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# Opportunities and Challenges of Urban Development Plan Implementation: The Case of Enewari Town, North Shewa, Amhara Region, Ethiopia.

Teshome, Belete

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**BAHIR DAR UNIVERSITY**



**Institute of Land Administration**

**Department of Land Administration and Surveying**

**MSc Program in Land Administration and Management**

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**By: Belete Teshome**

July, 2022

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**Opportunities and Challenges of Urban Development Plan Implementation: The  
case of Enewari Town, North Shewa, Amhara Region, Ethiopia.**

**By**

**Belete Teshome**

A Thesis Submitted to the Institute of Land Administration, Bahir Dar University in  
Partial Fulfilment of the Requirements for the Degree of Masters of Science (MSc) in  
Land Administration and Management

**Advisor: Tadesse A. (PhD)**

July, 2022  
Bahir Dar, Ethiopia

### **DECLARATION**

I declare that this study entitled “opportunities and challenges of town development plan implementation in Enewari town” is my own work. I have undertaken the research work independently with the guidance and support of the research advisors. This research has not been submitted for any degree or diploma program in this or any other institutions and that all sources of materials used for the thesis have been duly acknowledged.

Declared by: - Belete Teshome

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**Approval of Thesis for Defence**

I hereby certify that I have supervised, read, and evaluated this thesis titled “opportunities and challenges of town development plan implementation in Enewari town” by Belete Teshome prepared under my guidance. I recommend the thesis be submitted for oral defence.

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## ABSTRACT

*The aim of this study is to investigate the opportunities and challenges of local development plan implementation in the case of Enewari town. To achieve the objective of the study mixed research approach with descriptive and explanatory research method was applied. Primary and secondary sources of data were used in this study. Open-ended and close-ended questionnaires were distributed to 210 respondents that were selected using simple random sampling and a purposive sampling technique. To analyse the collected data, combinations of quantitative and qualitative analysis methods were employed. Qualitative data were analyzed through narrative methods and the quantitative data were analyzed by using descriptive statistics, correlation and regression analysis through STSTA version 14. The findings of this study showed that for upcoming vigorous town development and to prepare new town plan (detail project plan) based on resources agricultural production, road network, rural urban linkage, tourism, and construction material are the major precious resources. On the other hand, based on finding, Informal settlement, weak organizational set-up, prevalence of huge unemployment, absence of public participation, lack of land, and lack of investor are the major impediment for town development plan implementation to incomplete in recommended time. The major recommendation is that the town administration should devote much effort on addressing issue related to challenges (informal settlement, weak institutional set up, prevalence of unemployment, land supply, attracting investor, and public participation) and also redesign institutional arrangement, establishing rule and guideline related how to reduce or eliminate fully an informal settlement, how to maximize the amount of investor, and create public participation opportunity to enhance implementation of urban development plan in prearranged period.*

**Key words:** Development plan, public participation, institution, informal settlement, and potential



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**ACRONYMS**

ANOVA	Analysis of Variance
DPI	Development Plan Implementation
EPCO	Electric Power Corporation
EPRDF	Ethiopian People's Revolutionary Democratic Front
GDP	Gross Domestic Product
GRIPS	General Relation-Based Information Processing System
LDA	Land Development Agency
LULCC	Land Use and Land Cover Change
NUPI	National Urban Planning Institute
SLM	Sustainable Land Management
UNWTO	United Nations World Tourism Organization
VIF	Variance inflation factor
WSA	Water and Sewerage Authority

## CHAPTER ONE

### 1. INTRODUCTION

#### 1.1 Background of the Study

Land is the basic and unique natural resource for human beings, which today, has reached a stage of scarcity in urban areas as a result of rapid population growth and urbanization process (Gondo, 2009). According to UN-Habitat (2017a), the latest figures show that nearly 54 percent of the global population lives in cities that produce around 80 percent of the global gross domestic product. Oberai (1993) stated that rapid urbanization, the growth of large cities, and the associated problems have emerged as a major socioeconomic issue with potentially important political implications in many developing countries. Urbanization is seen as a ‘transformative force’ that has helped millions to escape poverty through increased productivity, employment opportunities, improved quality of life, and large scale investment in infrastructure and services. However, urban areas around the world still face enormous challenges and changes. Persistent urban issues detected are: uncontrolled and unplanned urban growth, changes in family patterns, growing number of urban residents living in slums and informal settlements, in addition to the challenge of providing urban services for all (UN-Habitat, 2016).

According to Tegegne and Edlam (2019), Ethiopia is one of the least urbanized countries; only 20 % of the population resides in cities. Over the next twenty years, urbanization will be double. Rapid urban expansion has become an obvious phenomenon (Tesfaye, 2015). Therefore, urban planning plays a vital role in guiding, leading, directing, and managing urban spatial progress starting from the past to existing along countryside’s. The presence of urban plans and its effective implementation is highly important for proper use and administration of resources in urban areas and also a crucial tool to attain sustainable urbanization (NUPI, 2006). Urban planning is the art and science of arranging and managing land uses, preparing building sites, and designing communication routes to maintain economic efficiency and environmental beauty. In addition urban planning is a sequence of activities covering physical and spatial planning that will lead to the achievement of stated goals (social, economic, and environmental) (Greed, 1996).

The development of a city based on plans is a recent history in Ethiopia. Urban development is guided initially by the intents and visions of its governor’s body. Later, a number of master

plans were introduced at different times to guide the development of most urban areas. The absence of enough details to implement the master plans and the dissatisfaction with the ease of implementation of master plans gave rise to local development plans that are believed to realize the master or structure plan of most towns and cities. Local development plans are prepared to facilitate the realization of the structure plan and speed up the development of urban settings. Local development plans are also authorized documents that have to be observed in the areas of their application (Semeneh, 2015). It should include detailed recognition of the specific commune; territorial characteristics; support these areas of economic and social activity which open opportunities for actual development of a given area. This should result in developmental activities to be undertaken following the intentions not only expressed by local self-government but also by economic entities, associations, and other organizations functioning in the area of a given commune (Rapacz and Jaremen, 2012).

However, emerging towns of Ethiopia in the case of Arbaminch town have a number impediment to affect effective urban planning implementation which are poor registration, documentation and data management system, lack of coordination and commitment of different stakeholder, and the municipality were disorganized and not standardized (Engida, 2013). Hence, the preparation of a decent urban plan only does not guarantee an orderly development of urban areas; thus, transforming the development plans into practical actions is vital in urban planning processes (Birke, 1996).

In Enewari town where this study is planned to be carried out, there is an evident urban expansion and urban population growth; and there are efforts made to prepare urban plan to enhance the urban development. However, the town like other urban settings, is suffering from an increasing informal settlement; implementation of the urban development plan seems slow. Failure to take actions that enhance urban development that results in improvements in the public service affects residential quality of life and this may lead to social and political disturbances and also negatively affects the urban environment.

## **1.2 Statement of the Problem**

Urban areas in a number of developing countries are growing largely at unprecedented and challenging paces and rapidity by posing serious challenges. Since they are places where challenges and opportunities of development meet, they need to be adequately planned and effectively guided by local urban development plans to create enabling environment for their



expansion, functional specialization and cultural expression and sustainability (Devas and Rakodi, 1993). As Rajendra, (2014) explained in principle urban planning as an orderly configuration of towns enhances efficient and equitable socioeconomic functioning and create a visually attractive environment. Practical realities in many developing countries reveal that urban planning documents master plans/structural plans are less responsive to the pace of urban growth as well as residents' need (Engida 2013).

The preparation of an urban development plan for a town however does not ensure implementation of the proposals as conceived by the plan. A comprehensive implementation framework based on judicious allocation of financial and institutional resources in a coordinated manner is mandatory for the successful implementation of a plan. After completion of all the elements of the plan, special attention is needed to focus on implementation tools. These tools include; legal protection of the plan, capital improvement of the programme, zoning regulations, land sub-division regulations, building regulations, and urban renewal programs (Bahtti, 1993). There is however, no clear evidence indicating to what extent these elements of urban planning were considered in Enewari town development. On the other hand, there are a number of influences that affect the effective implementation of a town development plan. Hence, a number of studies have been conducted on urban development plans implementation by different researchers and writers in the last few years. For example, Bhusal and Pandeya (2021) have clearly demonstrated the importance of ordinary people's participation in local development planning in Nepal.

In addition to this, there are also significant numbers of studies and academic publications that have been done in Ethiopia recently. For example, Dejene (2005) studied the implementation of local development plans in Addis Ababa. In this study he showed a number of obstacles to the implementation of LDPs. These includes unsuccessful poor integration, lack of strategic focus, prioritization and action, lack of clear regulations, unclear institutional hierarchy, outdated and unclear compensation policy and system, changing policy, unclear regulations for designation and colour coding. Another study is done by Habtamu, (2011) on challenges of urban plan implementation in small towns of Ethiopia in the case of Gelan town. In this study a number of problems were discussed which are presence of ground water catchment area within the planning boundary and presence of some investments before and after the establishment of the town.

In addition, Guta, (2017) studied the practices and challenges of urban planning in Ethiopia in the case of Nekemte town. In this study a number of obstacles were addressed; these problems were physical, social, economic, political, and capacity difficulties. Besides this concept, Tesfaye and Amene (2020) conducted urban planning implementation challenges in Arbaminch Town, Southern Ethiopia. This study it discusses the factors that hamper appropriate implementation of urban planning guidelines. These include lack of local development plans and updated plans; failure to prepare structural plans at town level; poor land information systems; problems of good governance, and weak institutional frameworks were identified as critical challenges. However, the above-listed researchers didn't conduct the problem of informal settlement, the existence of unemployment, low supply of land, dearth of investor, and the absence of public participation on the urban development plan implementation.

As each urban setting have its own historical background, social and economic opportunities, its growth and development tends to vary. Taking note of the research findings and gaps identified in other urban areas of Ethiopia this study therefore, attempts to investigate the challenges encountered in the urban development plan implementation in Enewari town giving due to presence of informal settlement, low supply of land, the town development planning process and involvement of the local residents, dearth of investor, prevalence of huge unemployment, and the institutional arrangements for administering the town and also discussed opportunity of town improvement.

### **1.3 Objective of Study**

The general objective, of the study is investigating the opportunities and challenges encountered in the urban planning process and implementation of the urban development plan of Enewari town. The specific objectives are:

- To describe the urban development history of the town.
- To investigate the town development planning process and involvement of the local residents.
- To assess the institutional arrangements for administering the town plan.
- To describe an opportunity of town for development.
- To assess the challenges faced in the implementation of the town development plan.
- To identify strategies used by government to solve the challenges faced in

implementing the town development plan.

#### **1.4 Research Question**

- What was the development history of the town?
- What was the involvement of local residents in the town development planning process?
- What looks like the institutional arrangements for administering the town plan?
- What are the opportunities for the development of the town?
- What are the major challenges faced in the implementation of the town development plan?
- What strategies used by government to solve the challenges faced in implementing the town development plan?

#### **1.5 Scope of the Study**

Researcher restricted to conduct the history and trend of town development, town development planning process and involvement of the local residents, the institutional arrangements for administering the town plan, opportunity and challenges on town development plan implementation, and the strategies used by government to bail out the challenge faced in implementing the town development plan in Amhara region, particularly Enewari town. Methodologically, the study used descriptive and explanatory research design in an attempt to achieve its objectives.

#### **1.6 Significance of the Study**

After the publication, this research is expected to have the following contribution:

- It may provide an image to the town community pertaining to the extent of precious resource and its role on development of town administration.
- It can help the public officials in the town to look back their loopholes in performing development plan implementation and devote to handle their pitfalls via possible actions.
- It also motivates the stakeholders and it will encourages the government body and other stockholders to consider the value of participating the community on social, economic and political problems of the community related to urban development plan, and it also help to motivate the investor to invest in the town.

- And finally, it can help the regional governments and policy makers to familiarize with the challenges of local development plan implementation at Woredas town level.

### **1.7 Limitation of the Study**

When undertaking the study, there were some limitations. The major one was that there were not previous studies in the study area; hence; it was hard to get the necessary and updated information and literature related to the research topic. The second one was the unwillingness of respondents to give relevant information and lengthy appointments to return questionnaires or to conduct interview. Efforts were however made to acquire the required data through close communication with respondent.

### **1.8 Definition of Term**

**Implementation:** - the process by which the proposals for plans that were made in the urban development plans are actualized and realized.

**Local development plans:** - prepared for the specific areas of the city or town and are meant to facilitate the realization of the structure plan and get faster and speed up the development of the town.

**Informal settlement:** - Residential houses which have developed without legal claims or legal permeation to the land and permission from the concerned authorities to build; as a result of their illegal or semi-legal status, infrastructure and services are usually inadequate.

**Sustainable development:** - development that meets the needs of the present generations without compromising and affecting the ability of future generations to meet their own needs

### **1.9 Organization of the Study**

This paper includes five chapters. The first chapter contains the introductory part that provides background of the study, statement of the problem, objective of the study, research questions, the scope of the study, the significance of the study, limitation of the study, and definitions of new words. The second chapter deals with relevant literature reviews. The third chapter deal with site description and research methodology. The fourth chapter, it deals with the findings of the study. Finally, chapter five, the study gives a summary, conclusion for the study, and recommendations.

## CHAPTER TWO

### 2. REVIEW OF RELATED LITERATURE

This chapter reviews works related to the challenges of urban development plan implementation and potential of town development. The reviews include theoretical, conceptual and empirical literature. It includes sub-topics which help the study to understand well, those are meaning, type, history, characteristics, and challenges of urban development plan and Opportunity of town development. Finally, it incorporates the empirical review and conceptual framework of the study.

