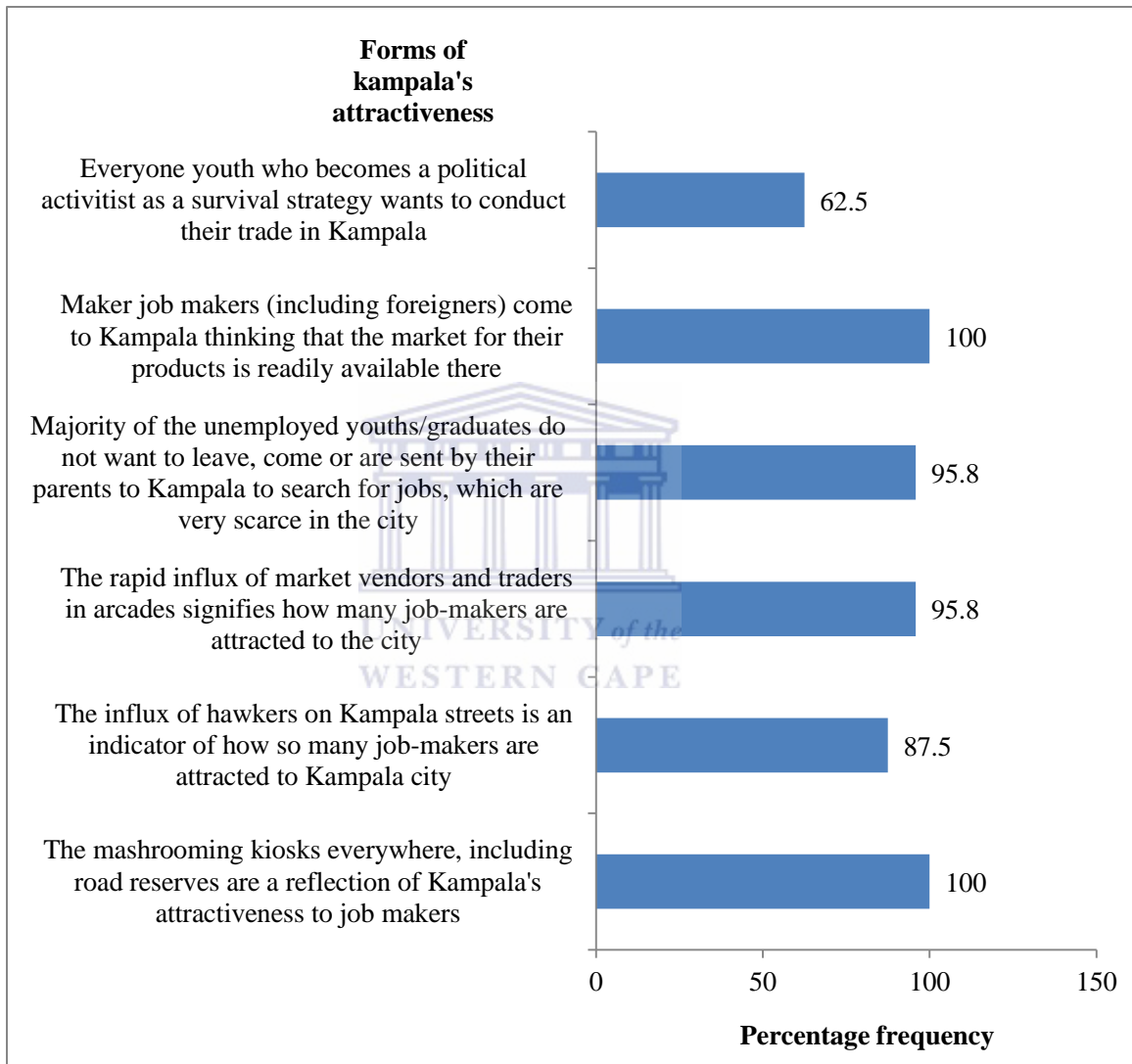
Figure 4.2 summarizes the various dynamics which, according to key informants, explained Kampala’s urbanisation between 1990 and 2013. The percentage distribution suggests that each informant suggested more than one form of dynamics. A comparative analysis of proportions reveals that with the exception of natural population increase, each form of dynamics was identified by at least 50% of these respondents. This indicates that most of the key informants revealed similar dynamics.

Specifically, all key informants (100%) indicated Kampala's urbanisation was due to its attractiveness to jobseekers and makers. In addition, majority of these respondents (95.8%) identified government's modernisation agenda as another major dynamic. Other dynamics specified by most of the key informants included internal and regional civil wars and conflicts (95.8%), excessive politicking by opposition politicians (83.3%), weak urban policy (75%), excessive rural poverty and underdevelopment (75%), and excessive political influence by high-ranking government officials (70.8%). Other specified dynamics included government tactical intervention (58.3%), private ownership of, laxity in KCCA monitoring (50%), bribery and corruption (50%) and Lack of love and care for Kampala (50%). In essence, these findings largely substantiate many of the dynamics revealed by city residents, and reveal other dynamics as well. The findings further confirm Owusu (2011) and Pacione (2005) who identify the attractiveness of cities as dynamics that account for their urbanisation. They also further confirm MLHUD (2013b), Mabode (2012) and Lwasa (2002), since these also specify population increase, unofficial political and administrative forces as informal dynamics explaining cities' urbanisation.



However, while the authors cited above specified the dynamics without explaining how they exactly occur, this study delved further by analysing their nature. This nature was established by asking the key informants to substantiate why the forces they had mentioned were indeed responsible for Kampala's urbanisation. The details given for each specified dynamic were analysed using a triangulation of thematic and descriptive techniques aided by the Excel program. Specifically, key informants explained why Kampala's attractiveness to jobseekers/makers was one of the dynamics as shown in Figure 4.3.

Figure 4.3: Frequency Distribution of Forms of Attractiveness as Dynamics Explaining Kampala’s Urbanisation (N = 24)



Source: Based on the author’s research, 2015

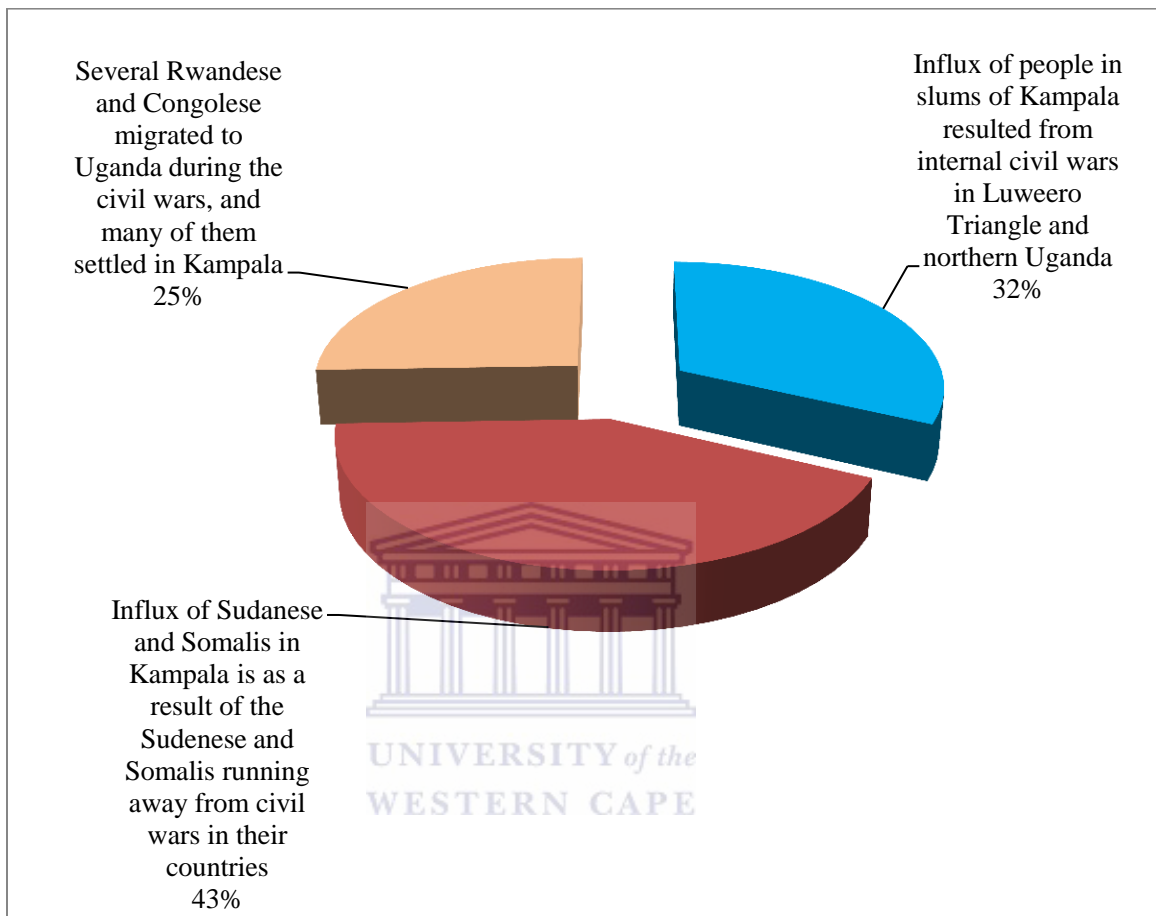
Figure 4.3 summarises that the forms by which the attractiveness of Kampala explained its urbanisation between 1990 and 2013. The frequency distribution of the forms indicates that they were given by at least 62.5% of the key informants. This implies that most of these respondents showed that the attractiveness of Kampala to jobseekers and

job makers was indeed one of the dynamics accounting for its urbanisation. The frequency distribution reveals that all key informants (100%) showed that Kampala's attractiveness explained its urbanisation between 1990 and 2013 by pulling an influx of job-makers, including foreigners who believed that the market for their products was readily available in the city. The attracted job-makers included not only market vendors and traders who either established kiosks, even in road reserves as all (100%) the respondents showed or worked in arcades as reported by 95.8% of the respondents. Other attracted job-makers were hawkers as 87.5% of the respondents reported. Kampala also attracted jobseekers as 100% of the respondents indicated.

The preceding findings suggest that Kampala's attractiveness explains its urbanisation in terms of pulling jobseekers and job-makers. The findings therefore confirm Pacione's (2005) observation that cities attract people who believe that these areas provide employment and market opportunities. The findings reveal however, that the attracted job-makers contributed to Kampala's informal urbanisation by establishing kiosks in ungazetted areas, particularly road reserves. As to why this was happening was also investigated. Findings are presented later.

Turning to internal and regional civil wars, key informants substantiated how these dynamics explained Kampala's urbanisation as summarized in Figure 4.3.

Figure 4.4: Frequency Distribution of Ways Civil Wars Explain Kampala's Urbanisation (N = 24)

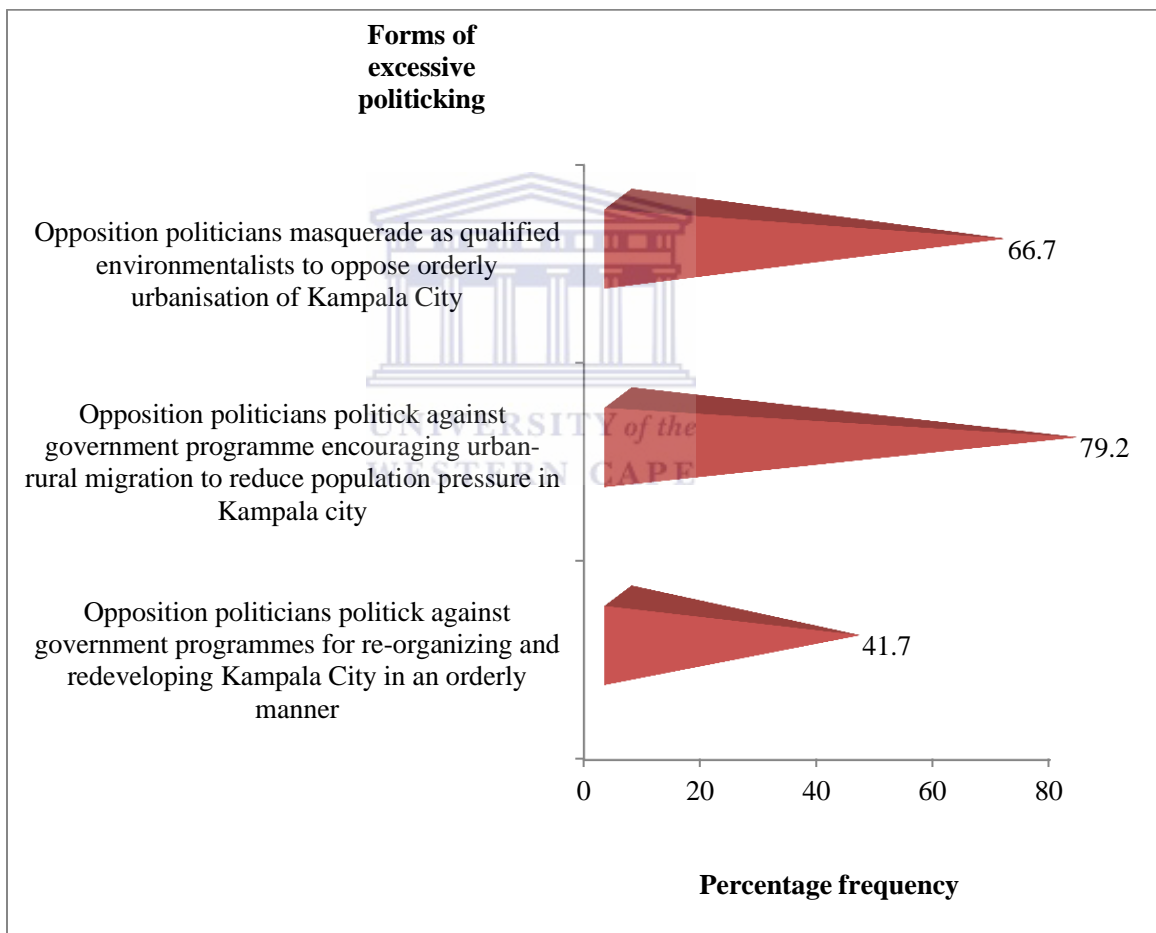


Source: Based on the author's research, 2015

Figure 4.4 indicates that how civil wars explained Kampala's urbanisation during the period 1990-2013. The ways included not only how civil wars which occurred in Sudan, Rwanda, Somalia and Democratic Republic of Congo led to the influx of Sudanese and Somalis (43%) and Congolese and Rwandans (25%) in Kampala City, respectively. According to 32% of the key informants, the ways also included the influx of people in Kampala slums, which resulted from the internal civil wars which took place in Luweero Triangle and northern Uganda. These findings concur with Lwasa, Nyakana and Sengendo (2007) and Omeje and Hepner (2013) who contend that the civil wars waged inside and in the neighbourhood of Uganda caused people to migrate to and increase the

population of peaceful areas, which included Kampala City. Figure 4.3 indicates that Kampala's population increased as a result of the influx of people migrating from war-ravaged areas. This suggests that a policy to guide how people who migrated because of the conflicts can go back and contribute to lessening the population pressure experienced in Kampala. Key informants substantiated how excessive politicking by opposition politicians was a dynamic as indicated in Figure 4.5.

Figure 4.5: Frequency Distribution of Forms of Excessive Politicking Explain Kampala's Urbanisation (N = 24)



Source: Based on the author's research, 2015

The examination of findings in Figure 4.5 indicate that politicking by opposition politicians was against government programmes that were intended not only to encourage urban-rural migration so as to reduce population pressure in Kampala city (79.2%) but

also to re-organize and redevelop Kampala City in an orderly manner (41.7%). Other key informants (66.7%) argued that some of the opposition politicians were masquerading as environmentalists to oppose genuine and orderly development of Kampala City. In contrast, one of the key informants had this to say:

Officials in central government bribe KCCA officials to authorise the so-called foreign investors to establish business developments such as supermarkets, arcades, petrol stations, etc in wrong locations as per Kampala's master plan. I call them 'so-called' because many of the individuals who put up these developments are the high-ranking government officials who masquerade as foreign investors. They use lots of money siphoned from government confers. When you move around the city, you see that most of the green belt has been turned into supermarkets, factories, and office buildings, and with impunity. When we talk, they don't listen. Instead, they say that we are politicking. We are actually not politicking. All we are saying is what should be done in a planned manner. Kampala is becoming a disorganised city because central government and KCCA officials are paying a deaf ear to the voices of reason and strategic urban planning. In addition, most of the reorganisation and redevelopments carried out in Kampala do not pay attention to the plight of the ordinary people. There is no social justice at all... the ordinary citizens feel chased away without any compensation or even any alternative. This explains the increasing discontent, involvement in demonstration, and increasing crime...

The preceding findings suggest that what some of the key informants perceived to be against planned urbanisation was perceived otherwise by other key informants. The political analysis of the narrative above suggests however, that the difference in the opinion was due to the political inclination of the respondents, but not on issues underlying Kampala's urbanisation. It should be recalled that the findings from city residents revealed that the politicking of opposition politicians had a perceivably weak influence on Kampala's urbanisation. This suggests that even when this politicking was a factor in the city's urbanisation, it did not change much of what those in the ruling party wanted to do as far as the manner in which the city urbanised was concerned.

The narrative above suggests that what those in the ruling party perceived as politicking was actually intended to ensure that Kampala urbanised in a planned manner. Ignoring it as just mere politicking is therefore one of the reasons why this city urbanised in a haphazard manner through the period 1990-2013. The policy implication of this whole scenario is that the urbanisation of Kampala needs to transcend political affiliations. The

ruling party and opposition leaders in Kampala need to work together for the sake of ensuring that this city urbanises in a systematic manner. There is no point in those in the ruling party ignoring what is good for Kampala’s urbanisation simply because it is those in opposition proposing it. This has only led to unplanned urbanisation and it therefore needs to be stopped by working together.

To substantiate how excessive rural poverty and underdevelopment were dynamics explaining Kampala’s urbanisation, key informants argued as shown in Table 4.4.

Table 4.3: Frequency Distribution of Ways Excessive Rural Poverty and Underdevelopment Explain Kampala’s Urbanisation

Ways	Percentage of key informants identifying the ways (N = 24)
Rural poverty has caused an influx of youths into Kampala after selling large chunks of their ancestral land and buying <i>bodaboda</i> they think can make money in transport business in Kampala	87.5
Rural poverty has compelled many people to migrate to Kampala to engage in informal and quick money generating activities	83.3
Many people prefer to stay in Kampala slums than go to villages because they think they cannot make money by engaging in poorly paying farming	83.3
Many people who migrated to Kampala during the civil wars prefer to stay and work in Kampala because villages do not offer money-generating opportunities	62.5

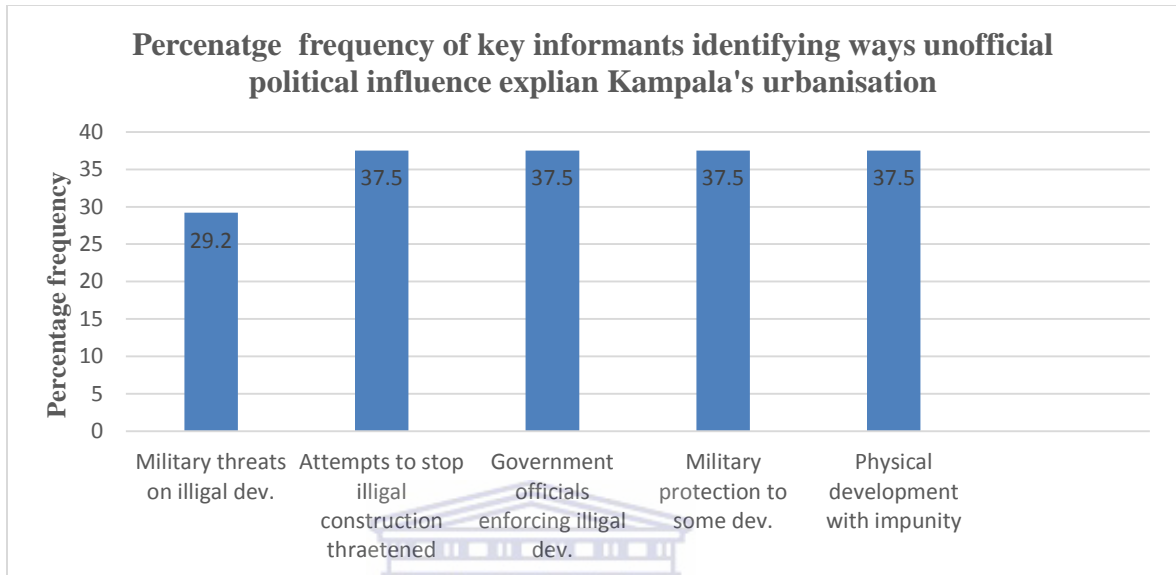
Source: Based on the author’s research, 2015

A glance at findings in Table 4.3 reveals that excessive rural poverty and underdevelopment were viewed by 87.5% of the key informants as one of the dynamics that explained Kampala’s urbanisation. These findings are consistent with Peng *et al.* (2000) argument that rural poverty and underdevelopment constitute dynamics that cause people to migrate to cities, leading to an increase in urban population. The findings indicate that these dynamics contributed to the urbanisation of Kampala by forcing the youths to migrate to the city after selling large chunks of their rural ancestral land and

buying *bodaboda* (motorcycles taxis) by which they could start a transport business and make money. In addition, 83.3% of these respondents argued that it was rural poverty and underdevelopment that made people prefer to stay in Kampala slums instead of being in villages to engage in farming that could not enable them to make money. The same proportion of respondents showed that it was these dynamics that caused many people to migrate to Kampala to engage in informal and quick money generating activities. Further, 62.5% showed that it was these dynamics that caused many people who had migrated to Kampala City during the civil war to stay and enjoy social amenities and services it offers instead of going back to the villages that lack these services.

A close examination of the preceding urbanisation reveals that excessive rural poverty and underdevelopment caused to Kampala City was essentially in form of population increase due to rural-urban migration. Therefore, the policy implications that these dynamics portray point to adoption of a balanced development model by which the provision of social services and amenities can be improved even at local levels. The model is easy to promote in Uganda because the decentralisation system is already in force. It is a matter of paying more attention through improving service delivery in this system. The reasons that key informants gave to support the excessive unofficial political influence of high-ranking government officials as a dynamic that caused urban changes in Kampala City were as shown in Figure 4.6.