#### 2.1 Meaning of Urban Development Plan

**Urban:** - There must be a minimum number of people residing in the place. These people must be concentrated in a particular area and not scattered; there should be a minimum quantity of people in one unit area of land; they should be engaged in economic activities other than primary ones such as agriculture or animal background etc., and there must be a municipality or town committee or a planning and governing body to take care of the services and planning of that place. However, there is no common minimum number that can be put against these aspects (International Academy, 2014).

**Urbanization:** - refers to an increasing proportion of a population residing in urban areas in comparison to rural areas. It is about the relative proportion of people being located in urban areas in a given area (such as a region, country or continent) and transformation of rural to urban area (Burdett, 2018).

According to Burdett, (2018) urban growth reflects a general increase in either the land area or the population size of an urban area. It is an aggregate concept that refers to increases in population or economic output. Urban growth (due to agglomeration economies and associated labour and population attraction) inevitably leads to the configuration of large urban structures which need coordination in terms of service delivery, public investment, fiscal policies, political representation and accountability. It can be an important stimulus for urban development and it can occur even if urban development does not keep up. This can lead to social problems such as people living in over-crowded accommodation or becoming homeless (Freire, 2006).

**Urban development:** refers to the creation and reshaping of urban places. It comprises the construction of new homes, shops, offices, and factories, the renovation and re-purposing of existing buildings, supply of new transport and water infrastructure, and public services like schools and hospitals, and the development and preservation of parks and open spaces in cities. It is the appropriate management of concentrated and expanding urban areas (city areas), and the maintenance, restoration, and creation of better living environments. These constructions usually form part of specific sector programmes, including capacity building measures. Special attention is also paid to the slums of large cities. Rehabilitation and reconstruction comprises in particular social infrastructure following natural disasters or conflicts (Asfaw et al., 2020). In addition, Freire, (2006) state that, it is about how and where and can occur in slow-growing or shrinking cities. Even without a rising population, increasing incomes or preferences for a better built environment can support the development of new homes in more attractive locations, renovation of existing buildings, and improvements to public places.

**Urban sustainability:-** emphasizes the human settlement as a multi-dimensional space, shaping and influencing sustainable development both locally and in the wider global context; a space that is manifested in the form of physical infrastructure, social, economic, and environmental systems situated in settlements, as well as the administrative, institutional, political, and cultural contexts influencing such systems (Arnott, 2012). One of the important components of sustainable urban development is the reduction of resource wastage to enable more efficiency. In Europe, for example, municipal organizations are encouraged to develop and implement strategic resource action plans for their municipalities, in order to reduce unnecessary resource consumption (European Commission, 2010).

## **2.2 Types of Urban Development Plan**

In urban area, there are a number of development plan. Among the number of development plans, some of the local development plans are land-use planning, infrastructure planning, economic development planning, and environmental planning.

### **2.2.1 Infrastructure Development Plan**

The sector contributed to the attainment of economic growth and job generation and provided access to basic social amenities through the construction of major infrastructure projects that

supported the development and growth of agro-industries in the countryside and strengthened trade linkages around the neighbouring municipalities. For example, For the period of 2014-2024, Aurora strives to provide strategic and sustainable infrastructure to improve and sustain the gains that it has achieved particularly in enhancing its connectivity from within and outside the municipality and providing quality infrastructure services for socio-economic development. The infrastructure development plan envisions providing physical facilities essential in the integration of activities interplayed by the social, economic, and environmental sectors. Because it undergirds the development of all other sectors, it can be said that this sector complies with all the provisions of the General Welfare Goals in the Local Government (ECLAC, 2021).

### **2.2.2 Land Use Planning**

Land use planning is the systematic assessment of the land and its potential, alternatives for land use, and economic and social conditions, in order to select and adopt the best land-use options. Its purpose is to select and put into practice land uses that will best meet the needs of the people while safeguarding resources for the future. And also it is a scientific discipline, an administrative technique, and a policy developed as an interdisciplinary and comprehensive approach directed towards balanced town development, and the physical organization of space, according to an overall strategy (Metternicht, 2017). The central contribution of land use planning is to sustainable land management through protecting the land of agricultural significance from urban and peri-urban encroachment, protecting natural capital from urban and peri-urban encroachment, avoidance of dirty sites, ensuring land use reflects land capability, minimization of erosion through water-sensitive urban design, minimizing pollution of surface and groundwater, floodplain management, protecting natural habitat from destruction and fragmentation, preservation and enhancement of ecological corridors, reducing car dependence by transport demand management (Australia,2013).

### **2.2.3 Economic Development Plan**

The economic development plan is an ongoing development of a collection of resource materials and contacts to enable timely response to identified business issues encourage and support the development and growth of businesses through business treatment and referrals to appropriate resources. It develop and leverage partnerships to implement township economic development initiatives, continue participation on regional economic development committees, establish defined roles and responsibilities of the county, chambers of commerce

and other economic development organizations including tourism, host annual roundtable sessions with the business community and council. And it also ensures that the economic development communication strategy supports with the township's corporate communication strategy (Govier and Anderson, 2011).

#### **2.2.4 Environmental Development Plan**

Development with environmental insight that has understanding as an effort to improve prosperity and life quality is carried out at a time with conserving natural environment capability, to maintain support the sustainable development. So, in every plan of activity or business on early planning already predicts environmental changes that will occur and then implements prevention and overcome efforts of pollution and damage the environment. The purposes of preparation of an Environment Management Plan are: to explain the significant impacts that merge cause by every activity of Chemical Geophysics, Biology, Social-Economical-Cultural, and Public Health, Determine activity steps to handle or overcome negative impacts and improve positive impacts which have evaluated and declared as Significant impact (DGST, 2017).

### **2.3 Characteristics of Urban Development Plan**

Urban development systems tend to be relatively complex, as they require effective coordination between many different types of organizations or stakeholder groups. This potential control is also the local development systems most significant strength. It is often the task of local government to construct a system which holds together all its various component parts (public and private sector organizations; citizens and business; knowledge-based institutions and development agencies) in a positive tension which makes extreme use of all available resources, expertise and experience (Mountford, et al. 2010).

Local development is highly related to understanding the local and detailed capabilities of a town. This is well because if the local development is not supported by the local resources, the city's share from the national resources will not be adequate to achieve an expected development level. Grasping local capabilities and benefiting from them at a maximum level should be the main objective of local development. But it is considerably important to have local knowledge for this objective to be gained. Organizing local knowledge by means of local institutions is also crucial. In every city there are several official institutions carrying very beneficial knowledge and experience. Each of these institutions may be implementing



important tasks. But organizing them for cooperation and for making them work together is something different and more crucial. To make them endeavour in a clockwork harmony is another type of expertise. At this point, specific institutions are necessary, such as development agencies. The Development Agencies can and should organize local capabilities and try to benefit from the local resources at a maximum level. These types of organizations hold key positions because of the fact that they can help the single institutions in the town to organize, cooperate and collaborate. They can evoke local dynamics and allow all the actors of the town to work together, which will have a significant effect on the development of the town locally and therefore on the total development of the country (Kisman and Tasar, 2014). Hence urban development plan is essential to manage the development of the town.

Urban development planning should take an understanding of the concept of sustainable development: current international, national and local policies, legislation, requirements, conditions and aspirations. Pertinent international human settlement goals such as: shelter for all and sustainable human settlements; national policies, legislative frameworks and development decision making systems, among others, provide the context of urban development planning (Musoga, 2011).

#### **2.4 Historical Development of Urban Development Plan**

After 3000 BC, the first towns were human settlements that were established when human society evolved from hunting-gathering to agricultural ones. Agriculture as an occupation required settling close to water sources that were needed for irrigation. Thus, ancient civilizations were cities and settlements on riverbanks. As society became more complex, cities started being planned on the basis of societal and religious hierarchies. After the 16<sup>th</sup> century, land occupation by communities for settlement became the primary objective and thus cities started being planned as citadels, fortifications, or within walled enclosures (International Academy, 2014). Modern urban planning was announced after the mid of the eighteenth century in response to the complex social, economic, and environmental difficulties faced by the towns and cities of Europe and North America following the industrial revolution (Hall, 1992).

Planning gained popularity in the mid-to-late 19<sup>th</sup> century when it became obvious that there should be some kind of plan or larger goals for the growth of cities, as they had grown haphazardly and disproportionately to the available infrastructure. This transformation was

called the 'City Beautiful Movement' and large tracts of land were cleared for the purpose of building public areas like parks, marketplaces, services, and plazas. Land use planning and zoning became the most essential tools for planning a town. But, there have been criticisms of this movement in terms of the non-involvement of common people and pushing the poor to the periphery in order to make the city 'look good' (International Academy, 2014).

Even if, the previous traditional views of urban planning were highly criticized by number of modern academics, and now urban planning has become more comprehensive and it guides not only physical development but also encompasses socioeconomic aspects of urban area (SNHPC, 2004). Consequently, comprehensive urban planning is generally concerned about the welfare of citizens with respect to health, housing, physical and social services, environmental, and human comfort at large (David et al. 2013). As a result of social, environmental, and economic improvement, the urban development plan have been produced, even in medium size town, Which barely meet the idea of town planning and architecture of the city, as regards the preservation of the urban heritage (Erdmann et al, 1986).

## **2.5 Opportunity of Urban Development**

In urban development there are a number of opportunities. From those: - city inclusiveness is about promoting equity; about creating cities where all can participate in their social, economic and political dynamics. Inclusiveness is crucial for effectively achieving sustainable urban development in a country (Beltrão, 2013). According to Douglas, (2006) another opportunity of urban development is urban rural linkage as two ways interaction and connection between urban center and its hinterlands in economic, social, infrastructure and environmental, population movement, institutional and governance, information and cultural transfers.

In addition, the rural-oriented model (agricultural fundamentalism) of development is an opportunity for urban development. World Bank (2003) argues that agricultural-led development is an important strategy for mass poverty reduction in the least developed or third world countries (LDCs). Agriculture is the key to overall development and a precondition for boosting non-agricultural activities. Hence, it provides food and raw material to the urban sector and stimulates demand for industrial and urban services. They conclude that LDCs need to follow the policy strategy of agricultural demand-led industrialization. In the same way, rural professionals consider rural development, rural industrialization, and

non-agricultural employment without considering urban economies and people (Tacoli, 2006).

## **2.6 Factors of Implementation of Urban Development Plan**

Town development plans are a complex process involving many factors; establishing sound planning goals which are based on scientific knowledge, information, and appropriate to local circumstances and needs is of great importance. However, even when it stipulates relevant and well-defined goals, planning sometimes fails to ensure their realization (Slaev and Budic, 2016). Among constraints to affect town development plan implementation some of are listed here below.

### **2.6.1 Informal Settlement**

Informal settlement has been defined in various ways depending on the planning and legal framework of a country where it exists. For the purposes of this discussion, informal settlements are defined as residential buildings built on “planned” and “unplanned” areas which do not have formal planning approval. They are characterized mostly by low quality houses and inadequate infrastructure and social services. It has been perceived both as a problem and a solution to housing needs in speedily growing cities of many developing countries (Srivinas, 2005). The spreading of poorly controlled settlement developments has resulted in many environmental, economic, physical, and health-related problems. Uncontrolled settlement development is causing physical disorder, uneconomic land utilization, and excessive encroachment of settlements into good agricultural land, environmental degradation and pollution risks (COLE 1995). Also, as explained here below, it has become very difficult for the government to send social and economic infrastructure/services to these areas due to the lack of space and accessibility. The most common consequences of informal settlements include the following:

#### **2.6.1.1 Insecure Land Tenure**

Secure land tenure refers to an assurance that an occupier of land will continue to occupy the land and benefit from the resource of the land without the threat or risk of involuntary removal, and that they can only be evicted by means of known and agreed legal procedure which must be objective, equally applicable, constant and independent (Lamba, 2005). But, informal settlement creates social distress within the community by creating uncertainty in their stay, leading to economic crises when demolished. Squatter settlement also displaces the

host ex-farmers from their farm land and consequent poverty and livelihood disasters (Nega, 2021). In addition, according to Minuwyet (2005), the other problem is related to insecurity of holdings. Since people occupy mostly government land, they live in a perpetual state of fear that one day the government would evict them from the area. Hence they tend to make no investment on the houses or the land which leads again to poor condition of living and environmental deterioration.

#### **2.6.1.2 Pollution from Solid and Liquid Wastes**

As stated by Ameyibor, (2003) in the area of informal settlement there is lack of a proper system for waste management. Due to the lack of established collection points, piles of garbage are scattered in and around residential areas which leads to environmental and health problems. Few residents select to bury or burn their waste close to their residences. As there is no centralized sewage system, liquid waste, which includes water from washing, laundry, kitchen, bath and other domestic uses, is haphazardly discharged onsite. This disposal practice pollutes groundwater and marine environments and is a major cause of water-borne diseases. Waste management deficiencies resulting in lack of drainage and uncontrolled solid and liquid waste disposal in the poor settlements lead to severe environmental health risks (Getalem and Yenew, 2014).

#### **2.6.1.3 Flooding**

Haphazard construction of houses has blocked many natural water ways and has led to frequent floods during the rainy seasons. And also, soil erosion and landslides are strongly related to flooding, which destroys houses as well as footpaths and unpaved roads. In addition, houses and other properties are being washed away by floods forcing the inhabitants to vacate the areas. A high housing density, which most of the informal settlements are characterized by, makes natural outflow of storm water more difficult due to a high share of sealed land (Ameyibor, 2003). In addition, informal construction of houses hasn't drainage system, due to the non-existence of drainage system. Soil erosion and landslides are happened through frequent floods during the rainy seasons (John, 2020).

#### **2.6.1.4 Encroachment of Good Agricultural Land**

Uncontrolled expansion of human settlements has led to conversion of the best agricultural land into settlements. There have been genuine complaints and warnings by the Ministry of Agriculture that agricultural land is consistently decreasing due to over expansion of human

settlements (Ali and Sulaiman, 2006). Natural resources like forests and catchments are being invaded by expanding human settlements. This practice can reduce the amount of water and cause environmental degradation. The land around urban areas in most cases belongs to the original settled peasant farmers and the land use, predominantly agriculture. As the land demand for construction increases the agricultural land is being sold illegally and house constructions start to expand (Daniel; 2011).

#### **2.6.1.5 Accessibility**

Lack of access is one of the most common problems experienced by residents in informal settlements, because neither the layout plans nor the regulatory machinery are available. It has become impossible to provide access roads to these areas as there is no space for this. Likewise, no area is left open for services like schools, hospitals, recreation, worship places, and children's play grounds, etc. Consequently, people and service movement in these areas is very restricted and residents have to walk long distances to obtain services like health, education, and transport (Subbiah et al., 2006). lack of having access to primary services such as small shops and primary school and health care, lacking parks, sport facilities and entertainment facilities, lack of having access to public transportation system, lacking a spatial hierarchy such as private, semi- public, public spaces (fard, null).

#### **2.6.2 Low supply of land**

Land endowment can have a significant effect on growth and local plan implementation (Perez and Guilló, 2007). Local Plan implementation is characterized by challenges, which are the causes of low supply of land. However, implementation is held on land, and land value is important to assess and recognize its impacts and effects on town plan implementation. The more the value of land increases when land is scarce, the government fails to supply in land bank and the more citizens fail to buy plots; as a result, the slower movement of local development plan implementation is experienced (Nkurunziza, 2016).

#### **2.6.3 Shortage of Investor**

Local planning is ultimately about resource allocation and would not be relevant if resources were unlimited. An investor puts their capital to use for long-term gain. Investors typically generate returns by deploying capital. The aims of investors play a more integral role in the local planning and decision-making process, particularly in the implementation and monitoring stage (Darnell, 2021). The other researcher state that the significant role of investor is allocating funds across markets can significant impact on local plan

implementation, otherwise absence of investor negatively affect local development plan implementation (Bouri et al., 2021).

#### **2.6.4 The Problem of Good Governance**

Majority of the members of the Master Plan Committee are bureaucrats. Very few technical experts with only few town planners participated in the studies and plan preparation process which affected the implementation of local development plans (Hameed and Nadeem, 2006). The adequacy and currency of planning data and in the format appropriate for analysis and decision making are a major challenge in the process of preparing the municipal profiles. Data capture, storage, up-dating and retrieval are a major tool in most municipalities in the urban planning process, unless it is difficult to cope with the urban development planning process (Musoga, 2011). As stated by Gawler (2005), on-going monitoring and evaluation designed at the inception of the project, including the collection of baseline data, is the only way success of projects can be evaluated. Ongoing monitoring and periodic evaluations are integral elements of project implementation.

#### **2.6.5 Nonexistence of Public Participation**

In the implementation of town development plan have a number of factors. Among that factor, there hasn't been formal public participation that seems to be ensured during the plan preparation and approval process (Hameed and Nadeem, 2006). Similarly, meaningful participation in urban development planning processes requires concerted awareness creation, sensitization, and education of the citizenry. But, for example, in the Lake Victoria Region, most of the local people have not had previous experience in participatory planning and therefore have not grasped the benefit of this participation. Instances overflow where the stakeholders felt that they needed to be compensated financially for participation and whenever this was not forthcoming the turnout for the meetings would be poor (Musoga, 2011).

According to Ramlall (2010), the issue of public trust follows on to another critical success factor for urban planning instruments; that is, increased stakeholder engagement. Given the myriad of stakeholders relevant to the planning process, through participation of these groups, more comprehensive plans can be devised to meet the needs of maximum stakeholders and thereby attain urban sustainability. And similarly, as per the Un-Habitat, (2010) participatory processes are becoming more and more embedded into planning

processes in order to provide for meaningful engagement and involvement of the public in all phases of decision making, implementation and monitoring. Participatory planning empowers communities and results in better design outcomes that are more responsive to the diverse needs of the different urban groups. Participation also ensures the relevance of plans when faced with limited resources and can also increase effectiveness. But the absence of participation is an obstacle for the implementation of urban development plan.

#### **2.6.6 Prevalence of Huge Unemployment**

People are said to be unemployed when they are unable to find work in a certain economy due to a lack of available vacancies. Employees are considered unemployed if they are looking for work and are willing to accept pay that is comparable to the market average but are unable to find it (Hossain, 2022). When the rate of unemployment rises, one country's growth slows, resulting in social disorder, conflict, and poverty (Miftahu, 2021).

#### **2.6.7 Weak Institutional Frameworks**

In urban development, good coordination and collaborative work among stakeholders is important to ensure responsive and proactive management of land and land-related issues. It also plays a significant role in the appropriate and effective implementation of urban development planning (Freire, 2006). But, Most of town were poor coordination and collaborative works among stakeholders (town municipality, town administration, zonal administration, regional government as well as other concerned offices in the town) working in urban land management and related issues at different levels. Besides, the town's municipality underlined human and financial limitations as obstacles to effectively implement master plan or structural plan of town and there by managing land and other resources efficiently (Tesfaye and Amene, 2020). Additionally, urban planning requires that the skills and capacities of planning professionals, as well as those of other urban stakeholders, are continuously revisited. Without developing these skills, the emerging innovations which could put cities on the path of sustainable development cannot progress (UN-Habitat, 2010).

### **2.7 Review of Previous Empirical Research Works**

The goal of reviewing some previous empirical studies related to this study is to see some highlights about their strong and weak sides that play an important role (input) for issues of challenges of effective local development plan implementation. According to the researcher review, previous empirical research works did not use an econometric model (mostly

descriptive analysis), indicating a methodology gap. In general, the following empirical reviews shows some points by describing the author and country of study, issues studied, methodology used for the study, and study findings.

Dejene, (2005) conducted on the implementation of local development plans in Addis Ababa. The methodology of researcher used to conduct the research is a comparative case study method. This method is employed at both the qualitative and empirical levels. Qualitative research is done to investigate the quality of the LDP study. Comparison is also made between the 1998 ECA detail plan and the 2002 ECA LDP. In this study the researcher showed a number of impediments on the implementation of LDPs which includes unsuccessful poor integration, lack of strategic focus, prioritization and action, lack of clear regulations, unclear institutional hierarchy, outdated and unclear compensation policy and system, changing policy, and unclear regulations for designation and colour coding.

Habtamu (2011) also conducted on the challenges of urban plan implementation in Ethiopian small towns, focusing on Gelan. The researcher used descriptive and analytical methods to address the challenges of urban plan implementation. A number of issues were discussed in this study, including the presence of a ground water catchment area within the planning boundary and the presence of some investments before and after the town's establishment. Furthermore, Guta (2017) investigated the practices and challenges of Ethiopian urban planning in the case of Nekemte town. The researcher employed a questionnaire and an interview, as well as a descriptive method of analysis. A number of challenges were addressed in this study, including physical, social, economic, political, and capacity issues.

Engida, (2013) conducted on the urban planning and land management challenges in emerging towns of Ethiopia in the case of Arbaminch. The researcher used survey, key informant interview, observation, and document review by employing descriptive methods of analysis. He showed that the problem was poor registration, documentation, and data management system, lack of coordination and commitment of different stakeholder, and the municipality were disorganized and not standardized. Besides this concept, Tesfaye and Amene (2020) conducted urban planning implementation challenges in Arbaminch Town, Southern Ethiopia. The researcher employed a mix of qualitative and quantitative research designs. This study it discusses the factors that hamper appropriate implementation of urban planning guidelines. These include lack of local development plans and updated plans; failure



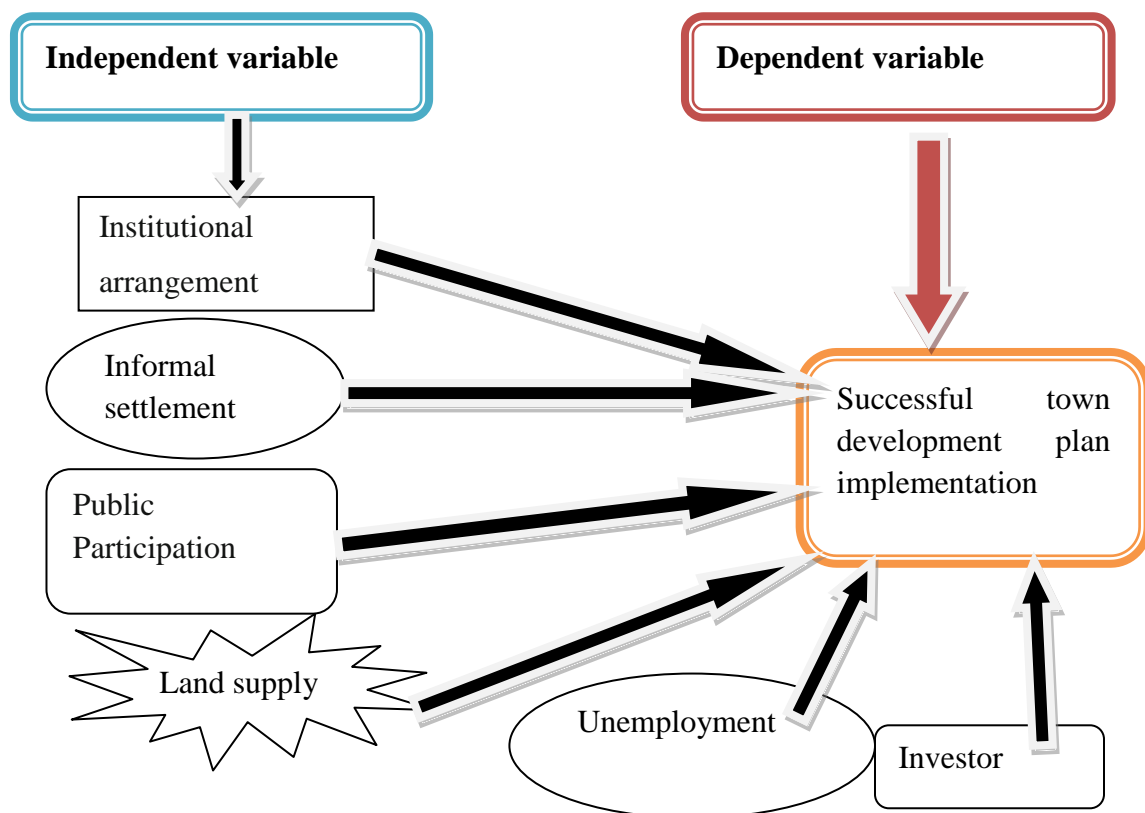
to prepare structural plans at town level; poor land information systems; problems of good governance, and weak institutional frameworks were identified as critical challenges.

Generally the entire above listed researcher showed different parameter to affect effective town development plan implementation. As well as they used different research methodology in order to accomplish their objective of the research. And they recommended appropriate idea for concerned body to bail out the problem related to impediment of plan implementation. However they didn't conduct the problem of informal settlement, prevalence of huge unemployment, low supply of land, and public participation.

## 2.8 Conceptual Framework of the Study

Conceptual framework refers to concepts that relate to one another and are used to explain the research problem. It is structured from a set of broad ideas and theories either in graphical or narrative form that help a researcher to properly identify variables that he/she is looking at, frame his/her questions and identify relevant literature.

Figure 2-1 Conceptual Frame Work of the Study



Source; own constructed (2022)

## CHAPTER THREE

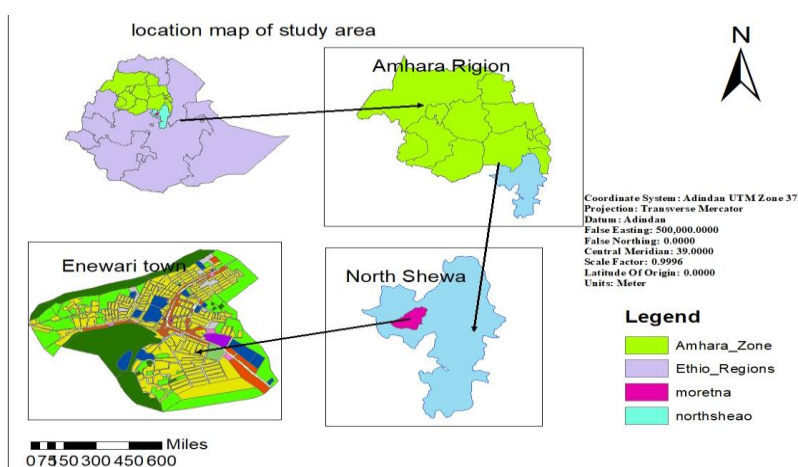
### 3. RESEARCH METHODOLOGY

The main focus of this chapter is the general research approach applied to the preparation of the paper. It contains the following information: - A description of the study area, the rationale for choosing the area, and the various data collection methods used. Additionally, it concentrated on how primary and secondary data are gathered; it describes how respondents were chosen and how the research concepts were operationalized to address the research issue.