Figure 4.6: Frequency Distribution of Ways Excessive Unofficial Political Influence Explain Kampala’s Urbanisation

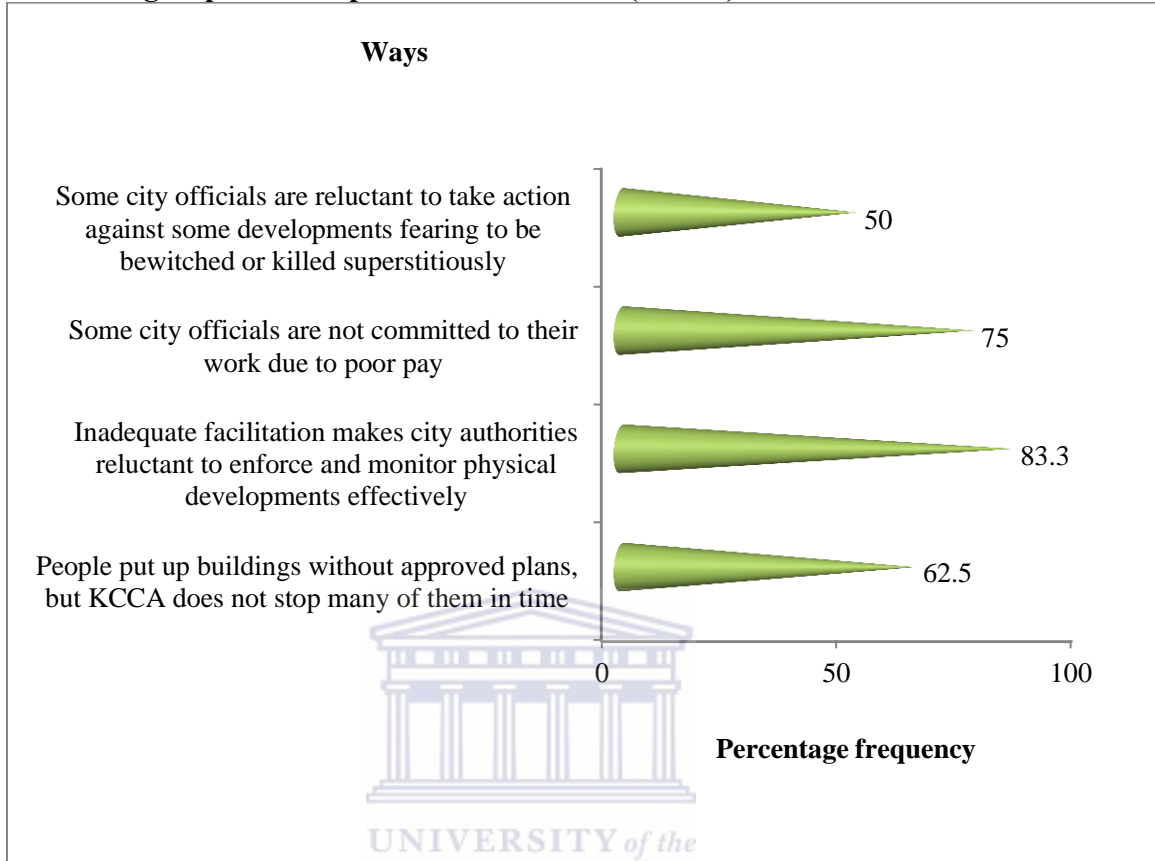


Source: Based on the author’s research, 2015

The frequency distribution in Figure 4.6 indicates that the key informants who substantiated the unofficial political influence of high-ranking government officials as one of the dynamics explaining Kampala’s urbanisation were less than 38%. This indicates that the key informants who substantiated these dynamics were relatively few. This was as a result of the political sensitivity that key informants attached to these dynamics in relation to the security of their jobs. Whenever they were asked to substantiate these dynamics, many of these respondents frantically replied that “Isn’t that enough?” “Find out the details by yourself!” “I am not ready to elaborate.” “Aren’t you aware that I am a government employee?” “Why don’t you spare me from that?” Even when effort was made to explain that the responses were to be treated confidentially and that no name, job title or agency was to be revealed in the report, many of these respondents were not convinced. All they minded about was not to risk their jobs. However, the selected city residents were not that sensitive about these dynamics. They revealed that the unofficial political influence of high-ranking government officials was strongly significant in explaining Kampala’s urbanisation (Table 4.1 and Table 4.2).

Moreover, even when few key informants substantiated this influence, the reasons they gave as shown in Figure 4.2 were very revealing. These reasons indicate that the excessive unofficial political influence that high-ranking government officials exercised translated into negative urban consequences in Kampala. Indeed, the reasons indicate that the physical developments that these officials established with impunity and those put up under the military threats or protection that these officials provided to other developers were not permitted by city authorities and were therefore, illegal. This implies that the developments were not compliant with the kind of urbanisation that was administratively and technically deemed appropriate for Kampala City. The unofficial political influence behind such illegal developments was exercised with such impunity that even when KCCA interfered or made efforts to stop them, the efforts were threatened with military action or thwarted by powerful government officials. This influence raises serious policy matters. As a policy matter, Kampala cannot urbanise in a planned way when this influence is not minimised. What needs to be done is to adequately empower KCCA in a manner that enables it to operate independently of any unofficial political influence. Turning to the laxity in KCCA's enforcement and monitoring of urbanisation in Kampala, the ways key informants gave to justify it as one of the dynamics are summarized in Figure 4.7.

Figure 4.7: Frequency Distribution of Ways KCCA’s Laxity in Enforcement and Monitoring Explain Kampala’s Urbanisation (N = 24)



Source: Based on the author’s research, 2015

The analysis of the ways in Figure 4.7 suggests that most of the key informants justified laxity in KCCA’s enforcement and monitoring by arguing that those responsible for ensuring that physical developments are established in Kampala in a planned manner were inadequately facilitated (79.2%), poorly paid (75%), and held superstitious beliefs (50%). These reasons indicate that Kampala City authorities cannot effectively enforce and monitor Kampala’s urbanisation if they are insufficiently facilitated, poorly paid and superstitious. The failure to effectively perform these administrative functions is one of the reasons why Kampala urbanised in an unplanned manner. Even the findings in Figure 4.5 indicate that 62.5% of the key informants showed that people exploited the laxity in KCCA enforcement and monitoring to put up buildings without approved plans. Accordingly, dealing with this laxity is necessary. A scrutiny of its causes reveals that

what needs to be done at a policy level is to improve the facilitation and motivation of KCCA officials in charge of enforcing and monitoring the observance of the physical planning regulations with which physical developments are supposed to comply in order to urbanise Kampala in a planned manner.

As far as bribery and corruption were concerned, one of the key informants who identified them as dynamics substantiated them as follows:

Some developers give kickbacks to the unethical or corruptible (Kampala) city officials to authorize the construction of their developments. These kickbacks may be good or bad. They are good when they are intended to speed up authorisation of urban developments that are in line with Kampala's urbanisation plan, but they are bad when they result into authorising developments that are illegal (Interview held with a Divisional Mayor on February 8, 2014).

The preceding results suggest that bribery and corruption were dynamics viewed to have had a dual effect on Kampala's urbanisation. These dynamics led to positive changes if kickbacks were given to facilitate speeding up of legally and technically appropriate urban developments. The dynamics however, also led to negative changes if kickbacks were intended to motivate city officials to authorize construction of illegal developments.

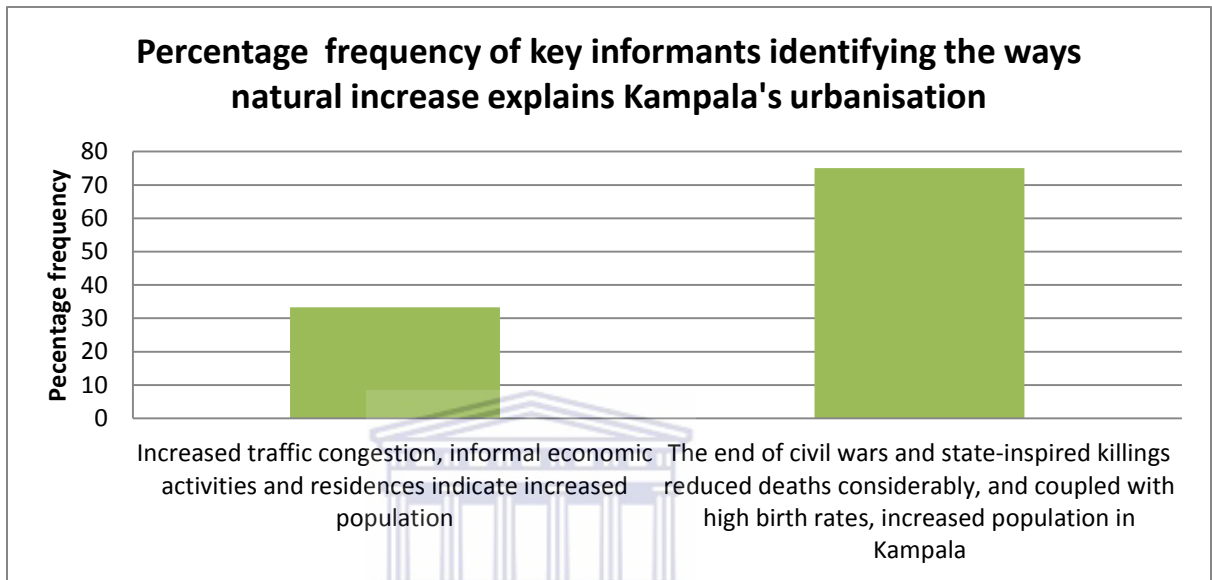
One of the key informants who identified lack of love and care for Kampala as one of the informal dynamics explaining Kampala's urbanisation substantiated it as follows:

Many of the people who dwell and work in Kampala do not care about the cleanliness and orderliness of the city. They construct kiosks anywhere. They dump garbage anywhere: in drainage channels, on the streets, in trenches, freedom squares, anywhere.... Some people through the waste through their car windows as they are driving. The level of making the city look untidy is high. People put up posters for political candidates and for purposes of advertising anywhere: On the walls of city buildings, electricity poles, on the billboards, walls of flyovers, and so on. This makes the city dirty.

The finding suggests that the manner in which people handle waste, construct kiosks, and use poster adverts translate into Kampala to urbanise as a dirty and disorderly city.

Key respondents who identified natural population increase as a dynamic responsible for urban changes in Kampala city defended their view as presented in Figure 4.8.

Figure 4.8: Frequency Distribution of Ways Natural Population Increase Explain Kampala’s Urbanisation



Source: Based on the author’s research, 2015

The analysis of the findings in Figure 4.8 reveals that most of the key informants (75%) showed that the natural population increase that accounted for Kampala’s urbanisation during the period 1990-2013 was due to a considerable reduction in deaths coupled with high birth rates. The reduction in deaths was as a result of ending civil wars and state-inspired killings. It should be noted that not only do these findings give credence to the observations made by UBOS (2013) about how the end of civil wars led to the reduction in deaths. They also reveal that there was another factor, which involved ending state-inspired killings. This factor suggests that the death of some of the Ugandans was instigated by governments in power. Fortunately, these killings were ended. The fact that Kampala’s urbanisation was explained by a combination of reduced deaths and high birth rates implies that in terms of policy, attention needs to be put on how to plan for urbanisation that can accommodate the inevitable internal population growth.

In summary, the findings obtained from city residents and key informants reveal that between 1990 and 2013, Kampala's urbanisation was strongly explained by its attractiveness based on the belief that the city offered easy access to employment and market opportunities to jobseekers and job-makers, respectively. Being attracted to a city because of this belief supports Mukiibi (2011), Pacione (2005) and Mondal (www.yourarticlelibrary.com, accessed September 20, 2014) each of whom identify such a belief as one of the informal dynamics that lead to urbanisation. However, as Peng et al (2000) argues, this belief reveals not so much that Kampala City actually offers employment and market opportunities, but rather the reality that such opportunities are lacking in areas from where people migrate. This was substantiated by yet the other dynamics revealed by the respondents, which constituted excessive rural poverty and underdevelopment.

The dynamics in form of excessive rural poverty and underdevelopment effectively allude to the fact that employment and market opportunities were indeed lacking in the villages. The reasons given in Table 4.3 to substantiate these dynamics make it clear. The influx of the youths into Kampala after selling large chunks of land to buy motorcycles; the migration of people to Kampala in order to engage in informal and quick money generating activities; and people's preference to stay in Kampala slums than to go to villages are all indicators of lack of employment and market opportunities in the villages. Even the people who migrated to Kampala as a result of civil wars or harsh political conditions prefer to stay and work in Kampala because villages do not offer money-generating opportunities.

Consequently, the findings suggest that there is need to adopt a balanced development model that can facilitate the creation of employment and market opportunities required to keep people in their areas instead of migrating to Kampala. Employment opportunities can be created by empowering people to use the resources in their surrounding environment to create jobs rather than look for them in Kampala. Market opportunities can be created by encouraging village-based cooperative societies that can buy people's products and look for the markets as collective entities. In fact, this used to be the case

before the onset of the 1990s and it worked as it kept many people in their areas; for they did not have to migrate to Kampala in order to look for the market of their products.

The findings from both categories of respondents also show that the manner in which Kampala urbanised between 1990 and 2013 was strongly influenced by unofficial political influence. Unofficial political influence is essentially informal, implying that the urbanisation that comes about as a result of it is also informal. In fact, findings from key informants revealed that all the developments that defined Kampala's urbanisation as a result of this influence were illegal and not compliant with the city's master plan and physical planning regulations.

The findings from both categories of respondents indicate further that unofficial administrative dynamics that involved bribing of corrupt officials in Kampala city authorities explained Kampala's urbanisation positively and negatively. The kickbacks that some developers gave to the unethical Kampala City officials to speed up the authorisation of planned developments led to planned urbanisation. However, bribes that led to authorizing developments that were illegal led to unplanned urbanisation. At the policy level, bribes that cause unplanned urbanisation need to be discouraged by subjecting involved parties, especially the officials who demand for them to serious legal consequences, including loss of job, imprisonment, recovery of the bribes and/or confiscation of the property purchased or constructed using them.

Although the politicking that was also identified as one of the dynamics did not have much influence on the manner in which Kampala urbanised, it was significant enough to deserve policy attention. Indeed, opposition politicians reportedly sabotaged government programmes for urban-rural migration and for reorganising and reconstruction of Kampala. However, one of the key informants defended opposition politicking by arguing that it was against the programmes because not only were they not leading to planned urbanisation. They were also not implemented while observing social justice. At a policy level, these two opinions need to be addressed in a manner that ensures that city

authority officials in the ruling party and those in the opposition work harmoniously together in a manner that ensures that Kampala urbanises in a planned way.

Kampala further urbanised as a result of rich people converting surplus capital into replacing old structures by better physical developments. While this was necessary as Harvey (2008) argues, the manner in which it was executed left a lot to be desired. As findings obtained from one of the key informants revealed, most of the redevelopments carried out in Kampala did not pay attention to the plight of the ordinary people. There was no social justice at all. This was unconstitutional as per Part XI (iii) of the national objectives and directive principles of state policy recognised in the 1995 Constitution of Uganda. This Part spells out that, “In furtherance of social justice, the State may regulate the acquisition, ownership, use and disposition of land and other property, in accordance with the Constitution.” Accordingly, rich people redeveloping Kampala without regard to social justice were not good. It infringed on what Harvey (1985b) refers to as people’s right to the city, thereby leading to increased chaos and crime in the city. At the policy level, this capitalistic way of urbanising Kampala needs to be regulated in order to avoid the ramifications which, according to Harvey (2008, 2009) occurred in Paris, France in form of a full-blown revolution.

Furthermore, findings from both the key informants and city residents suggest that Kampala urbanised because of its internal population increase that resulted from a considerable reduction in deaths coupled with high a birth rate. The findings are therefore consistent with Peng et al.’s (2000) argument that natural population increase that causes urbanisation is not only as a result of increased births. It is as a result of the combination of reduced deaths and increased births. The findings are also consistent with UBOS (2013) that indicates that Uganda’s birth rates have always been high, but the rapid increase in Kampala’s population from the 1990s was mainly because deaths dropped during this period due to a significant reduction in the scale of violence in the country. Unlike in the 1970s and 1980s when deaths due to violence were many in Kampala, the period from the 1990s witnessed peace.

Last but not least, findings from city residents indicate that the way Kampala urbanised in the period 1990-2013 was also explained by lack of patriotism and love, poor urban culture and lack of knowledge about how to live in an urban area as other dynamics (Figure 4.1). The negativity with which these dynamics were reported was corroborated by key informants who summarised it as lack of love and care for Kampala (Figure 4.2). This attitude led to the un-cleanliness and disorderliness of the city. Lack of patriotism and love for the city, poor urban culture, and lack of knowledge about how to live in an urban area all allude to people who are not concerned about how to ensure that Kampala urbanises as clean and orderly city. After establishing the informal dynamics explaining Kampala's urbanisation, further effort was made to investigate those of a formal nature. Findings are presented in the next chapter.

4.3 Summary

This chapter has presented the interpretation of findings in response to the first objective of the study. This objective focused on analysing the informal dynamics that explain the manner in which Kampala urbanised between 1990 and 2013, and their implications for an alternative policy for guiding Kampala to urbanise in a planned manner. Analysing these dynamics was based on the premise that as forces or processes that occur without formal sanctioning, they play a critical role in the way cities urbanise. This way, they reveal what policy makers can do in order to develop urban policies that can be used to deal with them in a manner that ensures that cities urbanise systematically. Attaining this end made it necessary to understand those determining how Kampala urbanised between 1990 and 2013. The approach involved administering self-administered questionnaire to city residents and interviews to key informants. This chapter has covered the informal dynamic of Kampala's urbanisation as revealed by key informants, their policy implications, and resident's satisfaction. It also provides tables and figures explaining the frequency distribution of the Kampala's urban dynamics.

CHAPTER FIVE

Formal and Residents' Satisfaction Dynamics of Kampala's Urbanisation and their Policy Implications

5.0 Introduction

This chapter focuses on the presentation and interpretation of the findings obtained in response to the second and third objectives of the study. The second objective investigates the formal dynamics that explain the urbanisation of Kampala from 1990 to 2013. The third objective focuses on establishing the dynamics defining residents' satisfaction with urban changes that resulted from formal dynamics undertaken during the same period. These dynamics are presented together based on the assumption that residents' satisfaction dynamics are closely linked to the consequences of formal dynamics. As to why they each were investigated is explained in their respective sections. It suffices to note that both were established by administering a questionnaire to the selected Kampala city residents and interviewing the selected key informants. The formal dynamics were further investigated using document review. The reviewed documents were those that key informants had identified as the legal instruments enacted between 1990 and 2013 to guide Kampala's urbanisation. The documents were therefore reviewed to substantiate Kampala's legal dynamics that had been specified by these respondents.

Subsequently, the organisation of this chapter is as follows. The first part of the chapter presents findings on formal dynamics as revealed from all the data sources mentioned above. It begins by presenting findings obtained from city residents. Thereafter, findings from the key respondents and document review are presented in a triangulated manner. This is intended to ensure that the presentation of the findings is logical. The second part of the chapter presents findings obtained from city residents and key informants on the satisfaction of dynamics responsible for Kampala's urbanisation.

5.1 Formal Dynamics of Kampala's Urbanisation and their Policy Implications

Formal dynamics were investigated because they determine how cities like Kampala urbanise from the official perspective. In so doing, they indicate what policy makers can do in order to develop urban policies that can deal with them in a way that ensures that cities urbanise in a planned manner. Understanding those determining how Kampala urbanised between 1990 and 2013 was therefore necessary. As explained above, this part begins with findings obtained from city residents. The findings obtained from key informants and reviewed documents are presented thereafter.

5.1.1 Formal Dynamics of Kampala's Urbanisation as revealed by City Residents

The selected city residents were asked to use a Likert scale of responses running from strongly disagree through disagree, not sure and agree to strongly agree to indicate whether the statements administered to them embedded formal dynamics that accounted for Kampala's urbanisation. The responses were subjected to exploratory factor analysis following Field's (2005) observation as pointed out earlier. The findings obtained from the analysis are summarised in Table 5.1.

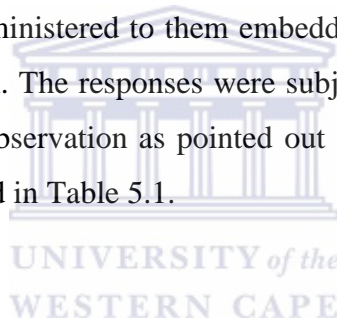


Table 5.1: Factor Analysis Identifying Formal Dynamics Explaining Kampala's Urbanisation (1990-2013), as reported by City Residents

Questionnaire items (Indicators of dynamics)	Principal components (Dynamics)			
	1	2	3	4
It has since 1990 been easy to put up a business kiosk in Kampala city without an approved plan	.888			
It has since 1990 been easy to build a residence in Kampala city without an approved plan because of weak enforcement laws	.681			
It has since 1990 been easy to build a factory in Kampala city without getting approval from Kampala City Authority	.587			
Kampala city authorities have since 1990 been reconstructing the roads in the city following an urban plan that will make the city better	.577			
The different telecommunications networks established in Kampala since 1990 follow the city's urbanisation plan	.529			
It has since 1990 been easy to build a residence in Kampala city without an approved plan	.522			
Kampala city authorities have since 1990 been reconstructing market places following a city plan	.519			
My residence was built after 1990 based on an approved architectural plan	.503			
The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budgets only when the city's leaders are politically affiliated to the ruling party		.875		
The efforts that Kampala City Authority has been putting into the reconstruction of marketplaces since the 1990s are politically motivated by government		.842		
Kampala City Authority's roads reconstructions are politically motivated by government		.813		
Instead of losing political support, government has since the 1990s been preferring to keep people in undeveloped areas of Kampala than move them away and develop the areas as required		.767		
It has since 1990 been easy for government to require people known to support opposition to move away from public estates in Kampala city so as to redevelop the estate as required		.670		
The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budget only when the city's leaders are politically in opposition		.509		
Establishing a foreign-based company anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors			.733	
Establishing a factory anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors			.711	
Government has since 1990 been preferring promoting industries and companies to protecting the environment in Kampala city			.699	

Questionnaire items (Indicators of dynamics)	Principal components (Dynamics)			
	1	2	3	4
Government has since 1990 been preferring to give land to investors to develop it to keeping it to Kampala dwellers who cannot develop it to required urban standards			.644	
Government has since 1990 enacted policies for redeveloping Kampala city into a better urban centre			.509	
My right of ownership of the land where I built my residence has never been tampered with throughout the period 1990-2013 because it is constitutionally protected				.775
I leased the land on which I built for over 49 years in order to secure it constitutionally nothing has changed since 1990				.511
Eigen values	4.98	4.32	2.42	1.59
Percentage of variance	16.77	15.11	15.09	2.55
Cumulative percentage of variance	16.77	31.88	46.97	49.52

*Extraction Method: Principal Component Analysis. Rotation Method: Varimax with Kaiser Normalization.
Source: Based on the author's research, 2015*

The findings in Table 5.1 indicate that four components were generated from the responses given by city residents to the questionnaire items administered to them to identify the formal dynamics of Kampala's urbanisation. Component '1' was identified as official administrative dynamics, '2' as official political dynamics, '3' as government investment promotion policy dynamics, and '4' as legal dynamics. The Eigen values in Table 5.1 were all greater than one, implying that all these dynamics explained Kampala's urbanisation in a significant manner. These findings suggest that to city residents, the dynamics that explained Kampala's urbanisation strongly included the official administrative and political dynamics as well as government investment promotion policy dynamics.

The findings therefore concur with Sachs-Jeantet (2006) who observes that official administrative dynamics explain the urbanisation of cities, John (2005) who argues that official political dynamics explain this urbanisation, and Adhikari (2011) who points out that investment policies pursued by governments account for how cities urbanise. The findings also support the observations made by World Bank (2002) and John (2005) that the dynamics that account for a city's urbanisation tend to be administrative, political and legal in nature. The findings also concur with Annez and Buckley (2009) and Natrass

(1983) both of whom argue that the investment policy pursued by government is one of the dynamics that explain the urbanisation of cities like Kampala. In addition to showing this consistency, the findings indicate the details of how the dynamics explained Kampala's urbanisation during the period 1990-2013. This is depicted by the variance and correlation values as explained henceforth.

The cumulative percentage of variance in Table 5.1 indicates that together, the preceding dynamics explained 49.52% of the variation in Kampala's urbanisation. This indicates that close to 50% of the way Kampala urbanised was, to city residents, explained by these formal dynamics. The percentage of variance indicates that official administrative dynamics accounts for the largest proportion (Variance = 16.77%), implying that these were formal dynamics most responsible for the variation in Kampala's urbanisation. Similarly, official political dynamics were the second most accountable dynamics (Variance = 15.11%). These were closely followed by government investment promotion policy dynamics (Variance = 15.09%). The dynamics that claimed the least variation in Kampala's urbanisation were the legal dynamics (Variance = 2.55%). These findings suggest that to city residents, the formal dynamics that accounts for Kampala's urbanisation were mostly official administrative dynamics followed by official political dynamics, government investment promotion policy dynamics, and then by legal dynamics.

The specific manner in which the dynamics accounted for Kampala's urbanisation is manifested by the correlations in Table 5.1. A scrutiny of the magnitudes of these correlations reveals that the indicator that related highest with official administrative dynamics is the one showing that it was since 1990 easy to put up business kiosks in Kampala city without approved plans (Factor loading = .888). Similarly, the correlation in Table 5.1 show that the indicator that related highest with official political dynamics was that which involved the incumbent government releasing much of the money required to finance Kampala's budget only when the city's leaders are politically in opposition (Factor loading = .875).

Furthermore, the indicator that related highest with government investment promotion policy dynamics was that which involved permitting establishment of foreign-based companies anywhere in Kampala city as a way of attracting foreign investors (Factor loading = .733). The indicator that related highest with legal dynamics involved not tampering with city residents' right of ownership of the land where they built their residences because of being constitutionally protected (Factor loading = .775). Since these were the indicators that related highest with each of the identified formal dynamics, they were further investigated to establish how city residents perceived the manner in which they occurred.

The investigation involved running descriptive analysis based on the 5-point Likert scale made up of strongly disagree (1), disagree (2), not sure (3), agree (4) and strongly agree (5). The findings are shown in Table 5.2. It should be noted that for all the items, the results are shown in Appendix M.

Table 5.2: City Residents' Description of the Main Indicators of Formal Dynamics Explaining Kampala's Urbanisation

Dynamics	Indicators of dynamics	Description (N = 720)			
		Min	Max	Mean	Std.
Official administrative dynamics	It has since 1990 been easy to put up a business kiosk in Kampala city without an approved plan	1	5	4.77	.098
Official political dynamics	The incumbent government has since 1990 been releasing much more money to finance Kampala's budgets only when the city's leaders are politically affiliated to the ruling party	1	5	4.56	.113
Government investment promotion policy dynamics	Establishing a foreign-based company anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors	1	5	4.84	.044
Legal dynamics	My right of ownership of the land where I built my residence has never been tampered with throughout the period 1990-2013 because it is constitutionally protected	1	5	3.56	3.918

Source: Based on the author's research, 2015

The analysis of minimum and maximum values in Table 5.2 reveals that respondents' description of the items that were assumed to be indicators of the formal dynamics of Kampala's urbanisation was between strongly disagree (Min = 1) and strongly agree (Max = 5). This implies some of the respondents strongly disagreed and others strongly agreed that the indicators represented these dynamics. However, with exception of the standard deviation corresponding to the first indicator in Table 5.2, the magnitudes of the standard deviations were all less than 1. This implies that there was low dispersion in the response pattern city residents provided per indicator. Therefore, these respondents' description of each indicator did not deviate much from the average description. Much deviation was only recorded in the manner in which they responded to the main indicator of legal dynamics. This description is depicted by the mean values.

The analysis of the mean values reveals that with the exception of the value corresponding to the first indicator in Table 5.2, they are all close to '5'. This implies that city residents strongly agreed to most of the indicators, suggesting that the corresponding dynamics explained Kampala's urbanisation remarkably. In particular, city residents strongly agreed that the incumbent government had since 1990 been releasing much of the money required to finance Kampala's budgets only when the city's leaders were politically affiliated to the ruling party (mean = 4.56, Std. = .113). They also strongly agreed that establishing a foreign-based company anywhere in Kampala city had since 1990 been easy because of government policy of attracting foreign investors (mean = 4.84, Std. = .044) and that it had since 1990 been easy to put up a business kiosk in Kampala city without an approved plan (mean = 4.77, Std. = .098).

However, city residents just agreed (mean = 3.56, Std. = 3.918) that their right of ownership of the land where they built their residences was not tampered with throughout the period 1990-2013 because of being constitutionally protected. Agreeing to this indicator implies that legal dynamics were perceived by city residents as being weak in explaining Kampala's urbanisation as a result of constitutional protection of people's land rights. It should be noted that the standard deviation of 3.918 was large, suggesting high deviation in the response pattern obtained with respect to these dynamics. In this

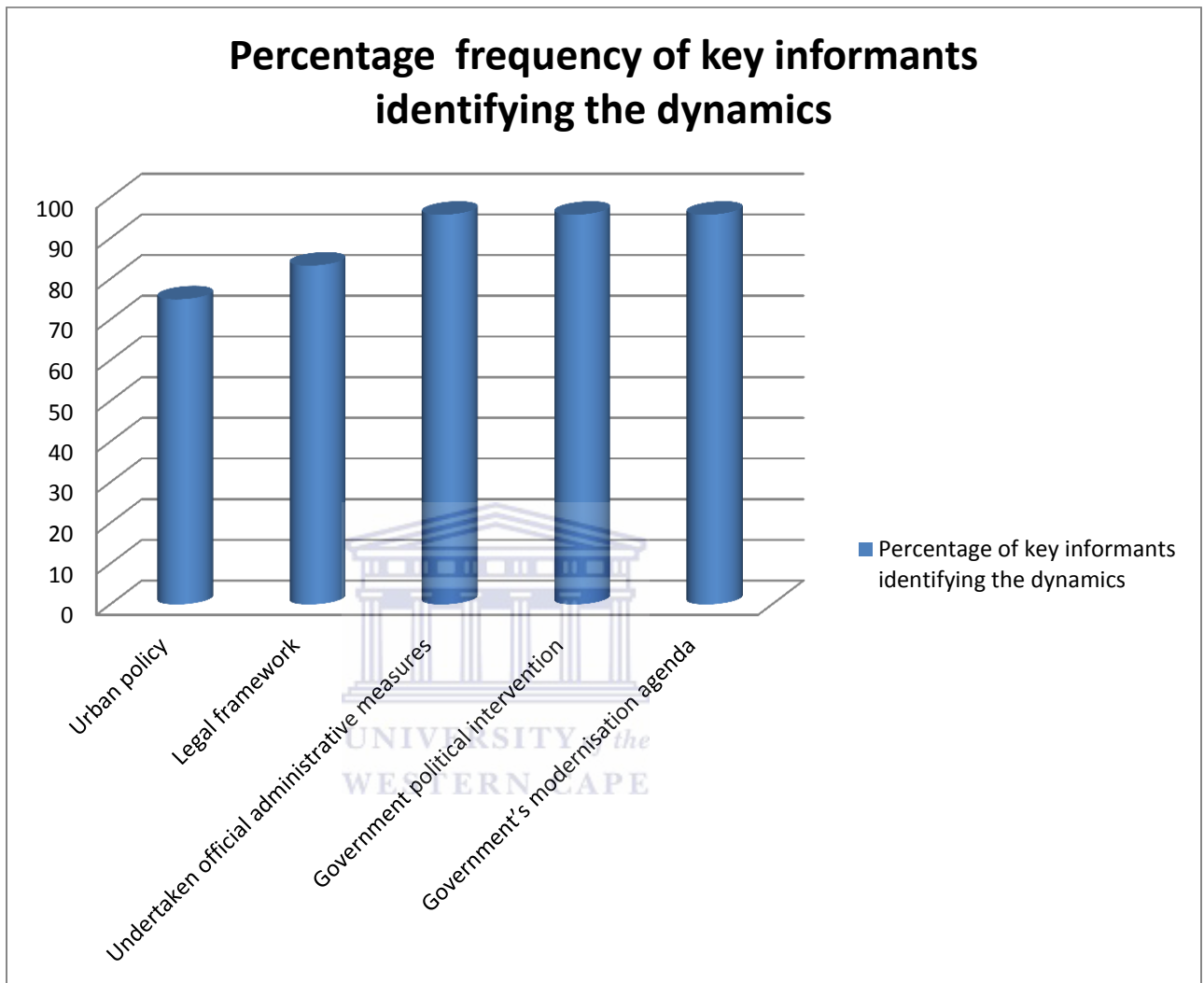
case high deviation implies that individual responses from city residents deviated much from the average response.

Generally, the preceding findings indicate that to city residents, the formal dynamics that strongly explained Kampala's urbanisation during the period 1990-2013 included official administrative dynamics manifested in the form of people finding it easy to establish business kiosks without approved plans. This suggests that there was laxity in official administrative issues as far as enforcing construction of these kiosks based on approved plans was concerned. The formal dynamics revealed by the city residents further included official political dynamics that occurred in form of the incumbent government releasing much of the money required to finance Kampala's budgets only when the city's leaders were politically affiliated to the ruling party. The government investment promotion policy dynamics were also perceivably strong in explaining Kampala's urbanisation and those that were at the forefront included allowing foreign-based companies to be established anywhere in Kampala city as a way of attracting foreign investors. The policy implications of these findings are discussed together with those depicted by the findings obtained from the key informants as presented below.

5.1.2 Formal Dynamics of Kampala's Urbanisation revealed by Key Informants and from Document Review

To corroborate the findings obtained from the selected city residents, further effort was made to interview the selected key informants about the formal dynamics that explains Kampala's urbanisation. As elaborated in Chapter Three (Table 3.1), the interviewed key informants included the officials who are in charge of managing Kampala's urbanisation politically, administratively and in terms of service provision. These respondents were asked to identify the dynamics that accounted for Kampala's urbanisation from 1990 to 2013. Thematic and descriptive analysis of their responses led to findings shown in Figure 5.1.

Figure 5.1: Frequency Distribution of Formal Dynamics Explaining Kampala's Urbanisation from 1990 to 2013, as reported by Key Informants



Source: Based on the author's research, 2015

Figure 5.1 summarises the dynamics that key informants identified to explain Kampala's urbanisation between 1990 and 2013. The fact that these dynamics were revealed by at least 75% of the key informants suggests that their influence on the Kampala's urbanisation was so remarkable that it was noticed by most of these respondents. In fact, most of the dynamics were revealed by 95.8% of these respondents. A glance at the revealed dynamics reveals that they included the undertaken official administrative measures, government political intervention and modernisation agenda, the legal

framework and urban policy. These findings are essentially consistent with the studies of Gervase (2010), Yemek (2005), Ndengwa (2002), Natrass (1983). Each of these studies indicates that at least one of the dynamics shown in Figure 5.1 explains how cities like Kampala urbanise.

To understand more about how the dynamics identified in Figure 5.1 explained Kampala's urbanisation, key informants were further asked to substantiate why they thought that each of the dynamics was accountable. The findings are presented in the following subsections.

5.1.2.1 Formal Administrative Dynamics

When the key informants were asked to substantiate how the official administrative dynamics explained Kampala's urbanisation, thematic and descriptive analysis of their responses led to findings shown in Figure 5.2.

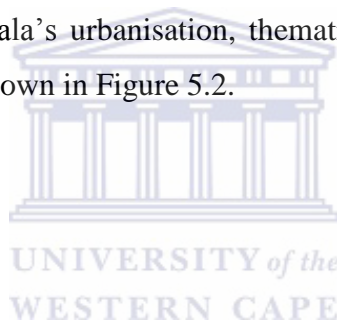
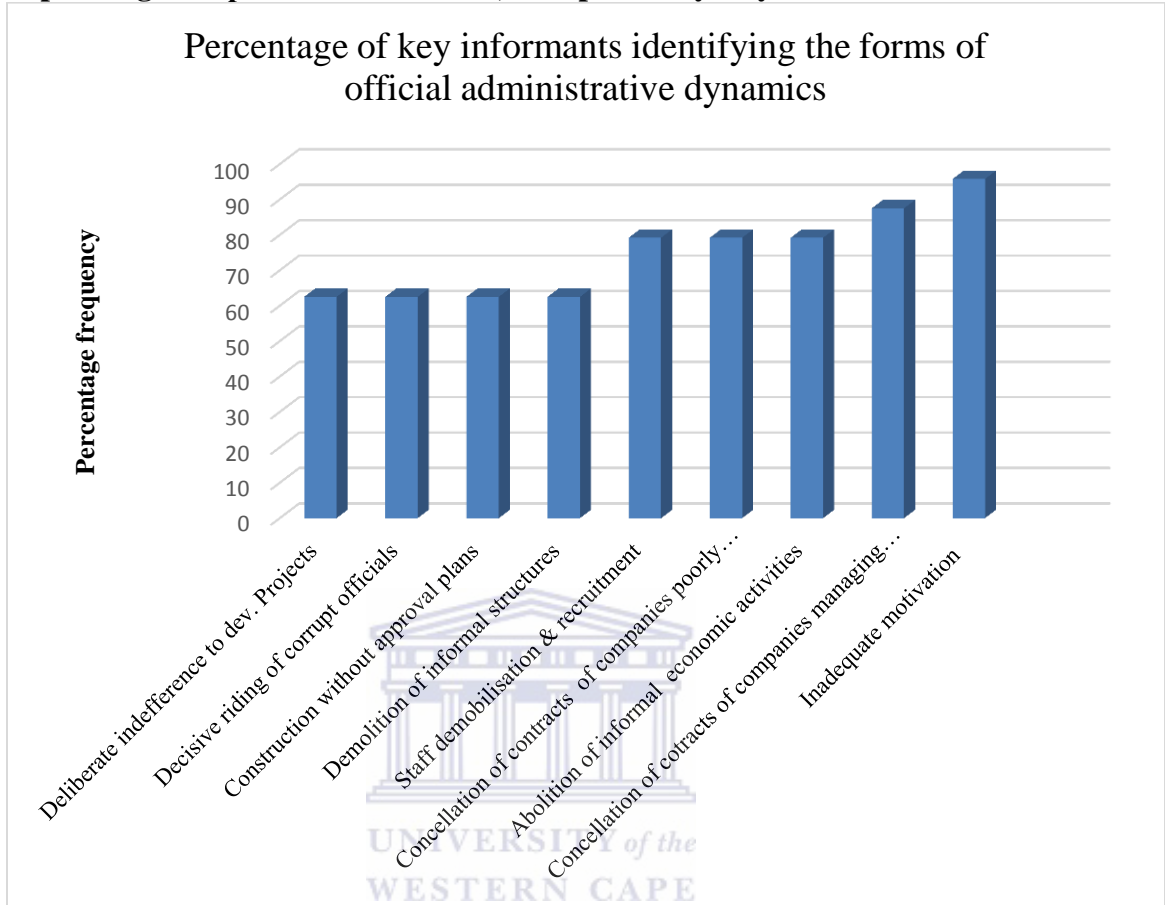


Figure 5.2: Frequency Distribution of Forms of Official Administrative Dynamics Explaining Kampala’s Urbanisation, as reported by Key Informants



Source: Based on the author’s research, 2015

From the frequency distribution, the formal administrative dynamics in Table 5.4 were reported by at least 62.5% of key informants. This suggests that each of the dynamics was revealed by at least 63% of the selected key informants. The analysis of the dynamics suggests that apart from deliberate indifference to development projects backed by high-ranking government officials, all the dynamics focused on halting all the activities that contributed to Kampala’s unplanned urbanisation. The findings therefore support the argument made by Omwenga (2010) and Braun, vander Berg and vander Meer (2007) that official administrative dynamics involve directorial actions against urban changes deemed unnecessary, unplanned or leading to undesired urbanisation. Of course the dynamics which translate into planned urbanisation are commendable. However, the effectiveness of those in Figure 5.2 was compromised by those that pulled in the opposite direction. These included the inadequate motivation and deliberate

indifference to development projects that were backed by high-ranking government officials. Not much can be expected from inadequately motivated officials who also demonstrate deliberate indifference. In fact, when the key informants were asked to explain the weaknesses that were associated with the formal dynamics which explained Kampala's urbanisation, weaknesses related to administrative dynamics emerged strongly. In particular, one of the key informants replied as follows:

Although the executive leadership of KCCA is trying to prevent and halt unplanned urbanisation of Kampala, many forces are pulling us back, leading to realising far less than what we need to do in order to bring about planned urbanisation. The level of demoralisation is high among employees. Vulnerability to bribery is high. Some senior KCCA officials work politically rather than administratively or professionally... They demolish illegal buildings selectively. Buildings that belong to senior government officials or those well-connected to the powers that be are not touched (Interview held with one of the directors of KCCA on April 4, 2014).

The finding above suggests that Kampala city officials are not motivated enough to perform their administrative work effectively. It also reveals that the officials are highly vulnerable to bribery and that some of them, especially those at the senior level work politically rather than professionally. This presupposes that some Kampala city officials advance political interests rather than working to address Kampala's urban dynamics.

Another key respondent noted:

Well, many of the administrative measures taken to decongest Kampala and improve the manner in which it is urbanising are very unpopular they do not pay attention to social justice. Most of the low income earners are largely the victims of the measures. Their small businesses are destroyed as a result of removing them from road and railway reserves, off the verandas of city streets and from other places where they are not supposed to be as per Kampala's master plan. However, KCCA does not but they are not compensated arguing that those affected are not entitled because they occupy the places illegally. This approach is however, unfair because many of the victims present evidence that they were authorised and actually licensed by Kampala city authorities. The fact that removing them from the places is unavoidable as it requires government to compensate the victims or provide them with alternatives as social justice demands (Interview held with one of the directors of KCCA on April 4, 2014).

In short, the foregoing narrative indicates that most of the official administrative dynamics do not pay attention to social justice especially incidences when urban

authorities fail to recognise that livelihood of some city residents is dependent on their business activities.

Yet another key informant replied:

The administrative measures are well-intentioned, but they are narrow-focused. They only centre on Kampala city centre. KCCA needs to consider decongesting the city by working together with neighbouring districts. The repair of taxi parks should be reinforced by satellite taxi and bus parks outside the radius of 20 kilometres from the city centre (Interview held with a Divisional Mayor on February 19, 2014).

The narrative above indicates that the administrative dynamics KCCA was taking were lacking in strategic focus.

The foregoing findings indicate that a number of formal administrative dynamics were taken to ensure that Kampala urbanised in a planned manner. These included cancellation of contracts of companies managing taxi parks, the city's public transport services and marketplaces, and demolition and abolition of informal economic activities and structures. Other dynamics included decisive ridding of KCCA's corrupt officials through staff dismissal and replacement in order to improve employee efficiency and effectiveness; and closure of arcades constructed without following the approved plans. These dynamics were clearly intended to restore planned urbanisation in Kampala. However, they have achieved little success due to the administrative weaknesses that works against their effectiveness. The weaknesses included deliberate indifference, lack of strategic focus, working politically rather than professionally, staff demoralisation and vulnerability to bribery, and failure to pay attention to social justice when executing many of the official administrative measures. The fact that these weaknesses compromised promotion of planned urbanisation in Kampala, they reveal a number of implications regarding the kind of policy needed to address them.

Specifically, deliberate indifference needs to be done away with because it is displayed in relation to developments established under unofficial political influence, which, according to findings presented in Table 4.1, Table 4.2 and Figure 4.2, were at the vanguard of causing unplanned urbanisation. Findings reveal this indifference as a form

of official administrative dynamics, but Share the World's Resources (2010) considers it as a form of official political dynamics. This suggests that not taking action against physical structures established under such influence was a form of politics that KCCA administrative officials exercised. This is confirmed by Figure 5.2, which indicates that some KCCA officials are working politically rather than professionally. Accordingly, dealing with deliberate indifference requires ridding KCCA of such officials.

Identifying inadequate staff motivation as one of the official administrative dynamics explaining Kampala's urbanisation suggests that it was formally recognized that city officials were poorly paid. Of course most of Kampala's public officials are poorly paid and government is aware of this as UNDP (2010) points out. However, citing it as a force behind the manner in which Kampala urbanised between 1990 and 2013 presupposes the fact that poor pay adversely affected this urbanisation by demoralising KCCA officials and lowering their work effectiveness. It is therefore one of the reasons that explain why many of the city's authority officials are reluctant to monitor and enforce planned urbanisation, a weakness which job-makers exploit to put up business kiosks without approved plans, and one which, according to city residents, was the best descriptor of how official administrative dynamics accounted for Kampala's unplanned urbanisation (Table 5.1). It also explains why some KCCA officials were vulnerable to the rich private developers who use bribes as means of establishing illegal developments, thereby contributing to the city's unplanned urbanisation. Consequently, improving the motivation of KCCA official needs to be considered as an important element of a policy required to urbanise Kampala as a planned capital city.

It is important to note that Kampala cannot urbanise in a planned manner when KCCA officials lack the strategic focus of how to achieve this end. As findings indicate, this weakness needs to be minimised by ensuring that instead of redeveloping Kampala based on only an inward looking strategy, the city is reorganised while KCCA is working with local governments in the neighbouring districts. This will ensure that the features that attract people to Kampala are spread out to the places from where people are migrating. Working together with neighbouring local governments should not be construed to mean that Kampala should be extended politically and administratively.

Rather, it means having a greater built up environment managed by KCCA and other local governments in a harmonious manner. This is well explained by Xu and Yeh (2010) when discussing governance and planning of mega-cities.

The failure to pay attention to social justice when executing official administrative measures for urbanising Kampala in a planned manner needs to be stopped because it is a violation of people's right, which Harvey (1985b) describes as the right to city. KCCA needs to appreciate that Kampala is a city for all Ugandans, more so because it is both the commercial and administrative capital of Uganda. When administrative measures to reorganise this city involve affecting people in an adverse manner, KCCA needs to take them while putting social justice into account. As pointed out earlier, destroying the business kiosks of ordinary people without compensation or providing alternatives is a recipe for political disaster. In fact, as discussed in the next section, one of the reasons why government intervenes is to avoid negative political consequences.

5.1.2.2 Government Intervention (Formal political dynamics)

Figure 5.1 indicates that government intervention was another form of dynamics that explained urbanisation that occurred in Kampala during the period 1990-2013. Asked to substantiate how this intervention contributed to Kampala's urbanisation, one of the key informants responded as follows:

Ensuring that Kampala urbanises in planned manner often requires KCCA to take decisions that affect a significant number of ordinary citizens. When government detects that the consequences of some administrative measures are politically costly at a particular time, it comes in to halt the measures, even when they are legally backed. The halting is normally executed when the measures are construed to be giving the opposition in Kampala leverage over the ruling party. So, government comes in to cast itself as a 'saviour' to the ordinary citizens in Kampala, thereby deriving political capital (Interview held with one of the directors of KCCA on 23 February 2014).

The above finding indicates that government intervention contributed to Kampala's unplanned urbanisation by halting administrative decisions that were intended to bring about planned urbanisation. The finding indicates, however, that this kind of intervention

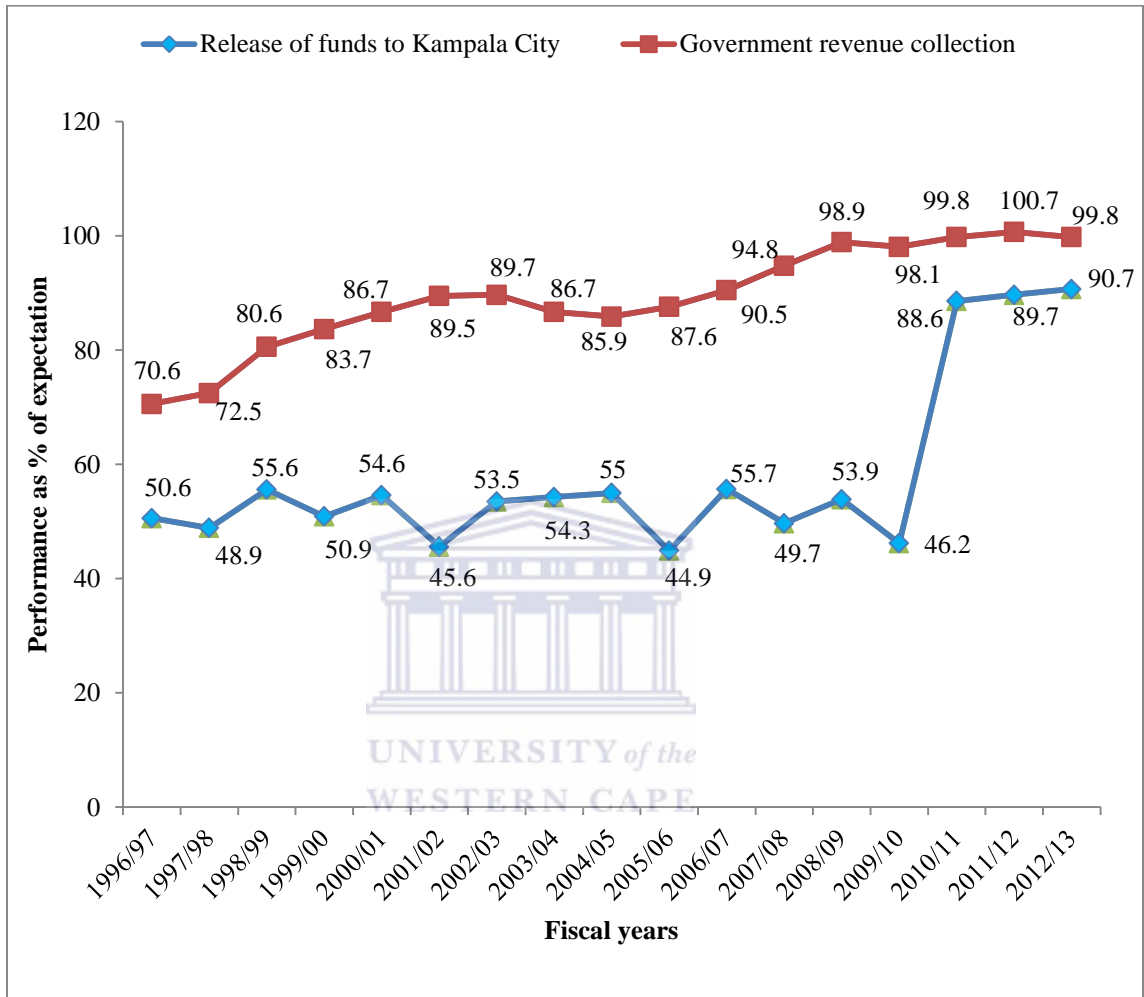
had an intention, which was to derive political capital. This finding therefore, confirms the observation made by Sulkin and Larsen (2003) that government can halt planned urbanisation in order to derive political capital. The finding also confirms King and Wybrow's (2001) observation that government intervention of this kind usually occurs after noticing that the urbanising actions taken administratively are politically costly.