#### 3.1 Description of the Study Area

Moretina Jeru is one of the woreda in Amhara region of Ethiopia, lying between the Jamma River and Shewa Meda. Siyadebrina Wayu, Ensaro, Merihabiete, Menz Keya Gebreal, and Bosnia woreda are its neighbours to the south, west, north, east, south, and north-east, respectively. The administrative center of this woreda is Enewari, and other towns in Moretina Jeru include Jihur. Its geographic location is between  $39^{\circ} 07' 46''$  and  $39^{\circ} 23' 45''$ E, and  $9^{\circ} 52' 0''$  and  $9^{\circ} 54' 26''$ N, or  $39.1466^{\circ}$  ( $39^{\circ} 9' 0''$ ) E,  $9.8948^{\circ}$  ( $9^{\circ} 53' 0''$ ) N. The distance between cities Enewari and Addis Ababa, Ethiopia calculated using the direction of the root on the map, is 164 km. Based on the national census conducted by the Central Statistical Agency of Ethiopia (CSA), (2022) this woreda has a total population of 120945, of whom 61931 are men and 59144 are women; from these the total population of town is 15,281 which are 7,941 are male and 7,340 are female.

Figure 3-1 Location Map of Study Area



Source: researcher constructed (2022)

### 3.2 Selection of the Study Area

Enewari town was selected due to the existence of many opportunities for town development however not used efficiently to bail out financial problem. And also, there are a number of constraints that affect town development plan implementation. Moreover, better information is needed to be assessed and managed for the future development plan implementation of the town. In addition, there is no any research conducted in the study area on challenge of town development plan implementation and opportunities for town development. On the other hand, the study sit was conducive to easily get first-hand information from selected representatives of the population and the related body and municipality.

### 3.3 Research Design

The researcher used a descriptive and an explanatory research design strategy to initially explore a phenomenon from the perspectives of the participants/key informants in order to gain a better understanding of the research problem. The arrangement or procedure of conditions for data collection and analysis in order to ensure relevance to the research purpose is known as research design (Kothari, 2004). This study employed both a descriptive and an explanatory research design. The research design chosen is determined by the research objectives in order to answer the research questions in the research problem. The study focused on the opportunities and challenges of implementing urban development plans, and it examined the phenomenon and its characteristics of dependent and independent variables, as well as their effects. The goal of descriptive research, according to Gall et al., (2007), is to describe a phenomenon and its characteristics. This study was more concerned with what happened and how it happened than with why it happened. In addition, an explanatory research design investigates a situation or a problem in order to explain the relationship between variables or to determine whether one event causes another. As a result, observation and survey tools were frequently used to collect cross-section data. Finally, the researcher summarized the design of this research as follows:

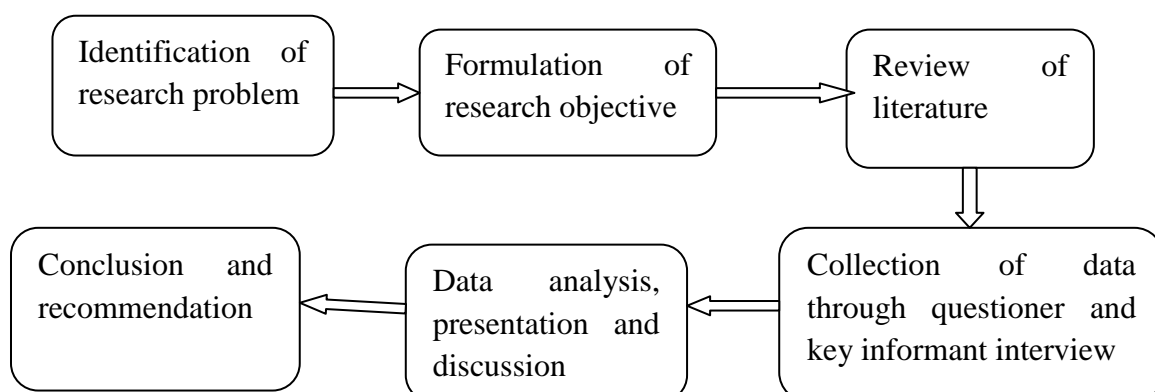


Figure 3-2 Summary of research design

### **3.4 Research Approach**

Mixed research approach is an approach to an inquiry investigating collecting both qualitative and quantitative data for better investigation. The researcher used qualitative and quantitative approaches in this study, which is a procedure for collecting and analysing quantitative and qualitative data at some stage of the research process within a single study, to understand a research problem more completely. The reason that the study used a mixed research method is to obtain in-depth clarity of qualitative and quantitative outcomes simultaneously. This mixed approach is appropriate to enhances good use of triangulation and a practical, problem driven approach to understand a research problem. Accordingly, quantitative method was dominantly used to evaluate perception of customers and employees about factors that affects the practice of good governance principles in rural land administration and their level of satisfaction through using questionnaire. On other hand, the qualitative approach was used to ascertain complete information from employees and experts through key informant interview and focus group discussion. As mentioned by Lofland (1995), when used in combination, quantitative and qualitative methods complement each other and allow for a more complete analysis. As a result, the researcher used both qualitative and quantitative approaches based on this concept and the purpose of the research.

### **3.5 Target Population and Sample Size Determination**

The target population is the group of individuals that the intervention intends to conduct research in and draw conclusions from. In cost-effectiveness analysis, characteristics of the target population and any subgroups should be described clearly. Hence, to conduct target population of the study area, the study area Enewari town consists of only one Kebele. Based on the town municipality office report, the town has 11602 population or 2826 households. It has six zones these are 01, 02, 03, 04, 05, and 06 with 709, 281, 478, 913, 322, and 125 households respectively. There are 51 municipalities and Kebele administration office employees. From these zones, the researcher selected zone 02 with simple random sampling by using a lottery system. So the target population of the study area is zone 02 (281) households and staff of the municipality and Kebele administration office (51). Hence, it is difficult to contact everyone; therefore a representative sample was selected from the target population. Based on Yamane's (1967) simplified formula to calculate sample size

determination tables, the researcher used a 95% confidence level and 5% Precision Levels. Therefore, the representative sample size in this study is 210.

$$n = N / (1 + N(e)^2)$$

Where n is the sample size, N is the population size, and e is the level of precision.

$$\text{For town resident; } n = 281 / (1 + 281(0.05)^2) = 165.1 \sim 165$$

$$\text{For municipal and Kebele staff; } n = 51 / (1 + 51(0.05)^2) = 45.2 \sim 45$$

Table 3-1 Sample Distribution of Respondents (N=332)

No	Key respondents	Target population (N)	Sample size (n)	Percentage (%)
1	Zone 02	281	165	78.6
2	municipality and Kebele administration office	51	45	21.4
Total		332	210	100

### 3.6 Sampling Techniques

For this study, the researcher used both probability and non-probability sampling method. For the probability sampling method, the Simple Random Sampling technique was applied to questionnaires for households in urban settings and Municipality staff and Kebele Administration staff working on urban management. Additionally, the researcher used purposive sampling from non-probability sampling method based on the idea that which informants have well experienced specialized expertise and professional in this study to investigate quality of staff through using key informant technique. Purposive sampling is characterized by incorporating specific criteria met by participants at the moment of selection and especially exemplified through key informant technique (Bernard, 2002). So based on this idea, from nonprobability sampling techniques, a purposive sampling technique was used to select 3 elder from urban dwellers and 3 experts from the municipality who could provide good information for this study.

### 3.7 Source and Type of Data

Both qualitative and quantitative data types were used by the researcher. Since the weaknesses of one form of data are offset by the advantages of another, combining a combination of qualitative and quantitative data can enhance an evaluation. This will

guarantee that understanding is enhanced through the integration of many modes of knowledge. To obtain pertinent data, it utilised both primary and secondary sources of information. The primary data were collected from questionnaires, key informant interviews, and field observations. And the secondary data were articles and annual reports of the town. Generally, physical plan and design documents were sources of data for the intended study. Examinations of these documents in relation to facts on the ground enabled us to identify actual performance and challenges that existed during plan implementation. Documents related to plan and design preparation, and implementation, as well as official performance reports related to plans, designs, land administration, and finance were assessed in a similar manner.

### **3.8 Method of Data Collection**

The use of multiple sources of information, methods and techniques is assumed to validate information using a triangulation process for their reliability. Hence, to collect the cross-sectional data, the researcher used a primary data source and secondary source of data. The primary data sources were collected from open-ended and closed-ended through face-to-face and enumerator, face-to-face interviews having structured questions and a checklist of questions for field observation. Secondary data sources were collected from relevant documents materials reports of conferences, research, survey results, and organizational human power reports.

#### **3.8.1 Data collection instrument**

Collecting data through different tools leads to accurate research findings. Having this in mind, the researcher used different data collection instruments. The investigator used the following data collection instruments:

**Questionnaire:** open-ended and closed-ended questions were designed to collect qualitative and quantitative data. A researcher prepared and distributed open and closed-ended questionnaires for a total of 210 respondents to get relevant first-hand information. For those respondents who could not understand English, questionnaire was prepared and translated into Amharic, so that the respondents could easily understand. Basically, structured questionnaire which is designed on the basis of ordinal scale measurement was used to evaluate statistically significance of factors affecting development plan implementation.

**Key informant interview:** to obtain more detailed information on the research topic Key-informant interview questions were held with selected informants; for this study, 3 from town municipality and Kebele office and 3 from town resident were interviewed purposively. Without restricting their views with time and information, the informants were provided with open ended questions. The selected key informants were interviewed face to face and their responses were also recorded manually. The reason that the study was chosen this instrument is that to assess the attitude, views and opinions of key informants. This was preferred because it is flexible, allowing new questions and answers to be brought up during interview

**Field Observation:** for this study field observation is another important means of data collection instrument. It provided an understanding to the researcher to observe situations in the working areas and helped the researcher to hold basic information about the study area.

**Document Review:** This instrument is mainly used for acquiring data to assess data concerning on investigating and proposing the existing infrastructural development history of the town.

### **3.8.2 Procedures of data collection**

Before the questionnaire was distributed to respondents, a pre-test (pilot test) was carried out in the town and town municipality and Kebele office. This has helped the investigator to ensure language rationality and check appropriateness of the items to be contained in questionnaires. Pilot test also has helped the investigator to get feedback whether the questionnaire was constructed properly especially in detecting some redundant, ambiguous and unclear items. During the initial stage of questionnaires administration, the investigator has made the objectives of study clear to the respondents in order to avoid any confusion and time convenience to maximize the rate of return. Accordingly, all survey questionnaires were distributed and properly filled and returned back except few respondents.

### **3.9 Method of Data Analysis and Presentation**

The raw quantitative and qualitative data were collected from the town resident and key informants and then edited, coded, entered, cleaned, analyzed and classified according to the specific objectives of study by applying STATA-version 20 software. The researcher used qualitative data analysis to answer questions such as why, what, and how. Qualitative data were obtained from questioners, key informant interviews, field observations, and documentary search. And also reviews were analyzed using the narrative description method

and presented in text form. Tables and graphs were used for the presentation of data. Also, quantitative data analysis was measured in terms of numbers to analyze and present the collected data using relevant computer software (STATA). In addition, collected data were clearly presented by using tables in the form of frequency, percentage, and mean. The researcher also used Pearson's correlation to determine the relationship between dependent and independent variables. In addition to Pearson's correlation, multiple linear regressions were used to identify the causal relationship among the independent variables that had an impact on the dependent variable. The equation of regression of this study was generally built around two sets of variables, namely dependent variable, that is, development plan implementation, and independent variable that includes institutional set-up, informal settlement, public participation, investor, land availability, and unemployment.

The regression model looks like the following.

$$Y = \beta_0 + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + \beta_5 X_5 + \beta_6 X_6 + \mu$$

Where: Y= Dependent variable (development plan implementation),  $\beta_0$ =constant term, X1= institutional set-up, X2= informal settlement, X3= public participation, X4= existence of investor, X5= land supply, X6= unemployment, and  $\mu$ = error term.

$\beta$ = coefficients associated with each independent variable which measure the change in the value of Y per unit change in their respective independent variables (X1, X2, X3, X4, X5, and X6). The equation has a linear relationship and the responses to the effects of the independent variable on the dependent variable were measured by computing indices based on information derived from the Lickert scale data. Photo graphs and figures have also been incorporated into the research work to support and ascertain the actual situation on the real ground.

### **3.10 Validity and Reliability of the Research Instrument**

The purpose of establishing reliability and validity in research is essential to ensure that data are sound and replicable and that the results are accurate (Kimberlin and Winterstein, 2008). Validity is the degree to which the results are truthful. So that it requires research instruments (questionnaires) to correctly understand the concepts under the study (Oliver, 2010). The study ensured that valid questions were asked. Before the questionnaires and interviews questions were distributed to the informants; the researcher used pilot study and they were



modified repeatedly and then distributed to the respondents. It is possible to have a high degree of reliability with a low level of validity, but for a research instrument to be valid, it must also be reliable (Mohajan, 2017). Therefore, the researcher used a valid research instrument get reliable data.

**Reliability of the study:** Reliability analysis is used to measure the internal consistency of a questionnaire. Responses to the quantitative questionnaire were measured using 5- a point Likert scale (i.e., Strongly Disagree, Disagree, Neutral, Agree, and Strongly Agree) and checked whether it achieved an acceptable level of internal consistency or reliability. There are different methods to test the reliability of data. The researcher used the Cronbach alpha test for its simplicity and for being the best estimator of internal consistency. So, reliability is checked for the survey instrument by using Cronbach's alpha test. Based on Cronbach's alpha test the reliability of the instrument used in this study is acceptable, good, and excellent. The reliability tests are shown in the Table 3.2.

Table 3-2 Reliability of instrument

Variables	Number of item	Cronbach alpha coefficient
Development plan implementation	2	0.8538
Institutional arrangement	6	0.8922
Informal settlement	4	0.9195
Public participation	3	0.9026
Investor	3	0.8925
Land availability	2	0.7603
Unemployment	2	0.8044
Overall reliability	22	0.9291

Source: own survey, STATA (2022)

### 3.11 Ethical Consideration

The researcher respected the privacy of the respondent, in which the information that was gathered from the research participant is analyzed with its full confidentiality and used for the intended purpose only. Before distributing a questionnaire to the respondents, the researcher tried to be aware of the objectives of the research and their contribution to its completion and then requested their willingness to take part in the research. Finally, the researcher treated the respondents with respect and politely.

## CHAPTER FOUR

### 4. DATA PRESENTATION, ANALYSIS AND INTERPRETATION

#### 4.1 Questionnaire Response Rate

During the survey a total of 210 questionnaires were distributed to both town residents and employees of Enewari town municipality and Kebele administration. Among them 191 questionnaires were correctly filled, hence the response rate for this study is 91 %. Accordingly, the analysis was made based on these 191 responded questionnaires. 38 questionnaires were filled by staffs of Enewari town municipality and Kebele administration the other 153 questionnaires were filled by town residents.

#### 4.2 Descriptive Analysis

##### 4.2.1 Background Information of the Respondents

The demographic characteristic include: sex, age, educational level, marital status, and current occupation of respondents. This aspect of the analysis dealt with the personal data on the respondents of the questionnaires given to them. It is important to know the profile of the respondents. For instance, if our survey targets a specific audience, it allows us to determine whether or not we are actually reaching our target audience and gathering the information we need. Therefore, in order to get different information from various sections of societies and to validate the reliability of data collected, it is important to analyse the demographic profile of the respondent.

Table 4-1 Background Information of the Respondents

No	Type of variable	Categories of variable	frequency	Percentage
1	Id	Employees	38	19.7
		Residents	153	81.1
		Total	191	100.00
2	Sex	Male	144	75.39
		Female	47	24.61
		Total	191	100.00
3	Age	18-30	59	30.89
		31-40	89	46.60
		41-50	36	18.85
		51<	7	3.66

		Total	191	100.00
4	Marital status	Single	49	25.65
		Married	125	65.45
		Divorced	12	6.25
		Widowed	5	2.62
		Total	191	100.00
5	Educational level	Illiterate	20	10.47
		Primary	35	18.32
		Secondary	57	29.84
		Diploma	32	16.75
		Degree and above	47	24.61
		Total	191	100.00
6	Current occupation	self-employed	75	39.27
		public servant	69	36.13
		Farmers	15	7.85
		business person	27	14.14
		Student	5	2.62
		Total	191	100.00

Source: own survey, STATA (2022)

**Sex, marital status, and current occupation of respondent:** in order to get different ideas and information from various sections of society's, different categories sex, marital status, and current occupation of respondent is crucial. As presented in Table 4.1, the majority of respondents were male (75.39%) while (24.61%) were female. The current occupations of respondents were self-employed (39.27%), public servant (36.13%), farmers (7.85 %), business person (14.14%), and student (2.62%). Also, the marital status of respondents was single (25.65%), married (65.45 %), divorced (6.28%), and widowed (2.62%).

**Age of respondents:** As clearly stipulated in Table 4.1, 25.65% of respondents were aged 18-30. 46.60% of the respondents were aged 31-40. 18.85% of the respondents were aged 41-50, and 3.66% of the respondents were aged above 51. From this, the researcher concluded that the majority of the respondents were between the ages of 31-40. This indicates that the most respondent were in the matured age group who could assure the study.

**Academic Qualification:** The level of education is important to consider the educational qualification of the respondents for the reason that it has an impact on the way that the respondents understand the questions and give appropriate answers. As indicated in Table 4.1 10.47% of respondents were illiterate, (18.32%) of respondents were primary, 29.84% of respondents were secondary school, (16.75%) of respondents were diploma, and 24.61% of respondents had a degree and above. This implies that the majority of respondents were educated and they could respond to the questionnaires soundly.

#### 4.2.2 Descriptive Statistic of the Variables

Here, the expected variables which may affect development plan implementation were discussed in detail. The analysis includes frequency, percentage, mean, and grand mean

Table 4-2 Respondents Perception for Institutional Arrangement Questions

No	Item		SD	D	N	A	SA	mean
1	There is strong organizational set-up in financially to accomplish the plan.	Fr	49	91	26	17	8	2.18
		%	25.7	47.6	13.6	8.9	4.2	
2	There have strong organizational set-up in relative to physical facilities to achieve the plan.	Fr	46	81	41	15	8	2.26
		%	24.1	42.4	21.5	7.8	4.2	
3	In relative to human resource, there is strong organizational set-up to realise the plan.	Fr	44	91	35	12	9	2.22
		%	23.1	47.6	18.3	6.3	4.7	
4	There have strong organizational set-up based up-on good governance to finish the plan in effectively.	Fr	43	86	38	12	12	2.29
		%	22.5	45.0	19.9	6.3	6.3	
5	There is strong coordination between government bodies and inhabitant to get done plan effectively.	Fr	52	81	35	16	7	2.19
		%	27.2	42.4	18.3	8.4	3.7	
6	There is strong staff coordination among them-self to doing any work related to plan.	Fr	53	89	22	18	9	2.17
		%	27.8	46.6	11.5	9.4	4.7	
Grand mean								2.22

Source: own survey, STATA (2022)

Where: SD =Strongly Disagreed, D=Disagreed, N=Neutral, A=Agreed SA=Strongly Agreed.

As far as one can tell in Table 4.2, six questions were employed in order to know the effect of institutional arrangement on development plan implementation. As illustrated in Table 4.3, most of the respondents disagreed on statement numbers 1, 2, 3, 4, 5 and 6. The grand mean values for institutional arrangement is 2.22 which is approximately become 2. Accordingly, the respondents disagreed with the idea that there is a strong institutional arrangement in their town on average to accomplish the plan implementation in effectively.

Table 4-3 Respondents Perception for Informal Settlement Questions

No	Item		SD	D	N	A	SA	mean
1	There is high level of illegal settlement that affects the effective plan implementation.	Fr	11	17	20	86	57	3.84
		%	5.8	8.9	10.5	45.0	29.8	
2	Informal settlement areas are not convenient for enforcement of LDP.	Fr	12	17	59	71	32	3.49
		%	6.2	8.9	30.9	37.2	16.8	
3	There is high level of irregular settlement that affects effective plan implementation.	Fr	12	20	21	74	64	3.83
		%	6.3	10.5	11.0	38.7	33.5	
4	In the town, informal settlement areas have inadequate infrastructures in relative to plan prepared.	Fr	12	23	48	74	34	3.50
		%	6.3	12.6	24.5	38.3	18.6	
Grand mean								3.67

Source: own survey, STATA (2022)

In order to measure to what extent informal settlements affected development plan implementation, four questions were employed. The same procedure was used to that of institutional arrangement. As illustrated in Table 4.3, most of the respondents agreed on statement numbers 1, 2, 3, and 4. The grand mean values for informal settlements is 3.67 which is approximately become 4. Accordingly, the respondents agreed with the idea that there is an informal settlement in their town on average that affect an effective town plan implementation.

Table 4-4 Respondents Perception for Public Participation Questions

No	Item		SD	D	N	A	SA	mean
1	There is enough public participation in any aspect of plan from proposal up to enforcement.	Fr	61	82	27	17	4	2.06
		%	32.0	42.9	14.1	8.9	2.1	
2	The dwellers of town accept the new town development plan in actively	Fr	55	79	36	15	6	2.15
		%	28.8	41.3	18.9	7.9	3.1	
3	There is effective coordination between peoples and government body for effective plan implementation.	Fr	83	52	33	16	7	2.02
		%	43.4	27.2	17.3	8.4	3.7	
Grand mean								2.08

Source: own survey, STATA (2022)

Three questions were employed in order to know the effect of public participation on development plan implementation. As shown in Table 4.4, most of the respondents disagreed on statement numbers 1 and 2 and strongly disagreed on statement number 3. The grand mean values for public participation is 2.08 which is approximately become 2. Therefore, we can say the respondents did not agree with the theory that there is public participation in their town on average for effective implementation of town plan.

Table 4-5 Respondents Perception for Investor Questions

No	Item		SD	D	N	A	SA	mean
1	The interests of investors are to invest their capital based on plan.	Fr	63	55	58	9	6	2.16
		%	33.0	28.8	30.4	4.7	3.1	
2	There are enough willing investors to invest their resource in the town based on plan.		37	101	20	26	7	2,29
			19.4	52.9	10.5	13.6	3.7	
3	In the town, there are enough investors to invest their resource based on plan to solving resident problem as well as maximize income of town government.		62	52	59	9	9	2.23
			32.5	27.2	30.9	4.7	4.7	
Grand mean								2.23

Source: own survey, STATA (2022)

Three questions were used in order to know the effect of existence of investors on development plan implementation. As revealed in Table 4.5, most of the respondents strongly disagreed on statement numbers 1 and 3 and disagreed on statement number 2. The grand mean value of prevalence of investor is 2.23 which is approximately become 2. Hence with the concept that there are a sufficient number of investors in the town on average for to speed up an effective plan implementation based on plan, we can say the respondents did not agree.

Table 4-6 Respondents Perception for Land supply Questions

No	Item		SD	D	N	A	SA	mean
1	There is enough supply of land for infrastructural development, industry, housing, and other construction in the town to accomplish plan in prescribed period.	Fr	65	47	48	27	4	2.26
		%	34.0	24.6	25.1	14.2	2.1	
2	In the town, there is enough supply of land for lease to accomplish all project included in the plan.	Fr	39	97	31	14	10	2.26
		%	20.4	50.8	16.2	7.3	5.3	
Grand mean								2.26

Source: own survey, STATA (2022)

In order to measure to what extent land supply affects development plan implementation, two questions were employed. As revealed in Table 4.6, most of the respondents strongly disagreed on statement number 1 and disagreed on statement number 2. Grand mean values for land availability is 2.26 which is approximately becomes 2. Accordingly, we can say approximately the respondents disagreed with the theory that there is sufficient land supply in the town on average for completing all proposal included in the plan.

Table 4-7 Respondents Perception for Unemployment Questions

No	Item		SD	D	N	A	SA	mean
1	There are large numbers of unemployment in the town to create wastage of resource to affect the plan	Fr	12	25	22	68	64	3.77
		%	6.3	13.1	11.5	35.6	33.5	

	implementation.							
2	There is large number of addicted person to create unrest conflict to affect plan implementation.	Fr	13	31	46	67	34	3.41
		%	6.8	16.2	24.1	35.1	17.8	
Grand mean								3.56

Source: own survey, STATA (2022)

In order to know the effect of unemployment on development plan implementation, two questions were employed. As pointed out in Table 4.7, most of the respondents agreed on statement numbers 1 and 2. The grand mean values for unemployment is 3.56 which is approximately become 4. So we can say the respondents agreed with the idea that there is prevalence of huge unemployment in the town on average to affect an effective plan implementation.

Table 4-8 Respondents Perception for Development Plan Implementation Questions

No	Item		SD	D	N	A	SA	mean
1	There is effective local development plan implementation based up-on plan.	Fr	54	96	23	15	6	2.10
		%	26.7	50.3	12	7.9	3.1	
2	There is effective local development plan implementation in the prescribed period of time.	Fr	30	104	41	14	2	2.24
		%	15.7	54.4	21.5	7.3	1.1	
Grand mean								2.17

Source: own survey, STATA (2022)

The last variable was the dependent variable i.e., development plan implementation. Two questions were employed in order to know the implementation of the town development plan. As Table 4.8 indicates, most of the respondents disagreed on statement numbers 1 and 2. The grand mean values for development plan implementation is 2.17 which is approximately becomes 2. It indicates us; almost all respondents disagreed with the concept that there is effective and efficient development plan implementation in the town on average based on plan and in recommended period of time.

Generally based on descriptive statistic, we can say the implementation of town development plans is not completed efficiently and effectively due to the presence of weak institutional arrangements, a lack of effective public participation, the prevalence of high informal



settlement, low supply of land, and nonexistence of enough investors. Furthermore, the information gained from key informant interviews revealed that the status of current town development plan is only completed 71% since 2011 up to now (for 10 years). Hence, the implementation of the town development plan is not completed efficiently and effectively in prearranged period due to the presence of weak institutional arrangements, low financial capacity, the presence of informal settlement, the absence of public participation, the lack of coordination among different stakeholders, the low supply of land, building standards, and so on.