Another key informant supported government intervention as a force explaining Kampala's urbanisation as follows:

When opposition-leaning politicians are voted in as the executive leaders of Kampala city (that is, as the Lord Mayor and divisional mayors), government tactically intervenes by releasing far less than the resources needed to facilitate these leaders' efforts to promote Kampala's urbanisation as planned. This intervention is intended to deliberately fail the voted opposition leaders, thereby casting them as non-performers (or blocked conduits of development as President Museveni prefers to call them). This is even evident in the manner in which government drastically increased the budget from an annual average of about 4 billion Ugandan shillings (US\$1,538,461.6) to close to 900 billion Ugandan shillings (US\$346,153,846.2) when Kampala was made an Authority, put under the Office of the President and the President given powers to appoint its Executive Director and the Minister in charge of it (Interview with one of the Divisional Mayors held on March 3, 2014).

The preceding finding suggests that the government of Uganda tactically intervened not only to deny opposition leaders a chance to build political capital out of promoting the urbanisation of Kampala as a planned city but also to ensure that the city urbanised as planned only when its executive leadership was directly under the control of the ruling party. This finding concurs with Jordan's (2003) argument that political dynamics by which governments intend to derive political capital tend to occur through government deliberate underfunding of city budgets. The fact that the government of Uganda released far less than budgeted funds whenever the city's executive leadership was controlled by opposition politicians and increased the release of funds when the city's executive leadership was put directly under the President's Office was further confirmed by a review of Kampala City budgets for the period 1996/97-2012/13. The review led to the findings summarised in Figure 5.3.

Figure 5.3: Performance of Government Revenue Collection and Financial Releases to KCCA as Percentages of Expectation



Source: Background to the Budget and Kampala City Budgets for the shown fiscal years

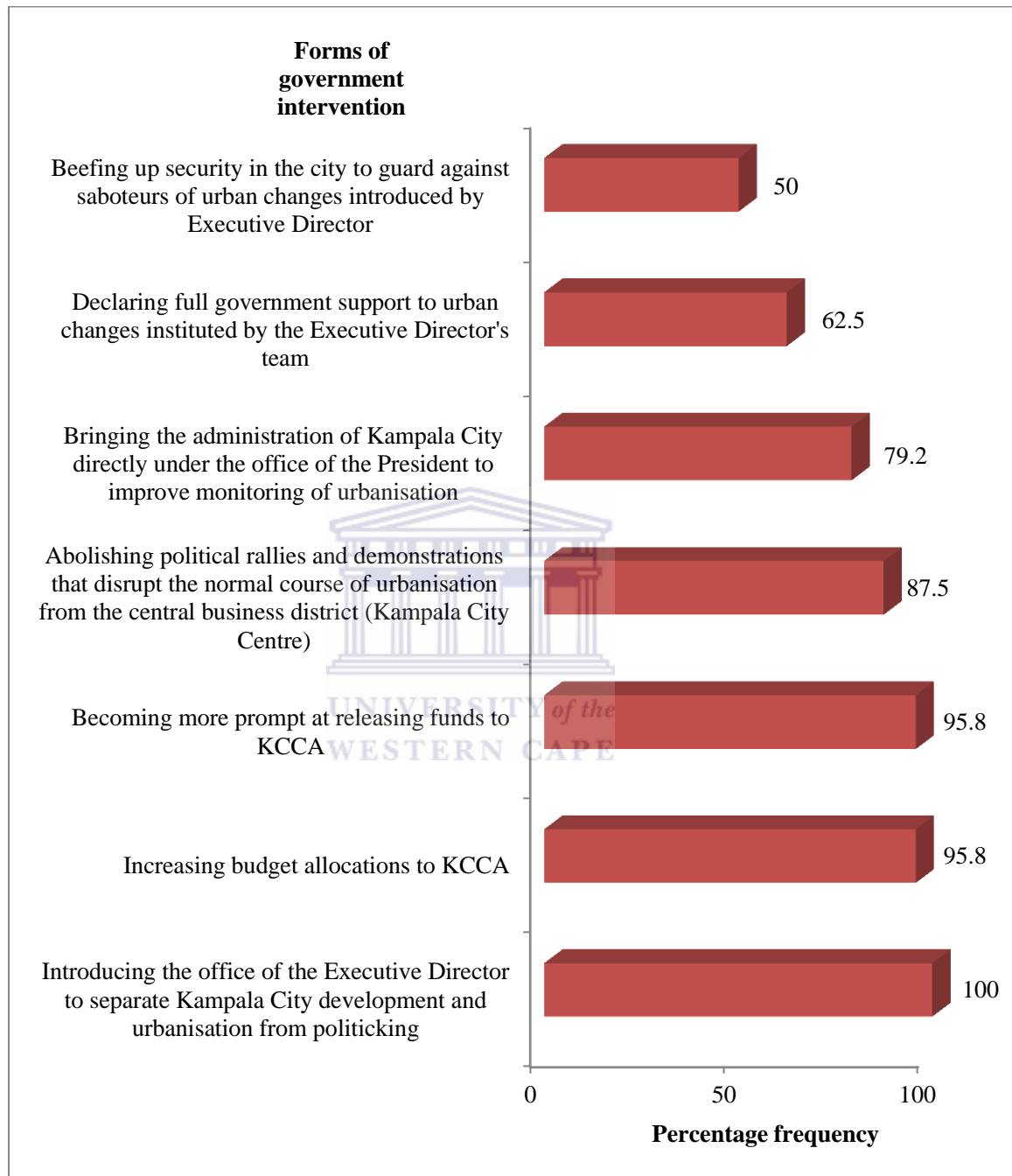
The fiscal years in Figure 5.3 begin from 1996/97 because, after staying in limbo since 1980, multiparty politics was rejuvenated in Uganda in 1996. The trend in Figure 5.2 indicates that from 1996/97 to 2009/10 fiscal year, the government of Uganda released between 49.7% and 60.7% of the budgets proposed to finance Kampala’s urbanisation activities. During this time, Kampala’s executive leadership was in the hands of the opposition (Goodfellow, 2013). The executive mayors of the city were opposition politicians. During the period 2011/12-2013/14, the release performance rose and started

oscillating between 88.6% and 90.7%. This period coincides with the time when Kampala's executive leadership was directly controlled by the ruling party under the President's Office (Conroy-Krutz & Logan, 2012). Evidently, the proportion of funds that government released to facilitate the urbanisation of Kampala depended on whether the city's executive leadership was under the ruling party or opposition.

I could argue that since Uganda operates a cash budget (MFPED, 2012), the performance of releasing funds to Kampala City authorities depended on the mobilised revenue. This argument however, becomes untenable when releases are compared to revenue collection. The trend in Figure 5.3 indicates that as a performance of expected revenue, government revenue collection was generally increasing throughout the period 1996/97-2012/13. It should however, be noted that as a matter of policy, government intervention into the urbanisation of Kampala, does not need to depend on the political interests of the ruling party, but on national interests. This is because depending on political interests satisfies only a few individuals in the ruling party, but depending on national interests promotes urbanisation for the common good of every citizen. This is what such countries that have greatly urbanised in a planned manner as the United States of America, Britain and other developed nations do. Apart from government intervention, findings in Figure 5.1 indicate that the modernisation agenda pursued in Uganda was also one of the dynamics.

In contrast to intervening to cast opposition politicians voted into the executive leaders of Kampala city as ineffective performers in the respect of promoting planned urbanisation and to halting some of the KCCA's administrative measures that are deemed politically costly, key informants indicated that government also intervened in a positive manner as shown in Figure 5.4.

Figure 5.4: Frequency Distribution of Political dynamics explaining Kampala's Urbanisation, as reported by Key Informants (N = 24)



Source: Based on the author's research, 2015

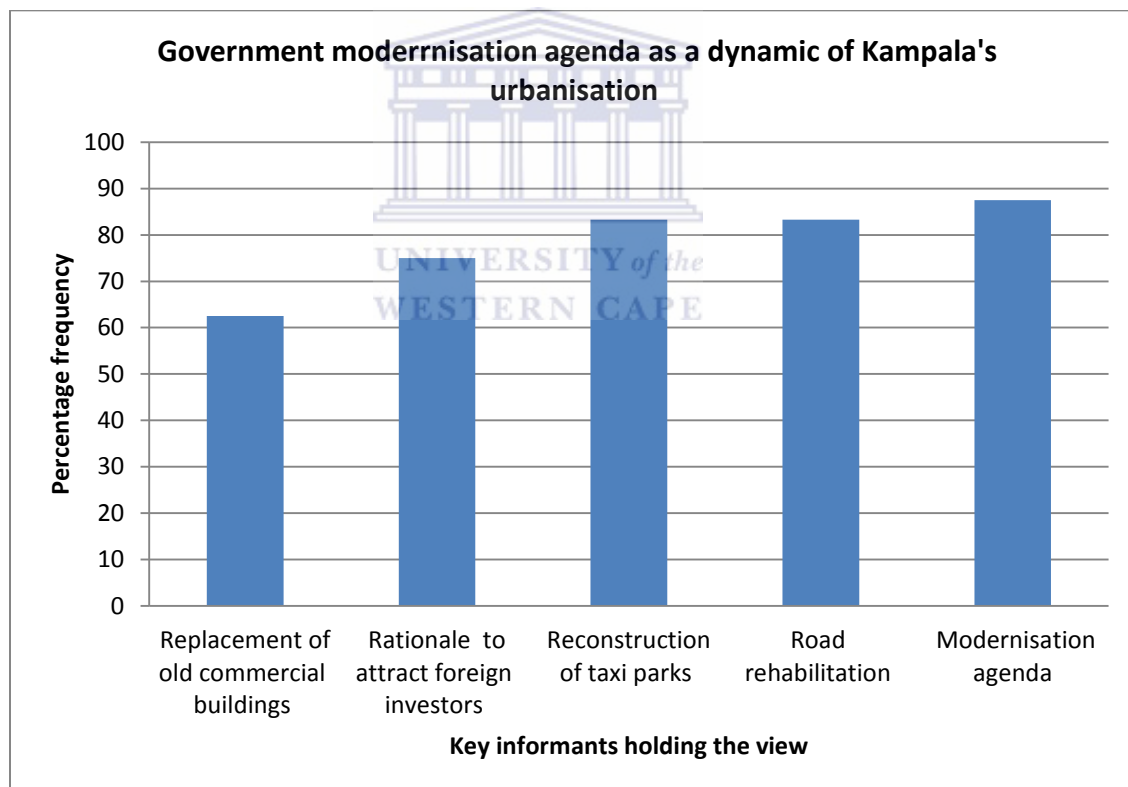
Findings in Figure 5.4 show that key informants who revealed the various forms of official political dynamics were at least 50%, suggesting that most of these respondents

identified these dynamics. The analysis of the dynamics suggests they were all undertaken to support what Kampala City’s executive team was doing as far as promoting planned urbanisation was concerned.

5.1.2.3 Government Modernisation Agenda

Thematic and descriptive analysis of the views given by the 95.8% of the key informants to substantiate how the modernisation agenda pursued by the Ugandan government was one of the main dynamics explaining Kampala’s urbanisation led to results shown in Figure 5.5.

Figure 5.5: Frequency Distribution of Views Substantiating Government Modernization Agenda as a Dynamic of Kampala’s Urbanisation



Source: Based on the author’s research, 2015

The percentage analysis of the views in Figure 5.5 reveals that they were revealed by at least 62.5% of the key informants. This suggests that most of the key informants revealed

similar ways by which the modernisation agenda pursued by the government of Uganda accounted for Kampala's urbanisation. A scrutiny of the views reveals that this agenda explained Kampala's urbanisation by acting as a basis for attracting investors who started expanding the city's industrial, communications, power, and trade sectors. The agenda was also used as a basis for reconstruction of taxi parks, roads, and replacing of old commercial buildings by new ones, including supermarkets, malls and arcades.

The findings above support Klopp (2002) who indicates that modernisation boosts industrialisation. They also support the observations made by Gervase (2010) that modernisation alters the already existing infrastructure, communication networks, and supply of social services. For Kampala, findings in Figure 5.5 indicate that this alteration took the form of improving physical infrastructure and attracted foreign investors expanding businesses. The expansion added to what Harvey (1985a, 2008) refers to as built environment in Kampala. It is therefore clearly one of the reasons that contributed to Kampala's urbanisation during the period 1990-2013.

However, the manner in which city government in Kampala implemented the modernisation agenda during the period 1990-2013 was such that it also contributed to Kampala's unplanned urbanisation. This was revealed by one of the key informants when they were asked to identify the weaknesses in each of the official forces explaining Kampala's urbanisation. This respondent replied as follows:

Government implements its modernisation agenda mainly through attracting foreign investors. The investors are attracted by creating a very favourable investment climate for them. This includes allowing them to establish their businesses at any place of their choice in Kampala. Many investors have been selecting locations that, according to Kampala's master plan, are not suitable for the proposed investments. Consequently, many supermarkets and factories are constructed in swampy areas, greenbelts and other locations where they are not environmentally supposed to be.

In effect, encouraging foreign investors to establish businesses in Kampala and in environmentally undesirable locations implies contributing to environment degradation. This confirms Lwasa's (2006, 2008) observations about how Kampala is urbanising an

environmentally adverse manner. Such kind of urbanisation needs to be minimised. Not only does degrading the environment spoil the natural beauty of a city. It also contributes to adverse climatic changes which, according to Lwasa (2006), are a threat to life. Moreover, Kampala's urbanisation is not only environmentally adverse. It is also haphazard as per findings obtained from city residents (Table 5.1 and Table 5.2). Indeed, allowing foreign investors to establish businesses in any locations, including places where they are not allowed as per a city's master plan, does nothing but contribute to Kampala's unplanned urbanisation. It also defeats the very essence of modernisation because it contradicts the rationale of the modernisation theory. As Sheri (2001) explains, this theory advocates systematic development and urbanisation through use of internal resources and foreign assistance. Implementing the modernisation agenda in a manner that is not entirely systematic is therefore going against what this agenda is theoretically expected to achieve. As a matter of policy, this tendency needs to change. The Ugandan government needs to implement its modernisation agenda and associated investment policy in a manner that urbanises Kampala in a systematic manner. While attracting foreign investors is important, it needs to be implemented to promote planned not unplanned urbanisation. Table 5.1 indicates that in addition to the modernisation agenda, Kampala's urbanisation was also explained by the legal framework. This is elucidated henceforth.

5.1.2.4 Legal Framework (Legal Dynamics)

Table 5.1 indicates that 83.3% of the key respondents identified the legal framework as one of the dynamics that explained Kampala's urbanisation. These respondents supported their view by citing a number of legal instruments that had been enacted to guide what to do and how to do it in order to regulate and control all the activities and services by which urbanisation was to take place in Kampala during the period 1990-2013. The legal instruments and the proportion of the key informants who identified each are summarised in Table 5.3.

Table 5.3: Frequency Distribution of Legal Instruments Explaining Kampala’s Urbanisation, as revealed by Key Informants

Legal instrument	Percentage of key informants identifying the instrument (N = 24)
Electricity Act, 1999	33.3
Market Act, Cap 94	50.0
National Physical Planning Standards and Guidelines, 2011	62.5
Water Act 1997, Cap 152	50.0
The Kampala Capital City (Taxi Management) Ordinance, 2013	50.0
The Uganda National Roads Authority Act, 2006	87.5
Local Government Act, 1997	87.5
Solid Waste Management Ordinance, 2005	95.8
National Environment Act, Cap 153	79.2
The Condominium Property Act, 2001	50.0
The Physical Planning Act, 2010	79.2
Land Act, 1998	62.5
Kampala Capital City Act, 2010	100.0
The Constitution of the Republic of Uganda, 1995	100.0

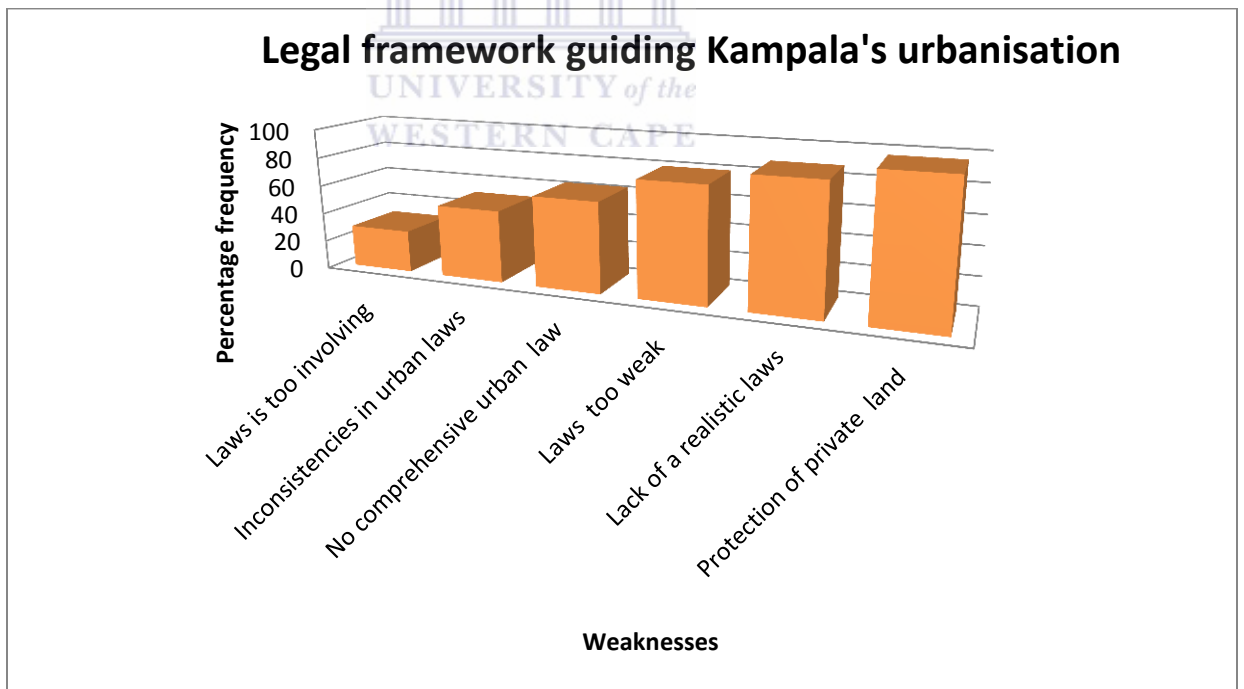
Source: Based on the author’s research, 2015

The frequency distribution in Table 5.6 indicates that all the key informants (100%) mentioned the 1995 Constitution of the Republic of Uganda and the 2010 Kampala Capital City Act as legal instruments that had been enacted to regulate and control the conducting of urbanisation activities and services in Uganda, particularly in Kampala. Other findings are similarly interpreted. Generally, the findings suggest that the legal framework that determined how Kampala urbanised during the period 1990-2013 was in the form of the legal instruments that included the 1995 Constitution of the Republic of Uganda, as well as the different acts, regulations and ordinances passed at different times during the period. The findings support the observations made by Sullivan and Richter (2013), Kombe (2005), Connolly (2012), Lindeboom (2008), Kingo’ori (2007), and

World Bank (2002). Each of these authors cites at least one of the legal instruments shown in Table 5.3, observing that they are the instruments that regulate and control the legal actions by which a city urbanises.

A critical analysis of the legal instruments identified in Table 5.6 suggests that they were intended to prescribe laws and regulations that were deemed necessary to deal with the planning of land, property, environment, infrastructural development, and different forms of service delivery in a manner that would translate into systematic urbanisation. This suggests that the legal framework, which was required to ensure that Kampala urbanised in a planned manner, was largely in place. Why then was Kampala urbanising in an unplanned manner? The answer to this question was established when key respondents were asked to identify the weaknesses in the formal dynamics that accounted for Kampala’s urbanisation. They responded as shown in Figure 5.6.

Figure 5.6: Frequency Distribution of Weaknesses in Legal Framework Guiding Kampala’s Urbanisation



Source: Based on the author’s research, 2015

The findings in Figure 5.6 indicate that most of the key informants (95.8%) showed that Constitutional protection of private ownership of land instead of land development was a major weakness in the legal framework. They also indicated that some of the laws enacted to regulate and control or address Kampala's urbanisation dynamics lacked a realistic implementation framework (87.5%), others were too weak to realise their purpose (79.2%), and others had inconsistencies that developers easily manipulated to establish illegal developments. A considerable proportion of these respondents (62.5%) showed further that there was no comprehensive urban development law. These weaknesses reveal that a number of laws had been enacted to regulate Kampala's urbanisation, but they were either weak, difficult to implement or had inconsistencies that contributed to unplanned urbanisation.

I noted that apart from one weakness in Figure 5.6, others were identified without substantiating them. The substantiated weakness was that which focused on constitutional protection of private ownership of land rather than its land development. It was substantiated by one key informant as follows:

Proper urbanisation of Kampala City is difficult to achieve when Uganda's constitution recognises and protects privately owned land anywhere in Uganda, even within the capital city. While it is in order to protect people's rights in land, it works against planned development and urbanisation when ownership is not conditioned to land development. The Constitution of Uganda recognises *Mailo* (individually owned), customary, freehold and leasehold as the four systems of land tenure, but most of the land in Kampala is *Mailo* or customarily owned by Buganda Kingdom. Private land owners determine what to do with their land. They choose which activities to carry out on their land. Some people even put up buildings without approved plans, and the law of the land does not allow demolition of any building erected on privately owned land. Some of the *Mailo* land is owned ancestrally and current occupants are too poor to develop it. Even when KCCA makes efforts to compensate these owners on a negotiated basis, they set quite high prices. Some land is owned by the Buganda Cultural Institution, and the process of compensating this institution faces a lot of cultural resistance. In fact, most of the areas in Kampala City are informally developed or left undeveloped because of the constitutional protection of private ownership of land (Interview held on February with KCCA officials in the Physical Planning Department on March 5, 2014).

The preceding findings indicate that the constitutional protection of private land ownership was one of the dynamics that explained the uneven and informal urbanisation of Kampala between 1990 and 2103. The findings therefore concur with the observations made by Muinde (2013), Mukiibi (2011), UN-Habitat (2007) and Lwasa (2002) that the constitution's recognition and protection of multiple land tenure systems is one of the dynamics that explain Kampala's unplanned urbanisation.

Since the weaknesses in Figure 5.6 were identified without elucidation, it was felt necessary to conduct document review as a way of corroborating them. Consequently, all the legal instruments identified in Figure 5.6 were reviewed beginning with the Constitution. The findings are presented instrument by instrument in the following subsections.

(a) The 1995 Constitution of the Republic of Uganda

From the review of this Constitution, it was established that Article 237 (1) states that, "Land in Uganda belongs to the citizens of Uganda in accordance with the land tenure systems provided for in this Constitution." The systems are stipulated in the same Article (3) (a-d) as customary, freehold, *Mailo* and leasehold. This is the article used to blame unplanned urbanisation of Kampala on this Constitution. Further review revealed however, that this Article is faulted only when it is considered in isolation of other articles. There would be no blame if this Article was considered together with Article 237 (2) (a) of the same Constitution.

Article 237 (2) (a) of the same Constitution states that, "The Government or a local government may, subject to article 26 of this Constitution, acquire land in the public interest; and the conditions governing such acquisition shall be as prescribed by Parliament." Article 26 indicates that land should be acquired while recognising the right of the owner to this property and ensuring that the land is not compulsorily acquired without prompt prior payment of fair and adequate compensation. These articles make it clear that the same Constitution can be used by KCCA to acquire the informally

developed or the undeveloped land through fair compensation of the private owners, thereby developing it in a way that ensures that Kampala urbanises in a planned manner.