### **4.3 Development History of the Town**

Every town has their own development history. Like any other town, Enewari town has its own development history. It is one of the Ethiopian towns located in Semen Shewa zone particularly in the Moretina Jeru woreda. As far as one can tell from key informant interview, document review, and questioners, the town was founded around 1935 and was given the name Mishg during the Italian invasion; however, after the Italian invasion, the name of the town was changed to Enewari. During that period (Emperor Hailesilassie regime) the town had been administered by atibia dagna (village leader) for a long period. After the down fall of the Hailesilassie regime, the Derg regime established Kebele. This Kebele had administered the town until 2001. The town Municipality was also established with a staff of five experts in the period of Ethiopian People's Revolutionary Democratic Front (EPRDF) in 2001. During this regime, the town was administered by the town municipality, which also grew into urban administration in 2021. Since the town was gotten the urban administration status, it has been administered by the urban administration still now. As soon as the town has gotten town administration status, a Mayor was appointed to govern the town development. Hence, in order to lead the town development, only one Mayor was appointed in the town since it was gotten urban administration status up to now.

Since it is founding in 1935, based on the information from key informant interview, questioner, and field observation the town has undergone many changes in terms of its size and demographics, financial and economic structure, and physical and spatial associations. The development of the town during the Emperor Hailesilassie period had a number of development of infrastructural provisions such as schools (primary and secondary), road (Enewari to Addis Ababa), waters (long deep well water), and telecommunication. Whereas, in the Dergue era or the socialist regime (1974 -1991) nationalized urban land and extra

houses; and had set maximum edge for private capital accumulation. This had inhibited investment, economic growth as well as urban development. On the other hand, except for some infrastructure provision modifications (health center and water); the infrastructural development of the town in the Derg period was similar to the Emperor Hailesilassie regime.

Post-Dergue Period: This is the period (1991-present) where a healthy private sector was allowed to emerge; hence the town economy has been growing. Under EPDRF Enewari started its transformation to well organize institutional advancement and the structure, and the development of the town is much better than in the past two regimes. The development of infrastructural provisions was also partially fulfilled, such as schools (day-care, primary, secondary, and technique/collage), roads in addition to Enewari to Addis Ababa road, water (for an individual), health center, recreation area, telecommunication, and electricity. In addition, the institutional arrangements for directing the town development were better than the past regimes and local development plan was started in order to guiding the town development.

#### 4.4 Population Growth

The main indicator of town expansions in one country is population growth. As population increases rapidly, towns also expand promptly. Hence, to show the town expansion of the study area, population growth trend was analyzed (Table 4.10).

Table 4-9 population Growth

N	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
o	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22
1	10221	10664	11122	11602	12099	12207	12888	13591	13788	14447	14642	25819

Source; Enewari town communication office (2022)

As revealed in Table 4.9, the population growth of Enewari town has been increasing rapidly in every year. Generally, as shown in the population growth data, the expansion of the town has been increased from time to time. Hence, effective town development plan implementation is essential in order to advance town development comprehensively, i.e. socially, economically, and environmentally.

## **4.5 Town Development Planning Process and Involvement of the Local Resident**

### **4.5.1 The Town Development Planning process**

With urbanization increasing, different land uses such as administration, commercial, recreation, industrial, residential, urban agriculture, social services, utilities, and infrastructure development are created within the urban center. These all-diversified urban specializations and residents' activities need a plan to regulate in maximum fairness or to control development. As a result, urban planning is one of the principal important tools to guide the growth of urban areas towards opportunities than challenges elsewhere (Guta, 2017). Based upon the information gained from key informant interview, prior-to the town development plan, the town had been expanding in undesired form and the delivery of infrastructure was also not delivered properly. So as to manage this undesirable growth or to create fascinating town and to bring infrastructure in a sound manner, the town administration had developed local development plans. Hence, As far as one can tell from the data obtained from key informant interview, document review, and questioners beginning from its foundation up to now in Enewari town three local development plans have been prepared through national urban planning institute and Amhara region urban planning institute; the first local development plan of the town was prepared in 1989 through national urban planning institute, the second revised LDP was prepared in 2001, and however the third or current revised LDP was prepared in 2011 through Amhara region urban planning institute.

Within new contexts and realities, objectives, and limitations, the new town plan provides a framework for the organization of town space that is economically productive and environmentally healthy. This existing land use plan was classified in to 10 groups, namely, residential, administrative, commerce and trade, service, manufacturing and storage, transportation and road, recreational, agriculture, forest and informal green, and special functions. The ultimate goal of the plan is to advance the living standards of town residents and to ensure that the town contributes its share in bringing the national economy.

Given their role in urban development, urban plans have a wide range of positive and negative effects. The processes and outcomes of urban planning affect people's interests in different ways as individuals, as members of local groups, communities, and society as a whole, as occupiers and users, and as members of present and future generation. The information obtained from respondents revealed that the plan has affected some dwellers'

rights socially and economically; hence, when the occupant's house was demolished totally for redevelopment purposes, the residents who were located in that demolished house got another residential area and compensation for their lost property. But if a property is not demolished totally, no residential area is given; however, compensation is given for only the property lost. Compensation was also paid when their land was confiscated. Even if, the residents got compensation for lost property, the amount of money was not enough to reconstruct another residential house and to manage their families. As a result, the occupants were affected economically as well as socially. However, residents are not emphasizing social effects compared to the economic effect. They highly emphasized on economic effect on account of low compensation given for the lost property.

#### **4.5.2 Involvement of the Local Resident**

As stated by Keeton and Nijhuis (2019), urban planning is expected to involve all concerned stakeholders to incorporate unexpected urban activities during plan preparation and implementation. However, information obtained from respondents (key informant interview and questioners) reveals that, the guidelines of modern urban planning did not seem functional from plan preparation up-to implementation in the town. The consecutive plans of the town were developed by town planners and zonal and regional urban planning experts without the participation of the local community, urban residents, civil servants, women, the business community, and religious leaders; hence, the contemporary bottom-up approach was far from reality in terms of actions of planning in today's context of Enewari. Further, the planning process was undertaken in a closed atmosphere where a team of surveyors and economists along with data collectors did the planning on their own; as a result, the top-down approach could not bring about the desired outcomes. For the reason that, when the preparation of the town plan, the urban dwellers, women, elders, local community, religious leaders, civil servants, and business community did not make a bee-line.

The information gained from respondents (key informant interview and questioners) showed that the local community and urban dwellers did not accept the new town development plan, and conflict is also created between the resident and the town government in most of time. Because of this reason, the enforcement of the town's development plan is delayed. In response to these limitations, MUDHCo, (2014) underlines the need to promote active public participation and other stakeholders in the preparation and enforcement processes of urban plans as this will create a sense of ownership of the plans. There will be effective protection

of areas reserved for various land use categories that fall under the category of public spaces by local residents.

#### **4.6 Institutional Arrangement to Administer the Town Plan**

According to Yuan et al. (2019), institutions are the rules of the game in a society or the humanly formulated constraints that shape human interaction. The main function of the institutional structure is to restrict the choice set of actors by structuring human interactions (Qian et al., 2013). The major role of institutional structure is to reduce uncertainty in society by establishing a stable structure. This has a great impact on the consequences of economic, social, and political performance through the consequences on the costs of exchange, transactions, transformation, and production. Generally, an institutional arrangement is a set of agreements on the division of the respective responsibilities of agencies involved in the collection, compilation, and dissemination of data relating to a given domain. In addition, institutional arrangements are policies, systems, processes, and structures used by organizations to plan and manage their activities efficiently and to effectively coordinate with others in fulfilling their responsibilities. As a result, the preparation of legal and institutional arrangements for monitoring the town's business is crucial. Hence, the information obtained from document review and key informant interview the first institution was Kebele to control the overall town development. After a long period of time, the municipality was established through three male and two female staff. The municipality had 21, 28, 30, and 37 employees in 2018, 2019, 2020, and 2021 respectively. Then, the town municipality was grown up to urban administration in 2021. The institutional arrangement was also improved in financial, manpower, and policy formulation compared to the previous one. Nevertheless, it was not efficient for governing town development. Because, as far as one can tell the information obtained from key informant interview and questioners, local urban administrators and all employees were not involved in the preparation of local development plans; there was no participation from the people who built and use and live in the town; and it didn't have enough experts in each specific field, such as Tele, land development agency (LDA), Roads Authority, agricultural authority, investment authority, Water and Sewerage Authority (WSA), and Electric Power Corporation (EPCO). In addition, Ohno, et al. (2007), states that coordination among various sectors and stakeholders, and establishing monitoring and evaluation mechanisms are important to achieve the goals. Conversely, based on the information gained from key informant interviewers, in the study area the working

relationship among the different sectors was feeble and the relationship among the following institutions that are related to LDP implementation was not guided by clear regulations. For example there are infirm integrations among land administration authority and land development agency, the land development agency and planning commission, the land development agency and infrastructure and construction authority (water and sewerage agency, road agency, and electricity agency), and the interconnection among water and sewerage agency, road agency, and electricity agency.

#### 4.7 Opportunity of Town Development

This section clarifies the revenue collected by the town government and the total expenditure to administer the town and the potentials in order to push forward the town development. As far as one can tell from the data obtained from Finance and Economic Development Bureau, the revenue collected by the town government, and the total expenditure are described in Table 4.10 in ETB birr.

Table 4-10 Annual Revenue Expectation, Revenue, and Expenditure

No	Year	Plan of Annual revenue expectation	Annual revenue	Annual expenditure
1	2017/18	33,875,525	22,624,139	23,345,634.5
2	2018/19	36,926,213	24,542,291	25,652,296
3	2019/20	40,120,210	25,224,424	30,325,000
4	2020/21	45,825,423	36,240,000	39,324,324.01
5	2021/22	51,552,892	27,040,503(9 month)	21,355,176(9 month)

Source; survey data from town administration (2022)

As far as one can tell in Table 4.10 the respondents (key informant interview) said that the total of revenue collected from different sources by the town government was not enough to accomplish the town plan in good manner. Which means the collected revenue was not enough to provide adequate infrastructure, employ man-power, compensate the affected group during the redevelopment process, and implement the local development plan. On the one hand, the amount of expenditure to work on infrastructural development was insignificant because of low revenue collected from different sources of revenue. In order to escalate revenues or get rid of financial difficulties, the town has a number of precious resources. These valuable resources for town development are discussed here below.

According to Amukumba, (2012) local development is a process by which public, business and non-governmental sector partners work cooperatively in order to create a better environment for profitable growth of one country. The objective of development is to maximize the value of the property; it is to minimize the costs of acquiring the property, and to produce the higher and better use of the property. It is to build the capacity of a defined area, often a municipality or region, to advance its economic future and the quality of life for its residents. It creates an important contribution to national economic performance and has become more critical with increased global competition, population mobility, and technological advances. Effective local development can reduce disparities between poor and rich places, add to the stock of locally generated jobs and firms, increase overall private sector investment, improve the information flows with investors and developers, and increase the coherence and confidence with which local economic strategy is followed. This also gave rise to a better diagnostic assessment of local economic assets and distinctive advantages and led to a more forceful strategy assessment of the town (Kisman and Tasar, 2014).

In determining the effectiveness of the process of local development planning, the ability of local communities to improve their quality of life and to create new economic opportunities must be assessed. Creating opportunities for productivity gains by stimulating the use of new innovative technologies in production and for growth is essential and the competitiveness of local businesses is crucial (Ivanov, 2018).

In most of time the municipality staff raised, the major challenges of plan implementation is lack of financial resource. Hence, in order to bail out financial difficulties, the town have a number of potential. According to Kisman and Tasar, (2014) local development plan is highly related to understanding the local and detailed capabilities of a town. This is well because if the local development plan is not supported by the local resources, the city's share from the national resources will not be adequate to achieve an expected development level. Grasping local capabilities and benefiting from them at a maximum level should be the main objective of local development plan. So, for effective local development plan implementation the town government should develop detail plan based on local resource. Which means different industrial project plan should be based on local resource. Hence, for upcoming development, the town has huge potential. Among those main opportunities agricultural productivity (livestock fattening, crop farms, and vegetable production), construction

materials (quarry), proximity to other towns, good rural-urban linkages, and a good network of roads.

#### **4.7.1 Agricultural Productivity**

The development of agricultural products has a positive effect on improving prosperity as well as it is important to use as raw material to prepare detail industrial project plan. According to Ibrahim et al., (2017) the overall economic transformation of a country is dependent with necessarily agricultural growth. The contribution of agriculture in the form of raw materials, food, and financial surplus, including foreign exchange to invest is necessary for industrialization processes. Agriculture in relation to overall GDP plays a very significant role in all aspects of economic growth and economic development of a country (Gollin et al., 2002). In order to escalate the development of the town, to get rid of financial problem as well as is used as raw material to prepare new town development plan (detail industrial project), the study area has a number of agricultural products such as crop production, livestock fattening (ox, sheep, and goat), and fruit and vegetable.

#### **4.7.2 Proximity to Other Towns**

Proximity to other towns is one of the precious resources for local development. As stated by Gilsola and Vilhelmson (2018), increased proximity is believed to boost individuals' quality of life, enhance neighbourhoods, and promote environmental, social, and economic sustainability. It also reduces energy-consuming and polluting travel. Close linkages with buyers, suppliers, and other institutions play a significant role, not only in efficiency but also in the rate of improvement, growth and innovation. Location affects competitive advantage through its influence on productivity and especially on productivity growth. So, Enewari town is located a short distance from the capital city of Ethiopia (Addis Ababa), Debrebirhan town, and other small town. Hence, it contributes its own role for town development.

#### **4.7.3 Good Rural-Urban Linkage**

The other valuable resource of development is good rural-urban linkages: which are flows of people, goods, money and information between urban center and rural areas. It also involves sectoral linkages such that demand from rural consumers is crucial for urban enterprises and agricultural producers that rely on urban markets (Okpala, 2003). Also, it adds the flow of ideas and the flow of innovation to rural-urban linkages. It should be noted, however, that many people in rural areas participate in 'urban' activities, such as manufacturing and service



provision, and, likewise, many people in urban areas are involved in agricultural production, either for household consumption or for sale (Akkoyunlu, 2015). The information obtained from the respondents revealed that, the linkage of the town to surrounding rural area is good. However, it didn't contribute to the desired outcome because of an unsatisfactory road network, a poor flow of ideas and information, and poor sectoral linkages. Consequently, it affected the sustainability of town development. Even if the rural-urban linkage was poor, the town government can improve rural urban-linkage effectively and efficiently by constructing good road networks, creating good flow of ideas and information, and establishing strong sectoral linkages.

#### **4.7.4 Construction Material**

Among the chances for development, construction material is a one precious resource for local development. According to Abyzov (2018), the effective usage of construction materials plays a significant advantage for the purpose of house construction and road construction, which enhances town development. In Moretina Jeru woreda it has more than six places of construction material (quarry). These construction material places contributed to their role in town development. In addition to this role, these quarry places will contribute for town development by using them successfully and properly.

#### **4.7.5 Tourism**

The other valuable resource of development among the precious resources for town development is tourism. It has received much attention recently as a viable avenue to boost local economies and stimulate growth and development in any country. However, the tourism industry is not yet at a stage where it is able to contribute to poverty alleviation and create employment opportunities in the local municipality (Ramukumba, 2019). Ramukumba, (2012) noted that tourism is a key driver for local economic development objectives such as sustainable employment, poverty alleviation, and economic growth. Tourism has, hence, proven on a global scale to be an economic sector that creates opportunities for employment in both formal and informal ways, providing opportunities for improvement in quality of life and as a source of foreign income (UNWTO, 2000). Moretina Jeru woreda has a number of tourism places, among these tourism places; Abune Zenamarkos monastery that was founded in 1219, birth place of Queen Zewuditu, birth place of Ras Abebe Aregay, the place of dropped plane of fashiest Italian by Ras Abebe Aregay, monastery of Debire Menikira saint Giorgis and saint Rufaiel that were founded in 12th century, saint church of Jesus that was

founded in 1303, monastery of Kebir Ayile Silase that was founded in 1089, and monastery of Jeru saint Arsemma are the main once. These tourism places contributed to their role in town development. Moreover, if tourists are invited in to town, these the above-listed tourism places will contribute to the town economically, socially and environmentally.

#### **4.7.6 Good Roads Network**

It is a significant human activity with a strong spatial component. It is the means by which people and commodities are moved from one place to another by a number of physical modes including roads, water, railways, airlines and pipelines. The transport system may be linked to the blood circulation system in a living organism. In general terms, as an economy grows and develops, it becomes more dependent upon its transport sector (Aldagheiri, 2009). Hence, in the study area, there are huge numbers of road networks that connect other towns because good road networks are a significant for comprehensive town development. However, the road networks of the town within and around town were not enough, neither in quality nor quantity. So, the investor, tourist, and trader are not willing to visit and work in the town. As a result, in the town there is a few numbers of investor, tourist, and trader. Therefore, it affected the development of the town. In order to improve the development of the town, the town government should improve the quality and quantity of the road network.

Generally in the opportunity section, the study findings recommend that the government should to take advantage of and give value on agricultural product (crop production, livestock fattening, and fruit and vegetable), tourism, good road network, good rural-urban linkage, and other resource in order to bail out the economic, social, and environmental problem of town. And trainings should be given to for agriculturalists in order to maximize local capacity production. The most critical recommendation is the town government should prepare the new local development plan based upon local resource for upcoming development.

#### **4.8 The Challenges Faced in the Implementation of the Town Development Plan.**

This section attempts to investigate the factors that impede appropriate implementation of town development plans of the town. In accordance with the information and data obtained from the questioner and the interviews made with informants of the study, the implementation of the town development plan has encountered a number of challenges. Some of the main challenges that occurred during the realization of the development plan are weak organizational set-up, existence of informal settlements, lack of budget, shortage of investor,

low supply of land, absence of public participation, corruption, and prevalence of huge unemployment.

#### **4.8.1 Weak Institutional Arrangements**

One of the constraints among challenge of development plan implementation is weak institutional arrangement. Institutional arrangement is the control of collective transformations as an underlying determinant of the long-run performance of development. And it is also defined as a system that entails multidimensional configurations of economic and political agencies. It is also a key to sustainable development (Schmidt and Radaelli, 2004). Other authors also described the association between technological advancement, the market, behavioural aspects, and regulatory and policy frameworks in order to facilitate improvement (Geels et al., 2008). Cheru (2013), also states that the institutional arrangement must be accomplish administrative capacity, taxation capacity, technical capacity, legal capacity, coordination capacity, responsiveness of delivery institutions, degree of corruption, Security of property rights, and Peace and political stability. However, based on this idea, the information obtained from respondents (key informant interview and questioners) revealed that the institutional arrangement of the town municipality is lacking strength. The main indicators for weak institutional arrangement are:

- (a) Decrepit performance of the town governance; low amount of revenue collected from different revenue sources, lack of trust due to bureaucratic corruption, high level of rent seeking, insufficiency of money for services delivery, All people have not access the same services as well as not receive the same service standards, and the staff of municipality do not ethical when giving service for client (user).
- (b) Low level of modernized administration systems in land cadastre and human resources; there is a lack of man power in each field (one person works two or three jobs in one office). And also there is no separation between Front-office and back-office. The main reason is that there is a shortage of working offices. In addition, absence of sufficient availability of technical instruments (computer, a working office, and service). Moreover, it has no enough finance to administer the town effectively and efficiently.
- (c) Having inefficient capacity building; the town administration has no capable experts who can deliver local services, and carry out effective local administration. This

means there is a limitation of skilled or trained man power to carry out their task effectively due to some of the staff of the municipality is not employed in a profession learned from a recognized academic institution. Furthermore, absence of real monitoring to control the overall performance in each sector

- (d) There is no effective political participation among them, which leads to weak local representatives to administer the town. In addition, having frequent staff turnover and a lack of organized data or information inhibits institutional memories of information. An unclear working relationship between the different public institutions is also another problem that hinders the implementation of local development plans in Enewari.

The effect of weak institutional arrangement on local development plans implementation is supported by other researcher; Engida, (2013) stated that poor registration, documentation, and data management system, lack of coordination and commitment of different stakeholder, and the municipality are an obstacle to local development plan implementation. In addition, Tesfaye and Amene (2020) states that poor land information system, problems of good governance, and weak institutional frameworks are the main impediment of town development planning implementation.

#### **4.8.2 Existence of Informal Settlement**

Among the impediments of development plan implementation, the existence of informal settlement is one factor which affects implementation of local development plan. As described in the UN Habitat, (2020) informal settlements and slum areas have become the reflection of urban inequalities, poverty and lack of access to adequate housing. The term slum is described as a wide range of low-income settlements and poor human living conditions such as spatial and behavioural criteria.

##### **4.8.2.1 Cause of Informal Settlement**

There are a number of causes for informal settlements to increase or expand from time to time. As the respondents (key informant interview and questioners) supposed that the main motive for expansion of informal settlement is inefficiency in supply of land in acknowledged way. As population increases, demand for housing also increases. Consequently, the town administration was unable to meet the demand for all land requests (mismatches between the increasing demand for land and its formal supply of land).

Carelessness of municipality staff to take rapid measures when construction of new informal houses. The other reason is the presence of high rates of corruption when formalization of an old possessions. Furthermore, even if redevelopment has been started in a particular place, lack of money or finance when land (informal settlement) is expropriated for the purpose of redevelopment is a serious challenge.

Figure 4-1 Developed and Undeveloped Feature of Town



For example, as shown in Figure 4.3 and as far as one can tell the information gained from respondent (key informant interview and questioners) redevelopment of informal houses has been started in particular places. But it was found out that the area selected for renewal does not accomplished according to the criteria of the plan due to lack of financial capacity to compensate the affected group when redeveloping all informal houses based on a plan.

#### **4.8.2.2 The Impacts of Informal Settlement Based up on Irregularity**

An irregular (non-planned) town structure is one part of an informal settlement that affects the performance of a town development plan. According to Lorenzo and Sean, (2015) Informal settlements are often unplanned and have little infrastructure. It creates an unorganized set of buildings that have undesirable effects on the appearance and image of the town. As shown in Figure 4.3 and the information gained from respondent (key informant interview, field observation, and questioners) indicated that, the negative effect of an informal settlement is unplanned use of land and undesirable provision of infrastructures such

as water, sewerage, and electricity. The quality of houses also limited outdoor spaces and minimal spaces between buildings which are undermining spatial qualities. The people who live in informal settlements are forced to live in an area lacking open spaces and recreation as well as inadequate movement and access to residential units, making services such as emergency provisions and garbage collection extremely difficult. Nevertheless, infrastructures are very crucial utilities for facilitating development and living conditions. Hence, in order to redevelop those areas enough financing is needed. So, due to low financial capacity to redevelop an informal settlement area, the implementation of town development plan is not completed in accordance with prescribed period of time. As well as it will be extended to next plan.

#### **4.8.2.3 The Impacts of Informal Settlement Based up on Illegality**

Another part of an informal settlement is illegal ownership of property that affects the implementation of a town development plan. According to Sandoval and Sarmiento, (2020) informal housing can include any type of housing that is illegal by falling outside of government control or regulation, or that is not protected by the municipal code. On the other hand, it is residential areas where inhabitants have no land rights, with modalities of illegal occupation of houses and rooms, and the properties are not registered in their own name. As a result, as far as one can tell the information gained from respondent (key informant interview and questioners) indicated that those informal settlers do not pay taxes to the government. So the town government loses revenue from that property tax. Whenever, an area is designated for renewal, and if the government wants it for public-purpose, the residents do not leave the place willingly in time. In addition, by demolishing the illegally constructed infrastructure, the government incurs lots of costs materially, financially, and man power to accomplish the demolition activity. Accordingly, implementation of the town plan is not completed in prearranged period of time.

The findings of this study in relation to informal settlement are supported by other researchers. The study of COLE, (1995), confirmed that uncontrolled settlement is causing physical disorder, uneconomic land utilization, and excessive encroachment of agricultural land, environmental degradation, low infrastructural provision, and pollution risks.

### **4.8.3 Acceptance of New Town Development Plan and Public Participation**

Non-existence of public participation in any aspect of development plan is one cause for an ineffective development plan implementation. The inclusion of community members in decision-making processes and the implementation and evaluation of planning issues have a wide-ranging role in facilitating cooperation between local governance structures and community members. In order to put right the municipal structures, the municipal systems, and the planning process dramatically, the communities' interests must be involved in the affairs of the local municipalities (Kgobe, 2021). Based on the information obtained from respondents (key informant interview and questioners) there is no enough public participation in local development plans, such as in land-use planning, environmental planning, and economic planning.

In addition, based on the information gained from respondent (key informant interview and questioners), the community also does not accept the new town development plan due to the interests of the community is not included in the town's development plans. Even if they accept the town plan, their attitude toward active plan implementation is low. This activity creates conflict between residents and government bodies and delays the accomplishment of the town development plan for an unspecified period of time. The finding of this study is similar to other researchers. The research findings of Bhusal and Pandeya, (2021) revealed that ordinary people's participation in local development planning has a significant role. In addition, the absence of formal public participation during the plan preparation and approval process has a negative effect on the implementation of town development plans (Hameed and Nadeem, 2006). In addition according to Zolkafli et al., (2017) explanation, the absence of cooperation, and community participation contributes to an insufficient intervention of the public in development planning, thereby discouraging successful planning achievement.

### **4.8.4 Shortage of Investor**

Apart from problems different challenges the implementers of LDPs claim that there exist problems that arise from the shortage of investor, which hinder the implementation of LDPs. According to Kozera et al., (2021) development of every local government unit depends on the investment projects, and infrastructure investments have a positive impact on the development of such units. The target functions of local infrastructure investment projects aimed at supporting the development of local government units should foster the strengthening of spatial ties between settlement units and serve to create a technical base for

service and production activities and proper conditions for the transformation of the local government units. In addition, Rosner and Stanny, (2017) describe that investments realized by local-government entities are not aimed at gaining economic profits. But the primary goal is to satisfy the needs of local governments and communities. And investment activities serve to advance the living conditions of the local communities and to healthier meet their needs.

However, based on information gained from the respondents (key informant interview and questioners), most investor are not eager about solving residents' problems based up on plan, only concerned about maximizing their capital. Investors are not interested in investing their capital based on a plan. Even if some of the investors are willing to invest their resources, the staffs of the municipality ask for money in an informal way when the investor asks questions to invest their resources. On the other hand, the initiative of the town government to mobilize private investment into development activity is not matched with the availability of town resources. The other cause is the absence of a good road network as described in the opportunity section, and there is no plentiful area of land for lease. Because of these reasons, the number of investors investing their capital in the town is low. Hence, all proposals included in the plan are not completed in the arranged period.