The findings reveal that “even when KCCA makes efforts to compensate private owners on a negotiated basis, land owners set quite high prices” suggests that city authorities need money in order to negotiate with and pay the private land owners. This is the only way KCCA can observe not only Articles 26(a) and 237 (2)(a) of the 1995 Constitution of the Republic of Uganda but also the principle of willing seller and willing buyer without causing the negative consequences explained by MLHUD (2013b). The money can be mobilized through local taxation, lobbying central government to increase subventions to KCCA or promoting public-private partnership in which landlords provide land and KCCA meets the development costs, and the proceeds are proportionately shared. After all, Harvey (2009) argues that much of the urbanisation occurs in the form of investments that generate money either to city authorities or private investors.

(b) Land Act, 1998, Uganda National Land Policy

The review of the 1998 Land Act reveals that one of the objectives of this Act is to ensure proper planning and well-coordinated development of urban areas. However, it protects security of land tenure rather than facilitating land development. This makes it weak in promoting planned urbanisation. Indeed, many of the urban development projects proposed by KCCA meet stiff opposition from private land owners, including Buganda Kingdom (Rugadya, 1999).

(c) Kampala Capital City Act, 2010

This Act was reviewed because it is cited in Table 5.3 as one of the legal instruments that form the legal framework used to regulate Kampala’s urbanisation. It was reviewed to establish whether the weaknesses identified in Figure 5.6 applied to it as well. The review of this Act reveals that it mandates KCCA to urbanise Kampala in a planned manner. However, the powers to enforce and monitor this urbanisation are not clearly demarcated among the topmost recognised officials who include the Minister for the Presidency, the Executive Director and the Lord Mayor.

What this Minister, Mayor and Director should respectively do with respect to the approval, supervision, monitoring and evaluation of the implementation of Kampala City's urban development policies is not clearly demarcated. This constrains the implementation of the Act, thereby rendering the realisation of its intended purpose (proper urban development of the city) difficult. This is exacerbated by the fact that the Act takes the implementation and control of this function in an omnibus way, which makes separation of who should implement and who should control making it difficult to effectively address Kampala's urban dynamics (MLHUD, 2013b; Ugandans at Heart, 2013). These weaknesses need to be rectified to make the Act effective in achieving its intended purpose.

(d) The Physical Planning Act, 2010

The review of this Act indicates that its main purpose is to guide, streamline and control all the physical developments that take place in Uganda, particularly in urban areas like Kampala City. However, the implementation framework prescribed for this Act is so elaborate that it is sometimes difficult to put it into practice. As a matter of fact, the implementation committee prescribed by this Act has to have the Executive Director as the chair, directors of physical planning, public health, engineering and technical services, education and social services, and gender and community services. Others are deputy director of public health, deputy director production and marketing, roads and manager surveying and all the Town clerks of all the five divisions that make up KCCA. This is an unnecessarily big committee, which makes realisation of its quorum often difficult. This weakness is also specified by Katembwe (2011).

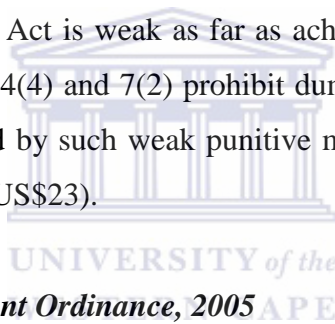
(e) The Condominium Property Act, 2001

The review of this Act reveals that its aim is to facilitate development, ownership and occupation of flats and sectional properties. It is intended to encourage development of high density, high-rise housing types to meet the increasing housing needs in urban areas. While this aim is noble, its realisation is rendered difficult by the weaknesses related to pricing of the condos. The review revealed that the Condominium Property Act (2001) is silent on the prices of the condos. As a result, most developers set high prices which most

city residents cannot afford. For instance, in Uganda today (2014), the average cost of a three bedroom condominium apartment is between 250 million Uganda shilling (US\$95,153.9) and 300 million Ugandan shillings (US\$115,384.7). Over 95% of Kampala's residents cannot afford these condos. What worsens the situation is that even when a condo is paid by mortgage; it attracts a monthly interest of at least 2 million Ugandan shillings (US\$769.3). This makes condos much more expensive for most city residents.

(f) National Environment Act, Cap 153

A review of this Act reveals that it provides for sustainable management of the environment. The Act establishes the National Environment Management Authority (NEMA) as a coordinating, monitoring and supervisory body to pursue the realisation of this purpose. However, the Act is weak as far as achieving its purpose in urban areas is concerned. While Sections 4(4) and 7(2) prohibit dumping of waste in ungazetted areas, their enforcement is diluted by such weak punitive measures as a fine of not more than 60,000 Ugandan shillings (US\$23).



(g) Solid Waste Management Ordinance, 2005

The review of this Ordinance reveals that it was enacted to facilitate solid waste management in Kampala City. Section 5(1) of this Ordinance prohibits depositing of waste on private property, Public Street, roadside, or in a ditch, river, stream, lake, pond, channel or where it may be or become a public health nuisance. The policy stipulates an enforcement mechanism for this section, but the penalties it prescribes for culprits are also so weak that they make the section ineffective as far as delivering the expected ends is concerned. In particular, Section 39 of the Ordinance prescribes a fine not exceeding two currency points or imprisonment not exceeding six months for a person who violates this section. Besides, the process of enforcing the fine or imprisonment is long and makes many people who dump garbage go unpunished. The ordinance also proposes a fee for solid waste collection to be borne by the generator of the waste. However, it does not provide a mechanism for collecting the fee, which makes the fee unrealistic. The result has been that the volume of solid waste generated in Kampala is increasing, more so

because of the growing urban population, concentration of industries, poor and inappropriate waste dumping behaviour of residents.

(h) The Uganda National Roads Authority Act, 2006

The analysis of this Act reveals that it was intended to provide for the establishment and operation of the Uganda National Roads Authority for the purpose of managing the provision and maintenance of the national roads network in a more efficient and effective manner; to render advisory services to Government; and for related matters. The main objectives of the Act include facilitating the delivery of roads services; creating an environment that is conducive to the efficient and effective management of the national roads network and other services provided by the Authority; and promoting the potential for the continuous improvement of the services provided by the Authority. The national outlook of this Act has however, rendered its implementation in Kampala City rather ineffective. Much of the emphasis is put on construction of highways, and Kampala City is not given the attention it deserves, it being a capital city notwithstanding.

(i) The Kampala Capital City (Taxi Management) Ordinance, 2013

The analysis of this Ordinance reveals that it repealed the Local Governments (Kampala City) (Taxi Parks) Bye-law, Statutory Instrument No. 243-27, which had been enacted way back in 1975 but remained dormant because of being unrealistic. The Ordinance was enacted following Section 8(6) and (11)(1)(e) of the KCCA Act with intent to regulate taxi operations and related congestion in Kampala by establishing gazetted taxi stages, taxi parks, taxi park offices, route identities, collection of waste generated by taxi passengers, baggage/property forgotten or left in taxis by passengers, and KCCA taxi levies and stickers. The Ordinance was intended to achieve its purpose through an Authority Committee it mandates to regulate, control, organise and monitor all taxi operations in Kampala. It provides that this committee, referred to as the Taxi Monitoring committee (TMC), should consist of a chairperson, vice chairperson and three other members, all of whom should be elected by the Authority from amongst its members (Ian, 2014). However, the Ordinance does not specify the qualifications for those who should be elected to constitute the TMC, yet this is important because regulation, control,

organising and monitoring of taxi operations in a rapidly growing urban area requires a technical team that can plan ahead of the increasing supply and demand for taxi services.

(j) Traffic and Road Safety Act, 1998

The review of this Act revealed that it was enacted for the purposes of managing and controlling road traffic and road safety. The Act provides for registration, licensing, training and road-use of a bicycle, motorcycle, motorcar, omnibus, pickup, lorry, trailer, moving engineering plant, and other heavy vehicle. It also prescribes offenses and various penalties (Section 33). The penalties are, however, too weak to guarantee effective implementation of this Act. For instance, Section 33(1) states that any person who uses or permits to be used on any road a motor vehicle, trailer or engineering plant which is not registered; without the prescribed registration plates issued and affixed in the prescribed manner; without a license to use that motor vehicle, trailer or engineering plant issued for the licensing period in question and affixed in the prescribed manner; without any insurance prescribed by law for that use...commits an offence and is liable on conviction to a fine of not less than ten currency points and not exceeding forty currency points or imprisonment of not less than one year and not exceeding two years or both. Section (2) states that any person who uses or permits to be used on any road a motor vehicle, trailer or engineering plant of which he or she is the owner unless he or she or his or her authorised agent has possession of the registration book issued in relation to it; or for which a license fee has been paid less than the fee payable for a vehicle of that class, commits an offence and is liable on conviction to a fine of not less than five currency points and not exceeding fifteen currency points or to imprisonment not exceeding six months or both. Most of the culprits find the prescribed fines easy to pay, and this makes the fines ineffective in deterring the offenses, leading to increasing traffic congestion in Kampala due to bad driving and road accidents (Kahunga, 2014).

(k) Water Act 1997, Cap 152

The review of the Water Act (1997) suggested that its purpose was to provide for the use, protection and management of water resources and supply; to provide for the constitution of water and sewerage authorities; and to facilitate the devolution of water supply and

sewerage undertakings. Despite recognizing that water is a very comprehensive resource, the Act entrusts the responsibility to implement its provisions to only one Directorate of Water Resources Management in the Ministry of Water and Environment. It is this directorate that should allocate (water abstraction and waste water discharge), regulate water services (drilling, construction, dam safety, easement), monitor compliance and enforce the prescribed water laws, review environmental impacts assessment reports related to water and raise awareness and disseminate information about. This is unrealistic. No entity can be an all-round entity as far as provision of a public service is concerned. There needs to be an independent body prescribed monitor and evaluate the implementers of this Act.

(I) National Physical Planning Standards and Guidelines, 2011

A review of these guidelines revealed that they were developed by the MLHUD (2011a) with intent to provide criteria for determining the scale, location and site requirements of various land uses and facilities. The planning standards affect the allocation of scarce land and financial resources. They should therefore, be applied with a degree of flexibility. Trade-offs may be necessary so that the community at large could benefit most from the development. They were to realise this purpose by ensuring: equitable and balanced spatial distribution of development; orderly, efficient and coordinated spatial socioeconomic development; facilitating equitable distribution of services; integration of the functions of rural and urban settlements; and optimum use of land for agriculture, forestry, industry, human settlements, infrastructure and other competing land uses.

The review revealed further that the guidelines spell out the standards of plot size and structure, materials, landscaping, parking space, access road, access to utilities and ancillary uses, ventilation, and other aspects that should be observed when putting up any physical developments, be it residential, hostel, commercial and factory. While the guidelines recognize that attention should be given to the consensus of the various stakeholders involved in approving, monitoring and enforcing development control, they do not specify the kind and level of consensus that should be allowed. This is a critical

weakness as any physical development can be put up in total violation of the very standards the guidelines were intended to promote.

(m) Market Act, Cap 94

A review of this Act indicated that its purpose is to guide the establishment and operations of markets as well as their management and administration in Uganda and Kampala in particular. The review revealed further that although the Act was well-intentioned, it failed to define what it meant by the word ‘market’. This failure has been and continues to be exploited by many people to establish markets of all forms anywhere, including locations which are spatially not appropriate for marketplaces (Uganda Law Reform Commission and Ministry of Local Government, 2013).

(n) Electricity Act, 1999

The analysis of this Act indicated that its purpose was to provide for the regulation of electricity generation, transmission, distribution, supply, and use as well as for the management and administration of each of these functions. The Act repealed the Electricity Act, Cap 135 and the Uganda Electricity Board (Special provisions) Act, Cap. 136 and provided for successor companies to the Uganda Electricity Board so as to improve the conducting of these functions and therefore provision of electricity as an essential service to Ugandans. The Act, however, puts emphasis on rural electrification, notwithstanding the fact that electricity is more needed in urban areas such as Kampala than in rural areas. Besides, its silence on urban areas implies that it leaves the conducting of the functions it prescribes to the discretion of power transmitters, distributors and suppliers.

In general, the findings obtained from the key informants and from the review of documents indicate that the legal framework in place to guide Kampala’s urbanisation is generally not effective enough to deliver this urbanisation in a planned manner because of its implementation is inherently constrained by a number of weaknesses. The weaknesses included the prescribed implementation framework being realistic, so weak

or being not clearly demarcated. Moreover, the legal framework exists in a fragmented manner and as a result, a comprehensive urban development law is missing.

5.1.2.5 Urban Policy Dynamics

Figure 5.1 indicates that the last but not least form of dynamics that key informants pointed out was urban policy dynamics. When these respondents were asked to substantiate these dynamics, one of them had this to say:

The policies and programmes for urbanising Kampala leave a lot to be desired. They are generally fragmented. There is no integrated urban policy. As a result, much of the urbanisation efforts carried out by KCCA involve referring to existing laws, Kampala master plan and KCCA Act, 2010 (Interview with KCCA Official held on 22 February 2014).

The finding above suggests that no single urban policy was in place to guide urbanisation that occurred in Kampala between 1990 and 2013. This view essentially expressed by another key informant as follows:

The policy used to guide Kampala's urbanisation exists in fragmented pieces. We have to refer to particular policies. For instance, when the issue is about approving physical constructions, we use the physical planning policy. When the issue is about land, we apply the land policy. When it is about water supply, we appeal to the water supply and sanitation policy; when it is about energy, the energy policy is called into force, and so on. We hear that the MLHUD is developing a comprehensive urban policy. This implies that at the moment, we do not have an integrated urban policy that can be applied to guide the urbanisation of Kampala city (Interview held with a KCCA official in the Executive Director's office on January 14, 2014).

- a) The findings above support Mabogunje's (2008) observation that the urbanisation of most regional cities such as Nairobi and Dar es Salaam explained by the apparent absence of deliberate urbanisation policies. However, this situation cannot be left to linger on unabated. African cities such as Kampala need urban policies to guide them to urbanise systematically instead of urbanising haphazardly.

By and large, findings indicate that a number of formal dynamics explained the way Kampala urbanised between 1990 and 2013. They were in the form of official administrative, political, modernisation, legal and policy dynamics. The official

administrative dynamics occurred mainly in the form of directorial measures that were being undertaken to deal with activities that were deemed illegal or contributed to Kampala's unplanned urbanisation. The effectiveness of these dynamics was however, compromised by a number of dynamics, which included Kampala city authority officials' deliberate indifference to developments that were being established under the unofficial influence of high-ranking government officials. Other weaknesses included the fact that some Kampala city officials were working politically rather than professionally. There is also low staff motivation-which encouraged vulnerability to bribery and laxity that job-makers exploited to erect business kiosks in Kampala without approved plans. Since these dynamics compromised the effectiveness of the official administrative dynamics that were meant to promote planned urbanisation, they need to be curtailed through adopting policy measures that can empower not only KCCA to operate independently of politicians but also its employees to become vigilant and invulnerable to bribery.

The official political dynamics were mainly in the form of government intervention either to financially constrain the urbanisation efforts of opposition leaders, thwart official administrative measures considered politically costly, or to support KCCA's Executive Director's efforts deemed appropriate to urbanise the city in a planned manner not politically costly to the ruling party. However, while these dynamics were intended to enable the ruling party to derive political capital, they interfered with Kampala's proper and steady urbanisation. Thwarting administrative measures caused delays in the city's planned urbanisation. Denying opposition politicians the money needed to ensure that Kampala developed in planned manner contributed to the city's unplanned urbanisation since it meant that these leaders were not adequately facilitated to monitor and enforce planned urbanisation. As a policy solution, Kampala's urbanisation does not need to be pursued for purposes of serving the political interests of the ruling party. It needs to be pursued for the purpose of serving national interests.

The modernisation agenda dynamics occurred in the form of encouraging replacement of old buildings with or construction of new arcades, supermarkets, shopping malls and market centres as well as rehabilitation of roads. They also included encouraging

reconstruction of taxi parks, promotion of an investment policy that attracted foreign investors to expand the industrial, communications, power and trade sectors in Kampala. These dynamics contributed to Kampala's unplanned urbanisation because they were encouraged using a government policy that supported foreign-based companies to be established in Kampala at any location of the investors' choice. This policy needs to be changed. All attracted foreign investors need to establish their businesses following the master plan of Kampala City.

The legal framework dynamics occurred in the form of different legal instruments that were enacted to guide Kampala's urbanisation. These instruments included Acts, bye-laws, ordinances, and regulations, but their effectiveness was constrained the weaknesses that were inherent in their implementation. Some of the legal instruments prescribed unrealistic implementation frameworks, others were too weak to achieve their purposes and others had inconsistencies, which developers exploited to establish illegal developments that contributed to Kampala's unplanned urbanisation. This scenario needs to be minimised by removing all the inconsistencies in the laws, strengthening them and ensuring that their implementation is realistic. All these solutions can be achieved by developing a comprehensive urban law for Kampala.

The policy dynamics were such that different policies guided different aspects of Kampala's urbanisation. These included urban activities and services such as water supply and sanitation, solid waste management, and a few others which, moreover, were not exhaustive. Clearly, all these findings boil down to the need to develop an urban policy for Kampala. To ensure that this policy is comprehensive, it was deemed necessary to develop it based on the understanding of not only formal dynamics but also residents' satisfaction dynamics. Consequently, the next section presents findings on how Kampala city residents were satisfied as a result of the urban changes that resulted from the formal dynamics.

5.2 City Residents' Satisfaction Dynamics of Kampala's Urbanisation

Residents' satisfaction dynamics were investigated because they play a role in determining how residents make decisions concerning the location of their residents, investments and places of work. These dynamics were established not only by administering a questionnaire containing various measures of satisfaction to city residents but also by interviewing key informants about their satisfaction. The findings obtained city residents are presented first.

5.2.1 Satisfaction Dynamics revealed by City Residents

City residents were asked to indicate how their satisfaction with the urban changes introduced officially in Kampala between 1990 and 2013 influenced their decisions either to establish any development or to choose where to work. These respondents were asked to indicate the influence using the Likert scale of responses running from strongly disagrees to strongly agree thus: strongly disagree (1) disagree (2), not sure (3) agree (4) strongly agree (5). Descriptive statistics obtained from their responses are summarized in Table 5.4.

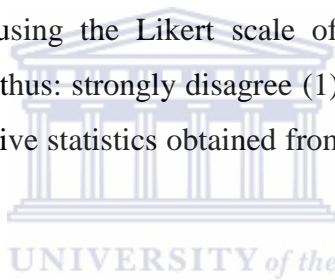


Table 5.4: Description of City Residents' Satisfaction Dynamics with Changes from Formal Dynamics (N = 720)

Residents' satisfaction dynamics		Influence of dynamics on residents' urbanising decisions			
Dynamics	Specific indicators	Min	Max	Mean	Std.
Spatial quality	I can shift to another location if the physical developments Kampala city authorities permit to be erected in my neighbourhood are spatially dissatisfying.	1	5	2.87	.170
	I established my residence where it is because I was satisfied with the spatial orderliness of the other land uses Kampala city authorities allowed to take place in the area.	1	5	3.39	.322
	I decided to join the organisation/place where work because I liked the orderliness of its neighbourhood	1	5	2.52	.414
Environmental health	I feel like shifting to another area because of the noise pollution resulting from the activities Kampala city authorities permitted to be carried out in my neighbourhood	1	5	4.51	.813
	If I get a chance, I will shift to another area	1	5	4.71	.171

Residents' satisfaction dynamics		Influence of dynamics on residents' urbanising decisions			
		Min	Max	Mean	Std.
	because of the water pollution caused by activities authorised by Kampala city authorities to be carried out in my neighbourhood				
	If I get a chance, I will shift to another area because of the air pollution caused by activities authorised by Kampala city authorities to be carried out in my neighbourhood	1	5	4.88	.391
	I invest in an area only when it is free of environment pollution	1	5	4.58	.391
	I prefer working in an area which is free from environmental pollution	1	5	4.61	.811
Economic zoning	The manner in which land uses are organised in Kampala is one of the reasons that determined my decision to reside where I am	1	5	3.56	.111
	The way economic activities are arranged in Kampala is one of the factors I considered to choose where I am currently working	1	5	3.98	.147
Service delivery	I made a decision to reside where I stay because of easy access to services provided by Kampala city authorities	1	5	4.79	.259
	I decided to invest where my business are because of easy access to the services I needed to run the business	1	5	4.75	.433
Employment opportunities	I stay in this area because of easy access to the jobs created by the economic activities encouraged by Kampala city authorities	1	5	3.32	.093
Environmental conservation	I decided to reside in this area because of its proper environmental protection by the concerned government agencies	1	5	3.07	.947

Source: Based on the author's research, 2015

The findings in Table 5.4 summarize the various indicators of how city residents' satisfaction dynamics influenced their urbanising decisions or decisions that these people residents made in terms of choosing where to reside, invest and work, thereby contributing to how Kampala urbanised during the period 1990-2013. A glance at the minimum and maximum values reveals that some respondents strongly disagreed (min = 1) and others strongly agreed (max = 5). This suggests that while some respondents' decisions as to where to reside, invest or work were strongly influenced by how they were satisfy with urban changes, those of others were not influenced this kind of satisfaction. All the magnitudes of the standard deviations were, however, less than 1, implying that the dispersion in the response pattern obtained per indicator was low. This

suggests that the responses that most of the city residents provided as individuals did not deviate much from the average response per indicator. The average responses are represented by the mean values in Table 5.4.

Specifically, the mean response value close to '4' represents city residents who agreed to the indicators. These respondents were construed to imply that they made their urbanising decisions based on the urban changes that were officially introduced in Kampala's spatial quality, environmental health, economic zoning, service delivery, job opportunities, and environmental conservation. This was more emphasised by city residents who strongly agreed (mean response value close to '5'). The mean response value close to '2' represents city respondents who disagreed and these were interpreted to imply that the dynamics did not have any influence on their urbanising decisions. This was emphatically revealed by city respondents who strongly disagreed (mean close to '1'). The mean response close to '3' represents city residents who were not sure of whether the satisfaction dynamics influenced their urbanising decisions or not.

As illustrations, city residents strongly agreed that if they had a chance, they would shift to another area as a result of air pollution caused by activities authorised by Kampala city authorities to take place in their neighbourhoods (mean = 4.88, Std. = .391). This implies that if Kampala authorities introduced any urban change and it caused air pollution in the environmental health of a particular location in Kampala, city residents with a chance to shift would migrate to other locations. This would definitely change the urbanisation of the city, since those shifting would cause changes both in places from where they are migrating as well as in their new places of abode. City residents were however, not sure of whether they had established their residences because of how satisfied they were with the spatial orderliness of the other land uses that Kampala city authorities allowed to take place in their areas (mean = 3.39, Std. = .322). Similarly, city residents were not sure of whether their urbanising decisions depended on satisfaction with access to employment opportunities and environmental conservation. This suggests that there was uncertainty about the influence of spatial quality, access to employment opportunities and environmental conservation on city residents' urbanising decisions.

Scrutinising the mean response values in Table 5.4 based on the interpretation above reveals that satisfaction dynamics that influenced city residents' urbanising decisions included those that defined the environmental health, service delivery and economic zoning of Kampala. City residents were not sure of how other satisfaction dynamics appearing in the table influenced such decisions. These findings support the observations made by Hipp (2014), Shieh et al. (2011), Bonnes et al. (2001) and Kahlmeier et al. (2001) that city residents' satisfaction with changes in environmental health determines how cities urbanise. As observed by Pisman (2011) and Gidlöf-Gunnarsson & Ohrstrom (2007) residents' satisfaction in relation to accessing of service delivery and economic zoning of activities are also dynamics that determine how cities urbanise. Generally, these findings suggest that the dynamics that define city residents' satisfaction with environment health, service delivery and economic zoning of Kampala are important to put into account when promoting planned urbanisation. While Kampala city residents want to reside in urban location associated with easy access to services and proper zoning of economic activities, they do not want to dwell in locations characterised by poor environmental health. This was corroborated by key informants.

5.2.2 Satisfaction Dynamics revealed by Key Informants

Before asking them about satisfaction dynamics, key informants were asked about whether they were resident in Kampala or not. Twelve of them (50%) responded affirmatively and the other 12 (50%) replied negatively. This effectively implied that those who could provide valid data were only the 12 key informants who answered positively. These were therefore, the respondents who were further asked to indicate how their satisfaction with the urban changes officially introduced in Kampala influenced their personal decisions relating to putting up any development in the city. One of them had this to say:

KCCA authorised the establishing of a taxi park in the neighbourhood of where I used to stay at Nateete. I had to sell the place and relocate to Ntinda where I now reside. I could not stand the sudden noise pollution, increase in traffic flow and in

the number of people who started passing through my compound to go to the taxi park.

The finding above indicates that the respondent shifted to another location and promoted Kampala's urbanisation residentially because of dissatisfaction with the noise pollution that the new urban change KCCA had introduced in the neighbourhood of his former residential area.

Another key informant had this to say:

In 2009, KCCA authorised my neighbour to establish a maize mill just a few metres away from my residence. When this mill started operating, it made a lot of noise at night. I first tolerated it for some time because I did not have any immediate solution. However, my family members started complaining of failure to sleep and headache resulting from the noise that the mill produced every night. I went and talked the neighbour, but he told me that he had invested a lot of money in the mill. He however, told me that if I was going through such a bad experience, I could look for another place and sell this one to him. He also offered to partly finance establishment of my new home somewhere else. I had to accept. That is how I shifted from Kamwokya to Bweyogerere.

The preceding findings reveal that the key informant shifted again as a result of dissatisfaction with noise pollution introduced by the maize mill that city authorities permitted in his former neighbourhood. Another key informant noted:

I lived on Kawempe Hill from 1987 till 2009. Around September 2008, I saw people putting up a telecommunications mast in the compound of my neighbour. On inquiring to find out why they were doing so, I found out that my neighbour had been approached by MTN and had accepted to sell to them a part of his land. In December 2009, I saw another similar mast being put up in another neighbour's garden. My enquiries made me realise that it was Uganda Telecom putting up the mast. I had tolerated the noise that the generator that powered the MTN mast would make whenever there was load-shading of electricity supplied by UMEME. This time it was going to be double doze. I could not stand it anymore. As I looked for a solution, shifting of course, I was also approached by WARID (Airtel today). I immediately accepted to sell them my land and run away from the noise. I went and bought land in Makindye where I built the residence where I stay now.

The above narrative further confirm that city residents in Kampala were shifting because of dissatisfaction with noise pollution created by the telecommunications masts erected in their former place of abode. Another key informant said:

I cannot stay near a factory and this is the reason why I shifted from Namuwongo where Mukwano (U) Ltd. and House of Plastics Ltd. made extension of their soap and plastics factories, respectively. Not only was this factory causing noise. It also polluted the air.

Clearly, noise and air pollution caused the preceding respondent to shift.

Another key informant replied:

In 1994, I shifted from Naalya and started renting in Naggulu because my former place did not have markets and health centres where I could easily go shopping and for health services my family and I needed. I always had to drive to supermarkets and health centres located in Kampala Central and Nakawa Division. However, the situation changed in 2005. KCCA authorized investors to establish Shoprite and other supermarkets in Naalya as well as Naalya Health Centre. I had to shift back to my own home, and even renovated it to suit the new developments in the area.

The foregoing narrative indicates that satisfaction with access to services promoted by urban authorities accounted for the respondent's residential decisions, the latter of which contributed to how Kampala urbanised in terms of housing development.

An overview of the findings from the key informants reveals that it was mainly dissatisfaction with the poor environment health (noise and air pollution) that resulted from urban changes officially sanctioned to take place in their residential areas, and the desire to access services easy that explained their urbanising decisions. The findings are therefore consistent with those presented in Table 5.4.

To recap, findings in response to the third objective of the study indicate that residents' satisfaction dynamics that strongly influenced the manner in which Kampala urbanised included dissatisfaction with poor environmental health caused in terms of noise and air pollution by the factories, telecommunications masts and other activities that Kampala city authorities sanctioned. Another form of these dynamics was satisfaction that

residents derived from easy access to needed social services. These dynamics caused city residents to residentially urbanise Kampala not because they wanted, but because they either wanted to have easy access to needed social services, or were dissatisfied with the air and noise pollution caused by the factories, mills, telecommunications masts, and taxi parks that had been authorised to operate in their former locations. Two urban policy implications can be derived from these findings.

The first implication is that it is not good to mix noise-making and/or air-polluting activities with residences. This alludes to the need to zone economic activities in Kampala in a manner that ensures that those that make noise or pollute the air are far separated from residential areas. This is the only way formal dynamics can promote Kampala's urbanisation in a manner that also maintains satisfactory environmental health advocated in the studies of Hipp (2014), Shieh et al. (2011), Bonnes et al. (2001) and Kahlmeier et al. (2001). In fact, it is also supported by findings in Table 5.4. These findings indicate city residents choose where to reside depending on the manner in which land uses are organised. The second implication is that it is important to ensure that essential services are provided in a manner that brings them nearer to residential areas so that people do not have to shift in order to have easy access to them. Accordingly, a policy required to ensure that Kampala urbanises in a planned manner needs to take these two implications into account. This policy also needs to consider that solutions to the weaknesses identified in the formal dynamics areas covered.

5.3 Summary

This chapter has discussed the presentation and interpretation of the findings obtained in response to the second and third objectives of the study. The second objective investigated the formal dynamics that explain the urbanisation of Kampala from 1990 to 2013. While the third objective focused on establishing the dynamics defining residents' satisfaction with urban changes that resulted from formal dynamics undertaken during the same period. These dynamics are presented together based on the assumption that residents' satisfaction dynamics are closely linked to the consequences of formal dynamics.

The formal dynamics were further investigated using document review. The reviewed documents were those that key informants had identified as the legal instruments enacted between 1990 and 2013 to guide Kampala's urbanisation. The documents were therefore reviewed to substantiate Kampala's legal dynamics that had been specified by these respondents.

Findings obtained from both the key informants and the review of documents indicate that the legal framework in place to guide Kampala's urbanisation is generally not effective enough to deliver the city's urbanisation in a planned manner because of its implementation which is inherently constrained by a number of weaknesses as presented above.

Findings in addition, indicate that residents' satisfaction dynamics that strongly influenced the manner in which Kampala urbanised included dissatisfaction with poor environmental health caused in terms of noise and air pollution by the factories, telecommunications masts and other activities that Kampala city authorities sanctioned. Another form of these dynamics was satisfaction that residents derived from easy access to needed social services. These dynamics caused city residents to residentially urbanise Kampala not because they wanted, but because they either wanted to have easy access to needed social services, or were dissatisfied with the air and noise pollution caused by the factories, mills, telecommunications masts, and taxi parks that had been authorised to operate in their former locations. Two urban policy implications were derived from these findings:

The first implication is that it is not good to mix noise-making and/or air-polluting activities with residences. This alludes to the need to zone economic activities in a manner that ensures that those that make noise or pollute the air are far separated from residential areas. This is the only way formal dynamics can promote Kampala's urbanisation in a manner that also maintains satisfactory environmental health.

The second implication is that essential services are to be provided in a manner that brings them nearer to residential areas so that people do not have to shift in order to have easy access to them. Accordingly, a policy required to ensure that Kampala urbanises in a planned manner needs to take these two implications into account.

CHAPTER SIX

6.0 Dynamics to Integrate in Kampala's Urban Policy Framework

After establishing the dynamics that explained Kampala's urbanisation for the period 1990-2013, the fourth objective of the study was to identify the dynamics which need to be integrated in a policy framework that could be used to effectively prevent or halt Kampala's unplanned urbanisation while promoting planned urbanisation. Establishing these dynamics involved first by identifying urban features that city residents expect from an urban policy ideal for Kampala. It also involved identifying dynamics that would enable Kampala's urban policy implementers to bring about these aspects while countering the dynamics that caused Kampala to urbanise in an unplanned manner. This was done by administering a questionnaire to city residents and interviewing key informants.

6.1 Urban Features City Residents Expect from Kampala's Ideal Urban Policy

These features were established by asking the selected city residents to indicate what they needed in this city but was missing. Findings generated from thematic and descriptive analysis of their responses are presented in Table 6.1.

Table 6.1: Urban Features Residents Expect from Kampala's Ideal Urban Policy

Features	Percentage of city residents revealing the features (N = 720)
Bus/taxi stops not exceeding five minutes instead of taxi/bus parks	69.4
Bus/taxi parks in neighbouring districts instead of being in the city centre	69.4
Commercial parking towers for privately owned cars instead of street parking	58.3
Modern railway transport	83.3
Executive metro shuttles	58.3
Proper economic zoning of the central business district	58.3
Orderly billboard advertising in the central business district	51.4
Wide roads	69.4
Flyovers	55.5
More by-passes	51.4
Quality high-housing instead of lateral slummy housing	58.3
Efficient delivery of health services	83.3
Modern and adequate market centres	55.5
Having no vehicles in dangerous mechanical condition on Kampala roads	51.4

Source: Based on the author's research, 2015

The findings in Table 6.1 indicate that at least 51% of the city residents identified the urban features they expect from the urban policy ideal for Kampala. This shows that most of the city residents expect similar features from an urban policy, which is ideal for Kampala. In particular, a whole 83.3% of the city residents indicated that the features they expect from an urban policy ideal for Kampala include modern railway transport and efficient delivery of health services. In addition, 69.4% of the city residents showed that the features they expect from this policy include bus/taxi stops not exceeding five minutes instead of bus/taxi parks, bus/taxi parks in neighbouring districts instead of being concentrated in the city centre, and wide roads. Furthermore, 58.3% of these respondents indicated that they expect quality high-housing instead of lateral slummy housing, executive metro shuttles, and proper economic zoning of the central business district. Other findings are similarly interpreted. The fact that city residents want a policy that promotes high-housing and proper economic zoning in Kampala confirms MLHUD's (2013b) observation that Kampala needs a policy that can guide its urbanisation through zoning and promoting proper spatial distribution of physical developments. They also confirm Fujita et al.'s (2004) argument that well zoned economic activities yield satisfaction to city residents.

Generally, Table 6.1 suggests that the urban policy that most city residents consider ideal for Kampala is one that can translate into urbanisation of the city in a modern manner characterised by better and efficient management and provision of better quality housing, health and decongested transport services. The findings also reveal that the urban policy most of the city residents consider ideal for Kampala is one that promotes proper zoning of economic activities, provision of modern and adequate market centres, and orderly bill-board advertising, especially in the central business district. The findings indicate that instead of having taxi and bus parks in the city centre, the ideal policy has to promote five-minute taxi/bus stops while encouraging taxi/bus parks in the neighbouring districts.

6.2 Dynamics City Residents want Integrated in Kampala's Ideal Urban Policy

City residents were further asked to suggest ways by which the features they expect from an urban policy ideal for Kampala could be realised. Thematic and descriptive analysis of the ways they suggested led to findings shown in Table 6.2.

Table 6.2: Dynamics City Residents want Integrated in Kampala's Ideal Urban Policy

Dynamics	Percentage of city residents revealing the dynamics (N = 720)
Transferring all taxi parks from central business district to neighbouring districts	66.7
Transferring all bus parks from central business district to neighbouring districts	66.7
Introducing five-minute bus/taxi stops	58.3
Providing each parish with a well-equipped health centre	76.4
Organising, not abolishing downtown economic activities	55.5
Removing street vendors and unplanned kiosks from roadsides and integrating them in upgraded downtown markets	55.5
Replacing commercial street parking with commercial parking towers so as to widen the roads	51.4
Slum upgrading	65.3
Demolishing commercial buildings whose construction did not follow approved plans	55.5
Establishing flyovers, executive metro shuttles and by-passes	51.4

Source: Based on the author's research, 2015

The analysis of the dynamics in Table 6.2 reveals that the process on which 76.4% of the city respondents want the urban policy, which is ideal for Kampala, to focus involves providing each parish with a well-equipped health centre. Other processes include transferring all taxi and bus parks from central business district to neighbouring districts (66.7%) and introducing five-minute bus/taxi stops (58.3%). Others include slum upgrading (65.3%), organising, not abolishing downtown economic activities, removing

street vendors and unplanned kiosks from roadsides and integrating them in upgraded downtown markets, and demolishing commercial buildings whose construction did not follow approved plans. Each of these dynamics was proposed by 55.5% of the city residents. Other dynamics include replacing commercial street parking with commercial parking towers so as to widen the roads, and establishing flyovers, executive metro shuttles and by-passes each of which was suggested by 51.4% of the city residents.

A scrutiny of the findings above reveals that the dynamics that city residents want integrated in the urban policy, which is deal for Kampala, are essentially processes that need to be adopted at a policy level in order to urbanise Kampala in a manner that is satisfactory to city residents. The processes therefore call for policy attention as shall be recommended later.

6.3 Dynamics Key Informants want Integrated in Kampala's Ideal Urban Policy

As noted before, key informants also asked to indicate what they thought could be done to counter the unofficial dynamics and to eliminate the weaknesses in the official forces of Kampala's urbanisation. As far as the unofficial dynamics were concerned, thematic and descriptive analysis of the ways that key informants suggested to help counter them led to findings shown in Table 6.3.

Table 6.3: Dynamics Key Informants want Integrated in Kampala’s Urban Policy to Counter Informal Dynamics

Dynamics	Percentage key informants revealing the dynamics (N = 720)
Establishing a fund for adequate compensation of all residents who are not able to develop their land to required urban standards	87.5
Empowering KCCA to avoid the negative unofficial political influence	79.2
Training of KCCA officials professionally and ethically	79.2
Improving staff motivation to reduce laxity and vulnerability to bribery	79.2
Encouraging urban-rural migration through effective rural agricultural and non-agricultural development and decentralised service delivery	62.5
Community skilling and sensitization about job-creation using local environment resources	62.5
Instead of stand-alone houses, promote high-density, high-rise housing to cater for population increase, especially in slum areas	62.5
Eliminating political competition from Kampala's urbanisation by empowering technical team more than politicians	79.2

Source: Based on the author’s research, 2015

From the findings shown in Table 6.3, most of the key informants (87.5%) indicated that establishing a fund for adequate compensation of all residents who are not able to develop their land to required urban standards needs to be integrated in the urban policy which is ideal for Kampala. In addition, 79.2% of these respondents pointed out other dynamics that need to be integrated. These include empowering KCCA institutionally to avoid the negative unofficial political influence; training of KCCA officials professionally and ethically; improving staff motivation and facilitation to reduce laxity and vulnerability to bribery; and eliminating political competition from Kampala’s urbanisation by empowering the technical team more than political leadership of KCCA. Furthermore, 62.5% of the key informants noted that other dynamics that need to be integrated in the policy should be in forms of encouraging urban-rural migration through

effective rural agricultural and non-agricultural development and decentralised service delivery; community skilling and sensitization about job-creation using local environment resources; promoting high-density, high-rise housing instead of stand-alone houses to cater for population increase, especially in slum areas. The same proportion suggested that the policy needs to also be able to help eliminate political competition from Kampala's urbanisation by empowering technical team more than politicians.

A critical analysis of the proposed dynamics reveals that their integration into the urban policy for Kampala can help deal with the uneven and informal urbanisation, which is caused in Kampala by the private ownership of land. This is particularly implied by the fund for adequate compensation of all residents who are not able to develop their land. The dynamics also reveal that empowering KCCA through making its operations independent of the political influence, giving the technical wing more mandate than the political leadership, and improving staff motivation will deal a blow to the negative urban consequences of causes by these this influence, politicking, laxity and vulnerability to bribery. In addition, community skilling, sensitization, effective rural agricultural and on-agricultural development and decentralised service delivery can help empower and keep jobseekers in their areas instead of migrating to Kampala. It can also attract some of the job-makers and civil-war migrants back to their former areas, thereby reducing population pressure in Kampala. The promotion of high density, high-rise housing can improve the residential conditions of slum areas and ensure that less acreage is used to accommodate more people. This can improve the housing of the internally increasing population. Consequently, a policy needed to urbanise Kampala in a planned manner needs to indeed be formulated based on all the proposals appearing in Table 6.3.

Turning to the weaknesses identified in the official forces of Kampala's urbanisation, the dynamics that key informants suggested to help eliminate these weaknesses were thematically and descriptively analysed. Findings are summarised in Table 6.4.

Table 6.4: Dynamics Key Informants want Integrated in Kampala’s Urban Policy Ideal to Deal with Weaknesses in Formal Informal Dynamics

Dynamics	Percentage key informants revealing the dynamics (N = 720)
Clearly demarcating functions the KCCA Act, 2010 prescribes for Minister, Executive Director and Lord Mayor	87.5
Defining a clear working relationship between central government and KCCA in respect of implementing investment policy for attracting foreign investors	79.2
Promoting positive government intervention, not intervention for opportunistic political capital	79.2
Synchronising the security of tenure prescribed by Land Act, 1998 with land development in Kampala	62.5
Reducing the committee prescribed by the Physical Planning Act, 2010 to a realistic quorum of at least 5 members	50.0
Defining how government can subsidise the condos to make them affordable	50.0
Revising the penalties for waste management, road traffic and safety offenses	51.4
Specifying the qualifications of the committee prescribed by the Taxi Management Ordinance, 2013 to manage taxis in Kampala	33.3
Recognising KCCA as the agency to monitor and evaluate the performance the Directorate of Water Resources Management attains in Kampala	25.0
Defining market operationally, since it is not defined in Market Act, Cap 94	33.3
Defining how KCCA should regulate the Electricity distribution and supply companies recognised by the Electricity Act, 1999	33.3

Source: Based on the author’s research, 2015

The findings in Table 6.4 indicate the dynamics that key informants want to be integrated in the urban policy needed to guide Kampala’s urbanisation. An analysis of the dynamics reveals that they are essentially the processes or actions that need to be undertaken in order to overcome the weaknesses that make formal dynamics contribute to the unplanned urbanisation of Kampala. Consequently, any effort to develop a policy intended to ensure that Kampala urbanises in a systematic manner needs to pay attention

to these dynamics. The frequency distribution corresponding to the dynamics suggests that when developing this policy, more attention needs to be put on clearly demarcating functions the KCCA Act, 2010 prescribes for Minister, Executive Director and Lord Mayor. Other dynamics that need to be emphasised include promoting positive government intervention, not intervention for opportunistic political capital; defining a clear working relationship between central government and KCCA in respect of implementing the investment policy for attracting foreign investors; and synchronising the security of tenure prescribed by Land Act, 1998 with land development in Kampala. The frequency distribution indicates further that the following dynamics need to be stressed: reducing the committee prescribed by the Physical Planning Act, 2010 to a realistic quorum of at least 5 members; defining how government can subsidise the condos to make them affordable; and revising the penalties for waste management, road traffic and safety offenses.

Overall, the dynamics that city residents want integrated in the urban policy ideal for Kampala are those that will ensure that the city urbanises in a better manner that satisfies them. The dynamics the key informants want to be integrated are essentially action-steps that clearly demarcates the roles of officials in charge of how the city urbanises, make implementation of the facilitating legal framework realistic, minimise the informality in which the city urbanises and ensure that population pressure is reduced in Kampala by encouraging urban-rural migration through skilling of Ugandans for job creation, and reinforcing this process using effective rural agricultural and non-agricultural development, and efficient decentralised service delivery.

6.4 Summary

This chapter has highlighted the dynamics to be integrated in Kampala's urban policy framework in between the period 1990 to 2013. It also covers urban features city residents expect from Kampala's ideal urban policy, dynamics city residents want integrated in Kampala's ideal urban policy and dynamics key informants want integrated in Kampala's ideal urban policy.

CHAPTER SEVEN

Discussion, Conclusions and Policy Recommendations

7.0 Introduction

This chapter focuses on the summarised discussion of the findings presented in chapters four, five and six. It also presents the conclusions and recommendations drawn directly from the findings. The chapter also highlights the contribution of the study.

7.1 Discussion

This study was motivated by the need to provide a comprehensive understanding of the dynamics that explain Kampala's urbanisation and their implications for an alternative urban policy that could be used to ensure that this urbanisation takes place in a planned manner. Consequently, it was set to meet four objectives.

7.1.1 Objective One

The first objective analyses the informal dynamics explaining the urbanisation of Kampala from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner. This objective was met by administering a questionnaire to Kampala city residents, interviewing officials responsible for this city's urbanisation, and conducting FGDs with KCCA councillors. The officials and councillors were considered as key informants. The findings obtained from all the respondents corroborated each other as presented in Chapter Four in a triangulated manner.

Generally, the findings revealed that between 1990 and 2013, Kampala's urbanisation was significantly explained by the following informal dynamics: the city's attractiveness hinged on the belief that it provided jobseekers and job-makers with easy access to employment and market opportunities, respectively, excessive rural poverty and underdevelopment; and harsh conditions that were taking place in forms of internal and regional civil wars. Others included unofficial political influence; unofficial administrative dynamics; rich people converting surplus capital into replacing old

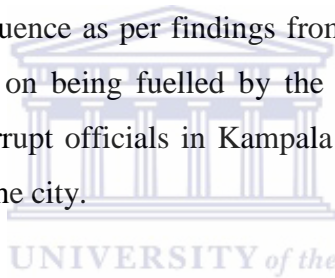
structures by better physical developments; politicking; population increase, and lack of patriotism, love and care for Kampala, poor urban culture and lack of knowledge about how to live in an urban area as other dynamics. This attitude led to the state of uncleanliness and disorderliness in the city. By revealing these different forms of dynamics, the findings supported the observations made by different scholars, including Mondal (www.yourarticlelibrary.com, accessed 20 September 2014), Peng et al. (2000), UN-Habitat (2003), Kurtzleben (2014), MarketWatch (2013), Sankin (2012), Misselhorn (2008), Muzzini and Lindeboom (2008), Diao *et al.* (2007), Pacione (2005), Anh et al. (2004), Tacoli (2004), Bah et al. (2003), and Diaz (2003). Each of these scholars pointed out at least two of these forms of dynamics.

Critically speaking, the revealed informal dynamics of Kampala's urbanisation were linked to each other, implying that their implications for an alternative urban policy for Kampala are also linked. In particular, Kampala's attractiveness based on the belief that it provided jobseekers and job-makers with easy access to employment and market opportunities was linked to excessive rural poverty and underdevelopment. As Peng et al (2000) argued, this belief did not represent the reality in Kampala, but fact that the opportunities that jobseekers and job-makers sought for were lacking in the areas from where they migrated. That is why many attracted jobseekers did not find the job opportunities they were looking for, leading to a high rate of unemployment in Kampala. The attractiveness of Kampala is also linked to the harsh conditions that were caused by political unrest that occurred in many parts of Uganda and in the neighbouring countries. The generally peaceful condition that prevailed in Kampala made it attractive to many people who were running away from the war-ravaged areas. Findings indicate that these people did not want to go back because the socioeconomic opportunities that Kampala provided were far better than those they had left in the places from where they migrated.

Accordingly, these dynamics point to the need to adopt a socioeconomic development model that can stimulate job creation and improve market opportunities that people who migrate to Kampala seek for. Employment opportunities can be created by skilling and

empowering people to use the resources in their surrounding environment to create jobs. Market opportunities can be created by reviving village-based cooperative societies that can buy people's products and look for the markets as collective entities.

The unofficial political influence, politicking, unofficial administrative and rich people's conversion of surplus money into construction of new business developments or replacing old structures with better structures were also linked. The findings from key informants indicate that what KCCA officials who were politically affiliated to the ruling party called politicking was genuine concern voiced by opposition officials against senior government officials who were using unofficial political influence to convert the excessive money siphoned from government confers into establishing illegal business developments in wrong locations as per Kampala's master plan. Since opposition politicking had a weak influence as per findings from city residents, the construction of illegal developments went on being fuelled by the unofficial administrative dynamics exercised by bribing of corrupt officials in Kampala city authorities, thereby leading to unplanned urbanisation in the city.



Moreover, most of these developments were established without paying attention to social justice as stipulated in Part XI (iii) of the national objectives and directive principles of state policy prescribed by the 1995 Constitution of Uganda. They therefore infringed on what Harvey (1985b) refers to as people's right to the city, thereby leading to increased chaos and crime in the city. The fact that these influences resulted into haphazard urbanisation of Kampala alludes to the need for a policy that can regulated them so as to avoid the consequences which, according to Harvey (2008, 2009), occurred to bourgeoisie in Paris, France. What needs to be done is to rid KCCA of corrupt officials, ensure that the KCCA officials affiliated to the ruling party and those in the opposition work together without involving politics, and fight the unofficial influence of senior government officials by stopping siphoning of government funds and empowering KCCA to work independently. The corrupt city officials and siphoning government officials need to be investigated and culprits be subjected appropriate legal and political

consequences, including loss of jobs, imprisonment, recovery of the bribes and/or confiscation of the established developments.

7.1.2 Objective Two

The second objective of the study was to investigate the formal dynamics responsible for the urbanisation of Kampala from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner. The data sources that were used to meet this objective included city residents, key informants and document review. The findings were presented in the first part of Chapter Five. On the whole, these findings reveal that the formal dynamics which explained Kampala's urbanisation during this period in a significant manner included the undertaken official administrative dynamics, government political intervention dynamics, government modernisation agenda, and the legal framework, and urban policy dynamics. By revealing these forms of dynamics, findings concur with Gervase (2010), Yemek (2005), Ndengwa (2002), Natrass (1983). Each of these scholars indicates that at least one of these dynamics explains how cities urbanise.

The formal administrative dynamics which the findings revealed were twofold. There were those that were taken to ensure that Kampala urbanised in a planned manner. These included cancellation of contracts of companies that managed the city's public transport services and marketplaces poorly, demolition and abolition of the informal economic activities and structures, decisive dismissal and replacement of corrupt KCCA officials; and closure of arcades constructed without following the approved plans. These dynamics were intended to restore planned urbanisation in Kampala. They however, achieved little success because of the other fold of dynamics, which included official administrative weaknesses. These weaknesses included deliberate indifference, lack of strategic focus, senior KCCA officials working politically rather than professionally, staff demoralisation and vulnerability to bribery, and failure to pay attention to social justice when executing many of the official administrative measures. Some of these dynamics were linked in that one reinforced the other.

Specifically, deliberate indifference was found to be displayed in relation to developments established under unofficial political influence. This implies that it was exercised by KCCA officials who worked politically rather than professionally. Working politically rather than professionally implies that these officials could not take action against the unplanned developments established under political influence. This effectively implies that the officials paid a deaf ear to strategic urban planning. There is no way an official, who cannot take action against unplanned developments, can claim to be strategic as far as planned urbanisation is concerned. According to Turok (2012), leaving unplanned developments untouched is itself a sign of failure to enforce strategic urbanisation. Deliberate indifference is therefore a vice that needs to be done away with by ridding KCCA of all the officials displaying it. Lack of strategic focus was also revealed in form of KCCA officials focusing on only redeveloping Kampala without working with local governments in the neighbouring districts. This is an inward looking strategy which ignores Kampala's urban sprawl. It needs to be replaced by a more elaborate policy strategy that caters for this sprawl. Staff demoralisation and vulnerability to bribery were also linked since, according to Mills (2012) and Cooper et al. (2006), poor motivation increases susceptibility to accepting bribes

Government political intervention had a twofold contribution to Kampala's urbanisation. In the first place, government intervened to protect administrative actions that KCCA officials were taking to ensure that Kampala urbanised in a planned manner. This intervention was okay and needs to be encouraged. It was however, compromised by another form of government intervention, which involved halting administrative decisions that were intended to promote planned urbanisation, but in a politically costly manner. The halting was tactical, intended to derive political capital instead of serving to promote planned urbanisation in national interest. It therefore confirms Sulkin and Larsen's (2003) argument that government can halt planned urbanisation in order to derive political capital. Another form of government intervention which constrained Kampala's planned urbanisation was in form of not releasing much of the money budgeted to facilitate the promotion of this urbanisation whenever the executive leadership of Kampala was under voted opposition politicians. While government's

intention was to derive political capital from these latter two forms of intervention, they limited realisation of Kampala's planned urbanisation. The intentions were therefore not good for Kampala's planned urbanisation, their political intentions notwithstanding. They need to be replaced by other interventions from which government can derive political capital while promoting planned urbanisation of Kampala. These interventions are recommended later.

The dynamics of the modernisation agenda explained Kampala's urbanisation involved attracting investors and allowing them to establish factories and business companies at any locations of the investors' choice. These dynamics also involved reconstruction of taxi parks, roads, and replacing of old commercial buildings by new ones, including supermarkets, malls and arcades. The manner in which these dynamics occurred supports Klopp (2002) who indicates that modernisation boosts industrialisation. It also supports Gervase (2010) who argues that modernisation alters the already existing infrastructure. Indeed, the attracted investors contributed to expansion of Kampala's built environment as Harvey (1985a, 2008) prefers to call it. The way the expansion took place was however, environmentally unfriendly because it involved constructing the developments by infilling of swamps, destroying greenbelts and blocking natural drainage. Not only did this degrade Kampala's natural beauty. It was contributed to adverse climatic changes which, according to Lwasa (2006), are a threat to life. Moreover, allowing foreign investors to establish businesses in any locations did nothing but contribute to Kampala's unplanned urbanisation. Accordingly, Uganda government needs to implement its modernisation agenda in a way that urbanises Kampala in a systematic manner.

The legal framework dynamics occurred in form different legal instruments that were enacted to guide Kampala's urbanisation. These instruments included Acts, bye-laws, ordinances, and regulations. However, the effectiveness of these dynamics was constrained by a number of weaknesses, which included some laws prescribing unrealistic implementation frameworks, others prescribing penalties too weak to enable them to achieve their purposes and others being so inconsistent that developers can exploit to establish illegal developments that contributed to Kampala's unplanned

urbanisation. This suggests that addressing these weaknesses by developing a single integrated urban law can strengthen the legal framework needed to ensure that Kampala urbanises in a systematic way. The policy dynamics were such that different policies guided different aspects of Kampala's urbanisation. These included urban activities and services such as water supply and sanitation, solid waste management, and a few others which, moreover, were not exhaustive. This scenario pointed to the need to develop a comprehensive urban policy for Kampala city.

7.1.3 Objective Three

The third objective of the study was to establish the dynamics defining residents' satisfaction with urban changes resulting from formal dynamics undertaken from 1990 to 2013 and their implications for a policy needed to urbanise this city in a planned manner. This objective was met using the same approach applied to meet the first objective. The findings were presented in the second part of Chapter Five. These findings revealed that residents' satisfaction dynamics that strongly influenced the way Kampala urbanised residentially included dissatisfaction with the poor environmental health, which resulted from noise and air pollution factories, telecommunications masts and taxi parks authorised by KCCA. Another form of residents' satisfaction dynamics that influenced this kind of urbanisation was to have easy access to needed essential services. These dynamics forced residents to shift from locations where authorised factories, masts and taxi parks caused noise and air pollution and locations where the residents could not access essential services easily to locations where they could dwell peacefully and have relatively easier access to essential services. These findings imply that while it is not detrimental to mix noise-making and/or air-polluting activities with residences, it is desirable to bring the provision of essential services nearer residential areas so that urban residents can have easy access to them. The findings therefore allude to the need to organise economic activities by ensuring that noise and air polluting activities are far separated from residential areas.

7.1.4 Objective Four

The fourth objective of the study identifies the dynamics which need to be integrated in a policy framework that can be used to effectively prevent or halt Kampala's unplanned urbanisation while promoting planned urbanisation. This objective was met not only by asking selected city residents to indicate the features that they wanted the urban policy ideal for Kampala to provide in the city. It was also met by asking both the city residents and key informants to propose dynamics that could be integrated in the policy to counter unplanned urbanisation while promoting systematic urbanisation. The findings were presented in Chapter Six. The features that city residents proposed reveal that Kampala dwellers want a modern city characterised by better and efficient provision of better quality housing, health and decongested transport services. The features also reveal that these dwellers want an urban policy that can promote proper zoning of economic activities, provision of modern and adequate market centres, and orderly bill-board advertising, especially in the central business district. The features further indicate that instead of having taxi and bus parks in the city centre, the ideal policy has to promote five-minute taxi/bus stops while encouraging the construction of taxi and bus parks in the neighbouring districts. These policy measures indicate that city residents want a policy that can ensure that Kampala urbanises in a well-zoned, decongested and satisfactory manner typified by better quality housing, efficient transportation, and easy access to essential services

To urbanise Kampala in a way that can translate into its dwellers enjoying the above features, city residents suggested that the policy needs to deal with the following: providing each parish with a well-equipped health centre; transferring all taxi and bus parks from central business district to neighbouring districts; and introducing five-minute bus/taxi stops. City residents also showed that the policy needs to promote slum upgrading; to organise but not abolish downtown economic activities and to remove street vendors and unplanned kiosks from roadsides while integrating them in upgraded downtown markets. They further showed that the policy needs to focus on demolishing commercial buildings whose construction did not follow approved plans; replacing

commercial street parking with commercial parking towers so as to widen the roads, and establishing flyovers, executive metro shuttles and by-passes.

In addition to policy measures that city residents proposed, key informants added others which the ideal urban policy for Kampala need to integrate in order to counter the uneven and informal urbanisation caused by private ownership of land. These include establishing a fund for adequate compensation of all residents who are not able to develop their land in a manner that meets required urban standards. They also include empowering KCCA through making its operations independent of the political influence, giving the technical wing more mandate than the political leadership, and improving staff motivation. The key informants also felt that the policy needs to consider promoting community skilling and sensitization, effective rural agricultural and non-agricultural development as well as decentralised service delivery. This can empower and ensure that jobseekers remain in their areas instead of migrating to Kampala. It can also attract some of the job-makers and civil-war migrants back to their former areas, thereby reducing population pressure in Kampala. The key informants showed further that the policy needs to focus on promoting high density, high-rise housing that can improve the residential conditions of slum areas and ensure that less acreage is used to accommodate more people. This was suggested to ensure that adequate and quality housing is available for the internally increasing population.

The key informants proposed further that to address the weaknesses in the formal dynamics, the ideal policy needs to clearly demarcate the roles of the officials in charge of how the city urbanises, make implementation of facilitating legal framework realistic, minimise the informality in which the city urbanises and ensure that population pressure is reduced in Kampala by encouraging urban-rural migration through skilling of Ugandans for job creation, and reinforcing this process using effective rural agricultural and non-agricultural development, and efficient decentralised service delivery

7.2 Conclusions

The following conclusions are reached following the summarised discussion presented in the previous section

1. The different informal dynamics that explained Kampala's urbanisation between 1990 and 2013 include unofficial administrative dynamics; unofficial political influence; political unrest caused by internal and regional civil wars; the city's attractiveness to jobseekers, job-makers and migrants from war-ravaged areas; and excessive rural poverty and underdevelopment. Other informal dynamics include rich people converting surplus capital into a built environment; politicking; population increase, poor urban culture; lack of patriotism, love and care for Kampala, and lack of knowledge about how to live in an urban area. These dynamics were revealed in such a way that they all contribute to Kampala's unplanned urbanisation. This reveals that there is need to deal with them. The dynamics are linked in such a way that dealing with some of them helps to minimise the adverse influence of others, thereby leading to improvement in Kampala's urbanisation. Specifically, dealing with excessive rural poverty and underdevelopment can help reduce the number of jobseekers and job-makers who migrate to Kampala and also lessen population pressure in Kampala through urban-rural migration caused by attracting civil war migrants back to their former areas. Dealing with the unofficial administrative dynamics can help minimise the influence of the unofficial political; and empowering city dwellers with the knowledge of how to live in an urban area will minimise the negative consequences of poor urban culture; lack of patriotism, love and care for Kampala.
2. The formal dynamics which explained Kampala's urbanisation during the period 1990-2013 include official administrative dynamics, government political intervention, modernisation agenda implemented through government investment promotion programme, legal framework, and urban policy dynamics. Many of these dynamics were associated with weaknesses that caused Kampala to urbanise in an unplanned manner. Consequently, the weaknesses need to be rectified. In particular, the official administrative dynamics that promoted planned urbanisation included

cancellation of contracts companies that were poorly managing transportation and markets poorly, closure or demotion of buildings constructed without following the approved plans; and abolition of informal economic activities. The effectiveness of these dynamics was however compromised by administrative weaknesses, which included deliberate indifference to developments established by or connected to senior government officials, lack of strategic focus, low staff motivation and vulnerability to bribery and corruption.

While government intervention was sometimes exercised in form of supporting administrative measures undertaken to urbanise Kampala systematically, it sometimes involved halting administrative measures that were well-intentioned in terms of promoting planned urbanisation but considered costly politically. Government tactically intervened by releasing far less than the money required to facilitate planned urbanisation, as long as the executive leadership of Kampala city was in the hands of the opposition. This intervention was intended to derive political capital by casting the voted opposition leaders as non-performers, and contributed much to Kampala's unplanned urbanisation because it was the opposition at the helm of the city from 1990 to 2010. Government modernisation agenda expanded Kampala industrially and in terms of built environment in form of local and foreign-based business buildings. However, allowing foreign investors to establish their businesses at any location of their choice (as a way of attracting them) led to unplanned urbanisation. Many investors established their businesses in wrong locations as per Kampala master plan. The legal framework dynamics that had been enacted to guide Kampala's urbanisation was fragmented and either weak or unrealistic at implementation. The policies that were being used to guide Kampala's urbanisation were fragmented, focusing on particular aspects instead of the entire process of the city's urbanisation. Clearly, single policy is needed to ensure that Kampala's urbanisation systematically.

3. The city residents' satisfaction dynamics that contributed to Kampala's urbanisation included dissatisfaction with the poor environmental health they experienced in form

of noise and air pollution that factories, telecommunications masts, taxi parks and maize mills that KCCA authorised to be established in the neighbourhoods. The other form of dynamics included the need to access essential services easily. These dynamics indicate that while the provision of essential services needs to be brought nearer or within residential areas, noise and air polluting economic activities need to be established far apart.

4. The different forms of dynamics that need to be integrated in the urban policy required to urbanise Kampala as a planned modern city reveal a number of policy measures that can be adopted to achieve this end. According to city residents, these measures include: providing each parish in Kampala with a well-equipped health centre; transferring all taxi and bus parks from central business district to neighbouring districts; and introducing five-minute bus/taxi stops instead of bus or taxi parks. Others are promoting slum upgrading, organising but not abolishing downtown economic activities, and removing street vendors and unplanned kiosks from roadsides while integrating them in upgraded downtown markets. Others include demolishing commercial buildings whose construction did not follow approved plans; replacing the commercial street parking with commercial parking towers so as to widen the roads; and establishing flyovers, executive metro shuttles and by-passes.

The policy measures revealed by the dynamics that key informants want to be integrated in the policy needed to counter Kampala's uneven and informal urbanisation include establishing a fund for adequate compensation of all residents who are not able to develop the land they own in Kampala. Others are empowering KCCA through making its operations independent of the political influence of senior government officials, giving the technical wing more mandate than the political wing of KCCA, and improving staff motivation. Other measures include promoting community skilling and sensitization, effective rural agricultural and non-agricultural development and decentralised service delivery, and promoting high density, high-rise housing that can improve the residential conditions of slum areas and ensure that

less acreage is used to accommodate more people.

With regard to weaknesses in the formal dynamics, the dynamics that key informants want integrated in policy revealed that the following policy measures are important to consider: clear demarcation of the roles of the officials in charge of how the city urbanises, and making the implementation of the enabling legal framework realistic.

5. Theoretical perspective reveals that: changes in human population caused by historical economic development of societies are a direct dynamic that explain why urbanisation occur, urbanisation is caused by individuals migrating to cities as a result of economic welfare dynamics, including search for better livelihood; administrative dynamics determines the effectiveness of all other dynamics because they are the ones responsible for implementing all enacted acts and designed policies, including technically designed urban programmes and policies.

7.3 Policy Recommendations

The findings have revealed that there is no comprehensive urban policy that can guide Kampala's urbanisation in a systematic manner. This policy can be developed by adopting the following recommendations.

1. The informal dynamics that cause Kampala to urbanise in an unplanned manner should be minimised as follows:
 - a) The government of Uganda should establish a special fund for compensating all private owners of land in Kampala who cannot develop it so as to develop the city in a planned and even manner. This fund should be established and operationalised in accordance with Articles 26 and 237 (2a) of the 1995 Constitution of the Republic of Uganda.
 - b) The Government of Uganda should promote community skilling and sensitization, effective rural agricultural and non-agricultural development and efficient decentralised service delivery.
 - c) The government of Uganda should empower KCCA to operate as an institution

independent of all the political influence of senior government officials, and should also encourage KCCA officials to ensure that all developments to be constructed in Kampala are authorised according to Kampala's master plan.

- d) The government of Uganda should increase the financial and non-financial motivation of KCCA officials to reduce their laxity and vulnerability to bribery
 - e) The Parliament of Uganda should revisit KCCA act of 2010 and give the technical wing more mandate than the political wing of KCCA.
 - f) The government of Uganda should promote high density; high-rise housing that can improve the residential conditions of slum areas and ensure that less acreage is used to accommodate more people.
 - g) KCCA technical and political wings should work harmoniously together without involving themselves in matters to do with political differences.
 - h) KCCA should provide city residents with knowledge about how to live in an urban area by sensitising them about how to love and care for Kampala.
 - i) Government of Uganda should work collectively with civil society organisations both local and international in areas of policy formulation and planning so as to effectively address Kampala's urban dynamics.
2. The formal dynamics responsible for Kampala's unplanned urbanisation should be addressed as follows:
- a) KCCA officials should desist from deliberate indifference to developments constructed under the influence of senior government officials by working professionally or technically instead of working politically.
 - b) The government of Uganda should implement its modernisation agenda using an investment promotion policy that does not give attracted investors liberty to establish their investments at any location of their choice in Kampala. All investors should follow the master plan of Kampala.
 - c) The government of Uganda should intervene in the administrative measures intended to promote Kampala's planned urbanisation by supporting instead of constraining or thwarting them. Planned urbanisation is at times achieved at a cost. Government of Uganda should desist from using deriving political capital as

the criterion for funding the urbanisation of Kampala; urbanisation is more of an aspect of national development than an issue for determining political interests.

- d) The Parliament of Uganda should revisit KCCA Act 2010 for the purpose of clear demarcation of the roles of the officials in charge of how the city urbanises
 - e) KCCA top administrators should improve observance of the ethical code among the officials in charge of approving, monitoring and enforcing physical developments in Kampala.
 - f) KCCA officials should widen their strategic focus by ensuring that Kampala is urbanising not in isolation but in relation to the neighbouring districts. Kampala's metropolitan sprawl into the neighbouring districts should be handled not by KCCA authority alone but in collaboration with the local government authorities and civil society organisations in these districts.
 - g) KCCA authorities should work together with relevant agencies to initiate amalgamation of all the legal instruments into one legal instrument that can guide Kampala's urbanisation as a single integrated instrument instead of different instrument.
 - h) The Parliament of Uganda should develop a comprehensive legal framework to guide Kampala's urbanisation in an integrated manner.
 - i) KCCA should recognise the role of civil society organisations and as such include them in the city's day to day activities, be it policy development, legislation or service provision.
3. Kampala city residents' satisfaction dynamics should be improved as follows:
- a) KCCA should minimise city residents' dissatisfaction with the poor environmental health caused in form of air and noise pollution by zoning economic activities in a manner that ensures that noise and air polluting economic activities are established far from residential areas.
 - b) KCCA should ensure that the provision of essential services such as health, shopping and others is nearer or within residential areas.

4. KCCA and other relevant agencies of government are developing a comprehensive urban policy needed to guide Kampala's urbanisation, they should ensuring that it cater for the following:
- a) Transfer of all taxi and bus parks from central business district to neighbouring districts.
 - b) Introduction of five-minute bus or taxi stops instead of bus or taxi parks. Others are
 - c) Promotion of upgrading.
 - d) Organising but not abolishing downtown economic activities.
 - e) Removing street vendors and unplanned kiosks from roadsides while integrating them in upgraded downtown markets.
 - f) Demolition of all commercial buildings whose construction did not follow approved plans.
 - g) Replacing commercial street parking with commercial parking towers so as to widen the roads.
 - h) Establishment of flyovers, executive metro shuttles and by-passes.
 - i) Community skilling to make people productive based on their local environmental resources.
 - j) Special fund for compensation of private land owners in Kampala.
 - k) Provision of high-rise housing in slum areas.

7.4 Recommendations for further research

- a) Many recommendations have been made to enable Kampala City to urbanise in the proper manner. However, the financial implications of these recommendations have not been explained in the study. Further research is therefore recommended into these implications.
- b) The dynamics that account for urbanisation change from time to time, depending on level and distribution of socioeconomic development, the pursued development model and informal processes. It is therefore important that the dynamics responsible for Kampala's urbanisation are periodically investigated and understood so that the city urbanises in an ever planned manner.

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APPENDICES

Appendix A: Interview Guide for Key Informants

CONSENT FORM

I am Fred Bidandi, a PhD Candidate at the School of Government, University of the Western Cape in South Africa. For the reasons of my studies I approach you for data collection on my topic entitled ‘**The dynamics of Urbanisation in Kampala, Uganda: Towards a possible Alternative urban policy framework**’. Your information will be use full to my research and it will help to gain insight on the problems of urbanisation process in Uganda and in particularly Kampala metropolis. The interview duration is between 15 to 20 minutes. The information obtained will only be used for the purpose of this study and shall be held confidential.

Your participation is voluntary and you are free to refuse giving an answer to any particular question which touch your integrity

Signature Interviewee Date: _____ Signature of Researcher Date: _____

INTERVIEWEE ACCEPTS TO PARTICIPATE INTERVIEWEE REFUSES TO
 1 ANSWER QUESTIONS

▼

Interviewee Name.....

Interviewee Number.....

Date of interview.....

Date checked.....

Name of ministry/ Department.....

Location /division.....

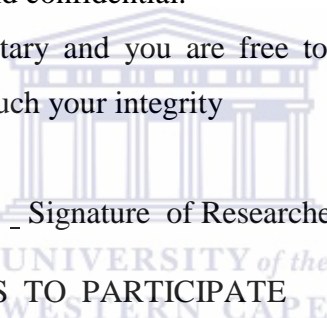
This questionnaire aims to obtain information about the dynamics of urbanisation in Kampala, Uganda: Towards a possible alternative Urban Policy Framework.

Appendix B: Self-Administered Questionnaire

SECTION A0: INTRODUCTION AND CONSENT-SEEKING

I am Fred Bidandi, a PhD Candidate at the School of Government, University of the Western Cape in South Africa. For the reasons of my studies I approach you for data collection on my topic entitled ‘**The dynamics of Urbanisation in Kampala, Uganda: Towards a possible Alternative urban policy framework**’. Your information will be use full to my research and it will help to gain insight on the dynamics of urbanisation process in Uganda and in particularly Kampala metropolis. The interview duration is between 15 to 20 minutes. The information obtained will only be used for the purpose of this study and shall be held confidential.

Your participation is voluntary and you are free to refuse giving an answer to any particular question which touch your integrity



Signature Interviewee Date: _____ Signature of Researcher Date: _____

INTERVIEWEE ACCEPTS TO PARTICIPATE 1 INTERVIEWEE REFUSES TO ANSWER QUESTIONS

▼

This questionnaire aims to obtain information about the dynamics of urbanisation in Kampala and recommendations for alternative urban policy frame work. The information obtained will only be used for the purpose of this study and shall be held confidential.

SECTION A: BACKGROUND INFORMATION

Questionnaire No.....

1.	What is your gender?	1. Male 2. Female
2.	What is your age?	1. 18-30 2. 31-43 3. 44-56 4. 57 and above

3.	What is your marital status?	1. Single 2. Married 3. Separated 4. Divorced 5. Widowed
4.	What is your nationality
5.	What is your tribe
6.	What is race	1. Black 2. White 3. Coloured 4. Swahili 5. Other (specify).....
7.	How would you describe where you stay?	1. Slum for the poor 2. Slum for the rich 3. Slum combining both the rich and the poor 4. Non-slum area of low class dwellers 5. Non-slum area of high class dwellers
8.	What is your level of education?	1. No formal education 2. Primary 3. Secondary 4. Tertiary 5. University
9.	Please indicate your employment status	1. Unemployed 2. Self-employed in as a farmer 3. Self-employed in non-agricultural informal work 4. Corporate employee 5. Civil servant
10.	What is the range of income?	1. Less than UGSh.50,000 (Less than US\$20) 2.50,000-150,000 (US\$20-US\$60) 3.Sh.152,500-200,000 (US\$61-US\$80) 4.202,500-500,000 (US\$81-US\$200) 5. Over 500,000 (Over US\$200)
11.	What is your primary source of livelihood? (Tick only one)	1.Wages 2. Own business earnings 3. Investment e.g. unit trust 4. Pension & grant(state) 5. Private pension
12.	What is your secondary source of livelihood? (tick one option)	1. None 2. Farming 3. Casual labour 4. Political activism 5. Voluntary work 6.Other (specify).....
13.	What is your political affiliation in Uganda?	

SECTION B: DYNAMICS RESPONSIBLE FOR KAMPALA'S URBANISATION BETWEEN 1990 AND 2013

Please use the scale below to respond to each statement in the table by ticking in the cell that corresponds to the option that best matches your opinion.

Scale: Strongly Disagree (1), Disagree (2), Not sure (3), Agree (4), Strongly Agree (5).

No.	Statement	1	2	3	4	5
PART I: INFORMAL DYNAMICS						
1.	I built my residence between 1990 and 2013 and on family-owned land					
2.	I decided to reside in Kampala to have easy access to healthcare services my family and I needed to live a good life, especially after 1990					
3.	I decided to reside in Kampala so my children could have easy access to good schools, especially those established in the city after 1990					
4.	I decided to reside in Kampala so my family could have easy access to communication facilities, especially those established since 1990					
5.	I decided to reside in Kampala so my family members and I could have easy access to employment opportunities offered in the city					
6.	I decided to reside in Kampala so my family could have easy access to the social amenities and networks established since 1990 and needed to facilitate them in daily life					
7.	I reside in Kampala so as to have easy access to clean and safe water supply					
8.	I reside in Kampala so as to have easy access to electricity made					

	easier to access since the 1990s					
9.	I reside in Kampala because compared to a rural area, this city makes it easier to start an informal business that makes money, especially after 1990					
10.	I reside in Kampala because the many factories established since 1990 make getting a job easier.					
11.	I reside in Kampala because it is hub for public departments and ministries from which government jobs can easily be obtained, especially after the 1990s					
12.	I have been living in Kampala especially after 1990 because rural areas are associated with agriculture as the only economic activity which I got tired of.					
13.	I have been living in Kampala to get access to the commodity markets it offers, especially after 1990.					
14.	I decided to live in Kampala because I was tired of rural poverty resulting from meagre incomes obtained from farms after spending a lot of labour cultivating very large acreage of land					
15.	I am willing to forfeit my land rights to a developer in exchange for the compensation I want					
16.	I am willing to sell my land to a developer so I can leave Kampala, which is becoming very costly for me to live in comfortably					
17.	It has since 1990 been easy to build a residence without an approved plan when one uses political influence from high-ranking government officials					
18.	It has since 1990 been easy to put up a business kiosk in Kampala city without an approved plan					
19.	It has since 1990 been easy to build a factory in Kampala city without getting approval from Kampala City Authorities					
20.	It has since 1990 been easy for government to require people					

	known to support opposition to move away from public estates in Kampala city so as to redevelop the estate as required					
21.	I would have developed or sold land to the developers who have been interested in it since 1990, but cannot do either n when I am willing to, because it is family land					
22.	I know of a person who came to live in Kampala after 1990 as a way of running away from political unrest that was going on in his/her former area					
23.	I know of a person who came to live in Kampala after 1990 because of the natural disaster that occurred in his/her former area					
24.	I came to live in Kampala after 1990 because I believed that it did not experience food insecurity which had occurred in the area from where I migrated					
25.	I came to live in Kampala because I believed it was not as environmentally harsh as the place from where I migrated					
26.	I know of a person who came to live in Kampala after 1990 because he/she could not stand the religious conflicts that going on in his/her rural area					
27.	The politicking in which opposition politicians engage is responsible for the manner in which the city has been urbanising since 1990					
28.	High-ranking government officials have since 1990 put up developments in Kampala based on their unofficial political influence					
29.	It has since 1990 been easy to build a factory in Kampala city based on political influence from high-ranking government officials					
30.	The different telecommunications networks established in Kampala city since the 1990s are as a result of political					

	influence from high-ranking government officials					
31.	It has since 1990 been easy to build a residence without an approved plan after bribing the concerned enforcement officials					
32.	It has since 1990 been easy to establish business structures/buildings in Kampala after bribing the concerned city officials					
33.	The choice of which road to reconstruct in Kampala city has since 1990 been made after bribing concerned Kampala City Authority officials					
34.	The choice of which marketplace to reconstruct in Kampala city has since 1990 been made after bribing concerned officials					
35.	It has since 1990 been easy to build a residence without an approved plan because of reluctance of the concerned authorities					
36.	It has since 1990 been easy to build a factory in Kampala city by exploiting the laxity of city authorities					
37.	Kampala's population has since 1990 increased as a result of increased births					
38.	Kampala's population has since 1990 increased because of reduced deaths					
39.	Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into replacing old structures by better physical developments					
40.	Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into new physical investments					
41.	Kampala has been urbanising since 1990 because of the new physical developments established by rich people to support their businesses.					
	PART II: FORMAL DYNAMICS					
42.	My right of ownership of the land where I built my residence					

	has never been tampered with throughout the period 1990-2013 because it is constitutionally protected					
43.	I leased the land on which I built for over 49 years in order to secure it constitutionally nothing has changed since 1990					
44.	My residence was built after 1990 based on an approved architectural plan					
45.	It has since 1990 been easy to build a residence in Kampala city without an approved plan because of weak enforcement laws					
46.	Kampala city authorities have since 1990 been reconstructing market places following the architectural urban plan designed for the city					
47.	Kampala city authorities have since 1990 been reconstructing the roads in Kampala city following the architectural urban plan that will make the city better					
48.	The different telecommunications networks established in Kampala since 1990 follow the city's urbanisation plan					
49.	The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budget only when the city's leaders are politically affiliated to the ruling party					
50.	The efforts that Kampala City Authorities have been putting into the reconstruction of marketplaces since the 1990s are politically motivated by government					
51.	The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budget only when the city's leaders are politically in opposition					
52.	Kampala City Authority's road-reconstructions are politically motivated by government					
53.	Instead of losing political support, government has since the 1990s been preferring to keep people in undeveloped areas of Kampala than move them away and develop the areas as					

	required					
54.	Establishing a foreign-based company anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors					
55.	Establishing a factory anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors					
56.	Government has since 1990 been preferring to promote industries and companies to protecting the environment in Kampala city					
57.	Government has since 1990 been preferring to give land to investors who can develop it rather than leaving it with Kampala dwellers who cannot develop it to required urban standards					
58.	Government has since 1990 been enacting legal instruments necessary to guide the urbanisation of Kampala as a planned city					
59.	Government has since 1990 enacted policies for guiding Kampala to urbanise as a planned city					

Mention any other factors that explain changes in Kampala city, but not covered in the table above

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SECTION C: RESIDENTS’ SATISFACTION WITH CHANGES RESULTING FROM CITY AUTHORITIES’ RESPONSE TO THE DYNAMICS

Please use the scale given below to respond to each statement in the table by ticking in the cell that corresponds to the option that best matches your opinion

Scale: Strongly Disagree (1), Disagree (2), Not sure (3), Agree (4), Strongly Agree (5).

No.	Statement	1	2	3	4	5
1.	I can shift to another location if the physical developments Kampala city authorities permit to be erected in my neighbourhood are spatially dissatisfying.					
2.	I established my residence where it is because I was satisfied with the spatial orderliness of the other land uses Kampala city authorities allowed take place in the area.					
3.	I decided to join the organisation/place where work because I liked the orderliness of its neighbourhood					
4.	I feel like shifting to another area because of the noise pollution resulting from the activities Kampala city authorities permitted to be carried out in my neighbourhood					
5.	If I get a chance, I will shift to another area because of the water pollution caused by activities authorised by Kampala city authorities to be carried out in my neighbourhood					
6.	If I get a chance, I will shift to another area because of the air pollution caused by activities authorised by Kampala city authorities to be carried out in my neighbourhood					
7.	I invest in an area only when it is free of environment pollution					
8.	I prefer working in an area which is free from environmental pollution					
9.	The manner in which land uses are organised in Kampala is one of the reasons that determined my decision to reside where I am					
10.	The way economic activities are arranged in Kampala is one of the factors I considered to choose where I am currently working					
11.	I made a decision to reside where I stay because of easy access to services provided by Kampala city authorities					
12.	I decided to reside where I stay because of the quality of public services Kampala city authorities provides was good in the area					

13.	I decided to invest where my business are because of easy access to the services I needed to run the business					
14.	I stay in this area because of easy access to the jobs created by the economic activities encouraged by Kampala city authorities					
15.	I decided to reside in this area because of its proper environmental protection by the concerned government agencies					

16. Mention what you think is missing in Kampala City yet it is necessary to make the city a better urban centre?

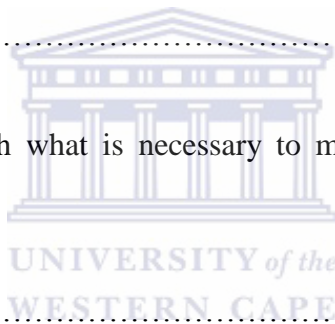
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17. Suggest ways by which what is necessary to make Kampala a better city can be realised



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Appendix C: Sample of Household Tracking Log Sheet

Sampling interval: XX Community/ sub-area	Number of HHs in community	Percent of total # of HHs	Target # of HHs to sample	Day 1	Day 2	Day 3	Day 4	Day 5	Day 6	Day 7	Actual # of HHs sampled
Makindye											
Kawempe											

Appendix D: Sample Daily Household Visitation Log Sheet

Interviewer Name: _____ **Date:** _____

#	HHID #	COMMUNITY	HH ADDRESS/LOCATION	TIME VISIT 1	TIME VISIT 2	INTERVIEW COMPLETE? Y/N	INTERVIEW REFUSED? Y/N	HOUSE VACANT? Y/N	MICROBIOLOGICAL SAMPLE? Y/N
1									
2									



Appendix E: Introductory Letter from the School of Government



FACULTY OF ECONOMIC AND
MANAGEMENT SCIENCES

SCHOOL OF GOVERNMENT

16 December 2013

TO WHOM IT MAY CONCERN

LETTER OF INTRODUCTION: Mr Fred Bidandi

This letter of introduction confirms that Mr Fred Bidandi is a *bona fide* Doctoral student in the School of Government, University of the Western Cape, South Africa, reading for his PhD thesis, titled "The Dynamics of urbanization in Kampala, Uganda: Towards a possible alternative urban policy framework", under my auspices.

It would be duly appreciated if all the appropriate authorities in Uganda would assist and provide access to the appropriate information sources that would assist him in completing his Doctoral thesis.

Should there be any questions with regard to Mr Bidandi's research, kindly do not hesitate to contact me, as soon as possible, please.

Faithfully yours

A handwritten signature in black ink, appearing to read 'J. Williams, P W'.

Prof John J Williams, Ph D, MUP (Illinois, USA); MA (UCT Supervised); HED (*Cum Laude*), BAHONS, BA(UWC)
Professor: Governance & Development Planning
School of Government
University of the Western Cape
Private Bag X17
Bellville 7535
South Africa
Tel: (+2721) 959 3807 (work)
Tel: (+2721) 558 3648 (home)
Tel: (+2783) 456 2247 (mobile)
Fax: (+2721) 959 3826 (work)
Fax: (+2721) 558 3649 (home)
E-mail: jjwilliams@uwc.ac.za (work)
E-mail: jayjayconslt@telkomsa.net (home)
E-Mail: jayjayconslt@gmail.com. (home)

International research links

University of Sussex, UK, <http://www.drc-citizenship.org/pages/john-williams;>
Ruhr University, Bochum, Germany (<http://www.drd-sa.org/staff/staff-of-the-drd.html>); University of the Western Cape, South Africa (<http://www.uwc.ac.za>
and open internet port at <http://www:// academia/edu;>

Appendix F: Permission to From Directorate of Public Health



DIRECTORATE OF PUBLIC HEALTH AND ENVIRONMENT

REF: PHD/KCCA/600/201

8th January, 2014

Mr. Fred Bidandi,
University of the Western Cape.

RE: PERMISSION TO CARRY OUT RESEARCH ENTITLED "THE DYNAMICS OF URBANIZATION IN KAMPALA, UGANDA"

I refer to your letter dated 7th January, 2014 requesting for permission to carry out the above research in the 5 (five) Divisions of Kampala City.

This is to inform you that permission has been granted to you to carry out the above mentioned research in Kawempe, Central, Rubaga, Makindye and Nakawa Division from 9th to 18th January, 2014.

The above permission is granted to you on the following conditions:

- 1) Data collection from the relevant Division is further subject to obtaining permission from the administration of that Division.
- 2) Provision of report to our office after your final data analysis.

I wish you success.

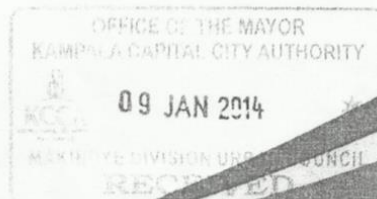
By copy of this letter, the Division Town Clerks are requested to offer you all the necessary assistance.

(Dr. Okello Ayen Daniel)

AG. DIRECTOR PUBLIC HEALTH SERVICES AND ENVIRONMENT

c.c. The Town Clerk:

- Central Division
- Kawempe Division
- Makindye Division
- Rubaga Division
- Nakawa Division.



P. O. Box 7010 Kampala- Uganda
Plot 1-3 Apollo Kaggwa Road
Tel: 0414 231 446 / 0204 660 000
Web: www.kcca.go.ug, Email: info@kcca.go.ug
f: facebook.com/kccaug, t: @KCCAUG

Appendix G: Permission from KCCA

**KCCA**
KAMPALA CAPITAL CITY AUTHORITY
For a better City

**OFFICE OF THE TOWN CLERK
KAMPALA CENTRAL DIVISION
P. O. Box 7010
KAMPALA - UGANDA
PLOT 86/87 WILLIAM STREET**

REF: **TC/KCD/201/17**

9th January 2014

Mr. Fred Bidandi
University of the Western Cape

PERMISSION TO CARRY OUT RESEARCH ENTITLED "THE DYNAMICS OF URBANIZATION IN KAMPALA, UGANDA"

Reference is made to a letter Ref. PHD/KCCA/600/201 dated 8th January, 2014 from the Ag. Director, Public Health Services and Environment regarding the above mentioned subject.

This is to inform you that permission is hereby granted to carry out research in Central Division from 9th to 18th January, 2014.


Catherine B. Musingwiire
Ag. TOWN CLERK – CENTRAL DIVISION


UNIVERSITY of the
WESTERN CAPE
09 JAN 2014

cc: Ag. Director, Public Health Services and Environment

P. O. Box 7010 Kampala - Uganda
Plot 1-3 Apollo Kagwa Road
Tel: 0414 231 445 / 0204 860 000
Web: www.kcca.go.ug Email: info@kcca.go.ug
Facebook: [facebook.com/kccnug](https://www.facebook.com/kccnug) Twitter: @KCCAUG

Appendix H: Introductory Letter from Kawempe Division Urban Council



OFFICE OF THE TOWN CLERK
KAWEMPE DIVISION URBAN COUNCIL
P.O BOX 7010, KAMPALA

OUR REF: KDUC/KCCA/201/17

10th January 2014

The Chairman LCII,..... Parish
Kawempe Division.


Re: INTRODUCTION OF MR. FRED BADANDI

This is to introduce to you Mr. Fred Badandi, a student of the University of Western Cape, Faculty of Economics and Management Science.

He is conducting a research entitled "*The dynamics of urbanization in Kampala Uganda*".

Kawempe Division has been chosen as one of the areas of the research.

This letter requests you to give him all the necessary assistance to enable him collect the data for the research.


Robert Katungi

13 JAN 2014

Ag. TOWN CLERK

P.O. Box 7010 Kampala - Uganda
Plot 7-3 Apollo Kaggwa Road
Tel: 0414 231 446 / 0204 680 006
Web: www.kcca.go.ug, Email: info@kcca.go.ug
Facebook.com/kccapw C: @KCCAUG

Appendix I: Permission from Nakawa Division Urban Council



OFFICE OF THE TOWN CLERK
NAKAWA DIVISION URBAN COUNCIL
TEL: 0794660037
Email: gkiseka@gmail.co.ug

Ref: NDC/200/05

Date: 13th/Jan/2014

Mr. Fred Bidandi
University of Western Cape

Re: Permission to carry out Research "The Dynamics of Urbanization in Kampala- Uganda.

Reference is made to your letter dated 8th, January, 2014 in regard to the above mentioned subject.

This is to inform you that permission has been granted to carry out the above mentioned research in Nakawa Division Urban Council with effect from 13th, Jan. 2014 to 18th Jan-2014.

Please ensure that the information gathered is used for academic purposes only and you should keep in mind the KCCA policy on research/academics.


Paul Malaala Lwidi

12 JAN 2014

For: Town Clerk

Ag. Director Public Health Services and Environment

Appendix J: Location of Kampala City in Uganda



Source: Adopted from East Africa Community, 2014.

Appendix K: Map of Kampala City by administrative divisions



Source: KCCA, 2014

Appendix L: City residents' description of indicators of informal dynamics of Kampala's urbanisation

Indicators of dynamics	Description (N = 720)			
	Min	Max	Mean	Std.
I decided to reside in Kampala to have easy access to health services my family and I needed to live a good life, especially after 1990	1	5	4.66	.978
I built my residence between 1990 and 2013 and on family-owned land	1	5	1.97	.510
I decided to reside in Kampala so my children could have easy access to good schools, especially those established in the city after 1990	1	5	3.59	.312
I decided to reside in Kampala so my family could have easy access to the social amenities and networks established since 1990 and were needed to facilitate them in daily life	1	5	4.82	.893
I decided to reside in Kampala so my family could have easy access to communication facilities, especially those established since 1990	1	5	4.32	.863
I decided to reside in Kampala so my family could have easy access to the social amenities and networks established since 1990 and were needed to facilitate them in daily life	1	5	4.74	.870
I reside in Kampala so as to have easy access to clean/safe water supply	1	5	4.12	.027
I reside in Kampala so as to have easy access to electricity made easier to access since the 1990s	1	5	3.56	.163
I reside in Kampala because compared to a rural area, this city makes it easier to start informal business that makes money, mainly after 1990	1	5	4.79	.409
I reside in Kampala because the many factories established since 1990 make getting a job easier.	1	5	4.78	.421
I reside in Kampala because it is hub for public departments and ministries from which government jobs can easily be obtained, especially after the 1990s	1	5	4.81	.874
I have been living in Kampala especially after 1990 because rural areas are associated with agricultural economic activity which I got tired of.	1	5	4.86	.358
I have been living in Kampala to get access to the commodity markets it offers, especially after 1990.	1	5	4.24	.144
I decided to live in Kampala because I was tired of rural poverty resulting from meagre incomes obtained from farms after spending a lot of labour cultivating very large acreage of land	1	5	3.98	.177
I am willing to forfeit my land rights to a developer in exchange for the compensation I want	1	5	2.34	.870
I am willing to sell my land to a developer so I can leave Kampala, which is becoming very costly for me to live in comfortably	1	5	2.12	.027
It has since 1990 been easy to build a residence without an approved plan when one uses political influence from high-ranking government officials	1	5	4.21	.496
It has since 1990 been easy to build a factory in Kampala city without getting approval from Kampala City Authorities	1	5	3.86	.220
It has since 1990 been easy for government to require people known to support opposition to move away from public estates in Kampala city so as to redevelop the estate as required	1	5	4.14	.572
I would have developed or sold land to the developers who have been interested in it since 1990, but cannot do either n when I am willing to, because it is family land	1	5	4.76	.342
I know of a person who came to live in Kampala after 1990 as a way of	1	5	4.89	.370

Indicators of dynamics	Description (N = 720)			
	Min	Max	Mean	Std.
running away from political unrest that was going on in their area				
I know of a person who came to live in Kampala after 1990 because of the natural disaster that occurred in his/her former area	1	5	3.59	.963
I came to live in Kampala after 1990 believing that it did not experience food insecurity which had occurred in the area from where I migrated	1	5	2.16	.924
I came to live in Kampala because I believed it was not as environmentally harsh as the place from where I migrated	1	5	3.68	.047
I know of a person who came to live in Kampala after 1990 because they could not stand the religious conflicts that going on in their area.	1	5	2.82	.454
The politicking in which opposition politicians engage is responsible for the manner in which the city has been urbanising since 1990	1	5	4.34	.931
High-ranking government officials have since 1990 put up developments in Kampala based on their unofficial political influence	1	5	4.64	.278
It has since 1990 been easy to build a factory in Kampala city based on political influence from high-ranking government officials	1	5	4.70	.935
The different telecommunications networks established in Kampala city since the 1990s are as a result of political influence from high-ranking government officials	1	5	4.52	.960
It has since 1990 been easy to build a residence without an approved plan after bribing the concerned enforcement officials	1	5	4.63	.341
It has since 1990 been easy to establish business structures/buildings in Kampala after bribing the concerned city authorities	1	5	4.84	.810
The choice of which road to reconstruct in Kampala city has since 1990 been made after bribing concerned Kampala City Authority officials	1	5	4.67	.440
The choice of which marketplace to reconstruct in Kampala city has since 1990 been made after bribing concerned officials	1	5	3.03	.310
It has since 1990 been easy to build a residence in Kampala city without an approved plan because of weak enforcement laws	1	5	3.41	.323
It has since 1990 been easy to build a residence without an approved plan because of reluctance of the concerned authorities	1	5	4.67	.069
It has since 1990 been easy to build a factory in Kampala city by exploiting the laxity of city authorities	1	5	4.75	.062
Kampala's population has since 1990 grown because of increased births	1	5	3.51	.059
Kampala's population has since 1990 grown because of reduced deaths	1	5	4.51	.066
Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into replacing old structures by better physical developments	1	5	4.66	.065
Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into new physical investments	1	5	3.21	.053
Kampala has been urbanising since 1990 because of the new physical developments established by rich people to support their businesses.	1	5	4.69	.180

Appendix M: City residents' description of formal dynamics of Kampala's urbanisation

Indicators of dynamics	Description (N = 720)			
	Min	Max	Mean	Std.
My right of ownership of the land where I built my residence has never been tampered with throughout the period 1990-2013 because it is constitutionally protected	1	5	3.56	3.918

Indicators of dynamics	Description (N = 720)			
	Min	Max	Mean	Std.
I leased the land on which I built for over 49 years in order to secure it constitutionally nothing has changed since 1990	1	5	2.97	2.610
My residence was built after 1990 based on approved architectural plan	1	5	1.59	2.302
It has since 1990 been easy to build a residence in Kampala city without an approved plan because of weak enforcement laws	1	5	4.57	.007
It has since 1990 been easy to put up a business kiosk in Kampala city without an approved plan	1	5	4.77	.098
Kampala city authorities have since 1990 been reconstructing market places following the architectural urban plan designed for the city	1	5	3.32	.823
Kampala city authorities have since 1990 been reconstructing the roads in Kampala city following architectural urban plan that will make the city better	1	5	2.34	.870
The different telecommunications networks established in Kampala since 1990 follow the city's urbanisation plan	1	5	2.12	.027
The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budget only when the city's leaders are politically affiliated to the ruling party	1	5	4.56	.113
The efforts that Kampala City Authorities have been putting into the reconstruction of marketplaces since the 1990s are politically motivated by government	1	5	4.71	.109
The incumbent government has since 1990 been releasing much of the money required to finance Kampala's budget only when the city's leaders are politically in opposition	1	5	4.74	.121
Kampala City Authority's road-reconstructions are politically motivated by government	1	5	4.81	.874
Instead of losing political support, government has since the 1990s been preferring to keep people in undeveloped areas of Kampala than move the people away and develop the areas as required	1	5	4.82	.328
Establishing a foreign-based company anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors	1	5	4.84	.044
Establishing a factory anywhere in Kampala city has since 1990 been easy because of government policy of attracting foreign investors	1	5	4.98	.127
Government has since 1990 been preferring to promote industries and companies to protecting the environment in Kampala city	1	5	4.62	.106
Government has since 1990 been preferring to give land to investors who can develop it rather than leaving it with Kampala dwellers who cannot develop it to required urban standards	1	5	4.69	.404
Government has since 1990 been enacting legal instruments necessary to guide the urbanisation of Kampala as a planned city	1	5	4.21	.292
Government has since 1990 enacted policies for guiding Kampala to urbanise as a planned city	1	5	3.82	.222

Source: Based on the author's research, 2015