#### **4.8.5 Insufficient Supply of Land**

Here, the absence of land is a hindrance affecting plan implementation in one country. In urban areas availability of land help to promote economic growth and satisfy the housing, industrial, and commercial needs of growing human populations. Hence, land procurement for public uses is an essential step in many urban projects; however, is often difficult and costly in terms of time, money, and political capital. In addition, land receiving frequently involves the resettlement of existing tenants and owners of the land. It for public use is often the center of heated debates. For example, attempts to value of land at market prices to compensate owners for public good. Underlying this debate is the important question of the impact on land prices and the adequate compensation for the owner (Freire, 2006). Accordingly, the information obtained from respondent (key informant interview and questioners) showed that the supply of land in the town is not enough due to the owners of land do not willing to transfer their land to the government for public purposes (residential, industrial, and service, etc.). As the compensation amount that they pay is not enough for managing their family.



On the other hand, the amount of money that they obtain from informal land transactions is high compared to what they get from government compensation. The government also lacks the financial capacity to pay compensation who is the owners of the land. In addition, demands for any type of land use are always greater than land supply, and with the accelerated development of urbanization, urban land resources are becoming increasingly scarce in the town. As a result, the supply of land for residential housing construction, industry development, service-providing sectors (schools, health center, hotels, market places, recreation sites), and small and medium enterprises is too low. Hence, all included in the plan are not fulfilled on the ground in the predetermined period.

#### **4.8.6 Prevalence of Huge Unemployment**

The prevalence of huge unemployment is one of the impediments hampering the effective implementation of town development plans. As stated by Hamdon, (2011) unemployment has been a problem of economic and social dimensions, expressing clearly the weakness in economic structures and social mistakes on the national level. It is considered a dangerous social disease that might break down human capabilities and lose chances of growth and economic welfare. Unemployment has a demoralizing impact on people's lives and is affecting living standards. The loss of income by parents can damage the prospects of the next generation. The information obtained from respondent (key informant interview and questioners) showed that the presence of huge unemployment in the town had led to financial hardship and poverty, debt, homelessness and housing stress, family tensions and breakdown, boredom, alienation, shame and stigma, increased social isolation, erosion of confidence and self-esteem, deteriorating of work skills, and promotes social unrest and conflict. Therefore, it affects the town development plan implementation through creating wastage of resources, increasing poverty, limiting labour mobility, and promoting social unrest and conflict.

#### **4.8.7 Building standard**

Building standards are one of the factors that influence effective town development plan implementation. According to key informant interviews, the building standards in some areas of town do not correspond to the economics of town residents, which has hampered the implementation of the town plan.

### **4.9 Inferential Statistics**

This section focused on the quantitative analysis of the effect of an explanatory variable on the dependent variable is crucial in order to strengthen the qualitative analysis. It includes the

correlation analysis, test for multiple linear regression assumption, and regression model summery.

#### 4.9.1 Correlation Analysis

As stated by Chandra, (2019) correlation analysis measures the degree of linear association between two variables. The value of the correlation coefficient ranges from -1 up to 1. A correlation coefficient of 1 indicates that there is a perfect positive relationship between two variables; while - 1 indicates that there is a perfect negative relationship between two variables. On the other hand, a correlation coefficient of 0 indicates no relationship between variables. Pearson correlation test was conducted to know the degree of relationship between the independent variable, i.e. informal settlement, institutional set-up, public participation, land availability, investor, and unemployment and the dependent variable, i.e., development plan implementation. According to Sekaran and Bougie (2010), a Pearson correlation  $r = 0.10$  to  $0.29$  or  $r = -0.1$  to  $-0.29$  is Weak,  $r = 0.30$  to  $0.49$  or  $r = -0.30$  to  $-0.49$  Moderate and  $r = 0.50$  to  $1.00$  or  $r = -0.50$  to  $-1.00$  Strong. Based on this, as shown in the Table 4.11, there is a significant positive correlation between institutional arrangement and implementation of development plan (0.707), public participation and development plan implementation (0.654), investor and development plan implementation (0.589), and land supply and implementation of development plan implementation (0.523). However, a significant negative correlation between informal settlement and implementation of development plans (-0.713) and unemployment and development plans implementation is an insignificant negative (-0.242) (Table 4.11).

Table 4-11 Correlation Analysis using person correlation

	DPI	IA	IS	PP	IV	LA	UE
DPI	1.0000						
IA	0.7074	1.0000					
IS	-0.7133	-0.5271	1.0000				
PP	0.6538	0.4900	-0.4801	1.0000			
IV	0.5886	0.6176	-0.4290	0.3304	1.0000		
LA	0.5232	0.4326	-0.3406	0.2724	0.3151	1.0000	
UE	-0.2419	-0.2242	0.2019	-0.1476	-0.0870	-0.0330	1.0000

Source: own survey, STATA (2022)

Where; DPI= Development Plan Implementation, IA=Institutional Arrangement, IS = Informal Settlement, PP= Public Participation, IN=Existence of Investor, LA= Land Supply, and UE=Prevalence of Unemployment.

#### 4.9.2 Analysis using Multiple Linear Regression

The Gaussian (standard, classical linear regression model) has a number of different assumptions. Given the assumptions, it can be shown that the ordinary least square method (OLS) is BLUE i.e., best (minimum variance), linear, unbiased, and estimator. Rather, when assumptions are violated OLS estimators produce biased, inconsistent, and inefficient result. Therefore, the researcher tried to test the major underlying assumptions because assumptions are prerequisites to ensure the statistical results be statistically significant, accurate, and help the researcher not to draw the wrong conclusions about the results.

##### 4.9.2.1 Test for Normality

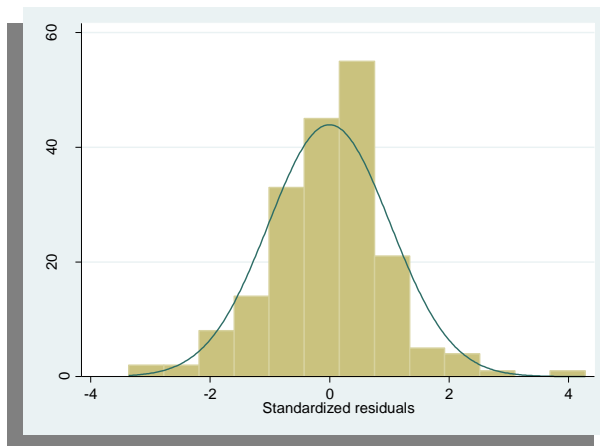
There is no official rule about cut-off criteria to decide just how large skewness or kurtosis values must be to indicate non-normality. However, most books and researchers say that a skewness and kurtosis value ranging between -2 and + 2 is acceptable. As stated by George and Mallery, (2010) values for skewness and kurtosis between -2 and +2 is considered acceptable in order to prove normality. The skewness and kurtosis values in this study, as shown in Table 4.12, are within the acceptable range. Normality can also be found by drawing a distribution chart and seeing whether its mean value is 0. As shown in Figure 4.4, the mean value of the residual is zero as the value of x on both directions is equal, and its variance is approximately one. So, in both cases, i.e., the skewness and kurtosis values and the graph, the normality assumption is not violated.

Table 4-12 Test for normality using skewness and kurtosis

Variable	Obs	Pr(Skewness)	Pr(Kurtosis)	adj chi2(2)	Prob>chi2
DPI	191	0.0000	0.0202	26.59	0.0000
IA	191	0.0000	0.0025	34.11	0.0000
IS	191	0.0000	0.2973	22.14	0.0000
PP	191	0.0000	0.2917	23.19	0.0000
IV	191	0.0001	0.5744	12.63	0.0018
LA	191	0.0003	0.3545	12.05	0.0024
UE	191	0.0000	0.3225	16.10	0.0003

Source: own survey, STATA (2022)

Figure 4-2 Normality Test using Histogram



Source: own survey, STATA (2022)

#### 4.9.2.2 Test for Multicollinearity

The commonly used cut-off points mentioned for determining the existence of multicollinearity among independent variables are tolerance and variance inflation factor (VIF) values. The rule is that when a tolerance value is less than 0.1 and the VIF exceeds 10; it is a signal of multicollinearity, which could lead to misleading and/or inaccurate results. As shown in Table 4.13, the VIF value is below 10 and the tolerance value is greater than 0.1. This indicates to us that there is no multicollinearity. In addition, the correlation among independent variables is an indicator of multicollinearity when the value is greater than 0.7 and less than -0.7. Hence, as shown in Table 4.11, the correlation among independent variables is in an acceptable range. So, there is no multicollinearity because both methods are achieved.

Table 4-13 Multicollinearity Test using VIF

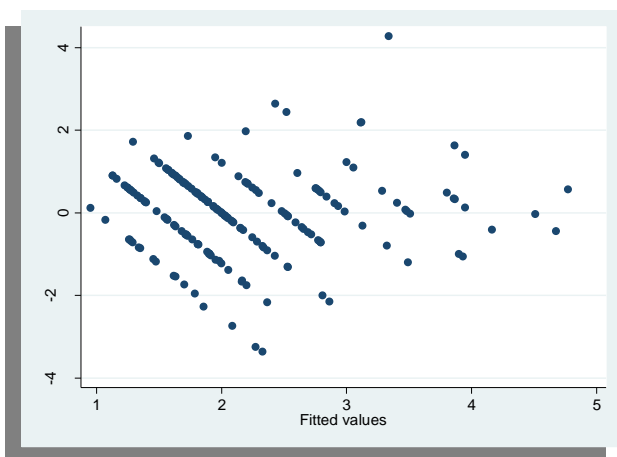
Variable	VIF	1/VIF
IA	2.21	0.451480
IV	1.67	0.598598
IS	1.60	0.624889
PP	1.45	0.690626
LA	1.27	0.786796
UE	1.08	0.926221
Mean VIF	1.55	

Source: own survey, STATA (2022)

### 4.9.2.3 Test for Heteroscedasticity

One of the assumptions of classical linear regression models is homoscedasticity; i.e., the variance of errors is the same across all levels of the variable. When the variance of errors differs at different values of the variables, heteroscedasticity occurs. The researcher used the result plots of standardized residual, against standardized predicted value (fitted value). If the plots have a pattern, it implies the presence of heteroscedasticity; whereas if the plots are random there is no evidence for the presence of heteroscedasticity. Based on this, as shown in Figure 4.5, the plot looks like a random array of dots or the plots have no pattern. Therefore, homoscedasticity assumption is not violated on this method.

Figure 4-3 Heteroscedasticity Test using Scatter Plot

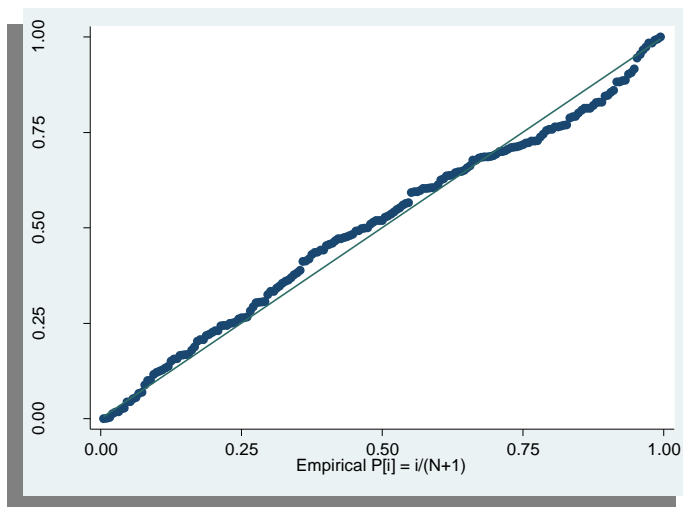


Source: own survey STATA (2022)

### 4.9.2.4 Test for Linearity

Linearity is the assumption that two variables are related in a linear fashion. The assumption can be checked using the P-P of the dependent and independent variables. The P-P plot is a graphical tool used to determine how well a given data set fits a specific probability distribution that we are testing. This plot compares the empirical cumulative distribution functions of the given data with that of the assumed true cumulative probability distribution functions. As shown in Figure 4.6, a linear relationship exists between independent variables and dependent variables. So the assumption of linearity is not violated.

Figure 4-4 Linearity Test using Normal P-P Plot of Standardized Residual



Source: own survey STATA (2022)

### 4.9.3 Model Summary

The adjusted R square (coefficient of determination) is a statistical measure that measures the proportion of the variance for a dependent variable that's explained by an independent variable or variables included in a regression model. In this case, as shown in Table 4.14 0.7641 (76.41%) of the variations in development plan implementation were explained by the selected independent variables that were included in this study. The remaining 23.59% of factors that affect dependent variables were not included in this study. Analysis of variance (ANOVA) was also done to establish the overall significance of the model. It also tells whether the overall effect of the independent variables on development plan implementation is significant. The model in this research reaches a statistical significance of 0.000. This implies that the regression model is a suitable predictor for explaining the effect of independent variables on development plan implementation.

Table 4-14 Model Summary

Source	SS	df	MS	Number of obs = 191 F(6, 184) = 103.57
Model	107.801509	6	17.9669182	Prob > F = 0.0000
Residual	31.918386	184	.173469489	R-squared = 0.7716
Total	139.719895	190	.73536787	Adj R-squared = 0.7641 Root MSE = 0.4165

Source: own survey STATA (2022)

#### 4.9.4 Regression Analysis

Since correlation analysis can't tell us, the cause-effect relationship between variables, undergoing statistical regression analysis is mandatory for the purpose of assessing the impact of one variable on the other variable. So the researcher used multiple linear regression analysis in order to know the impact of independent variable on dependent variable taking institutional arrangement, informal settlement, public participation, existence of investor, land availability, and unemployment as independent variable and development plan implementation as dependent variable. As it can be seen before, the model has satisfied the major underlying assumptions with regard to the classical linear regression assumption model. Now it is time to undergo regression analysis. Here is the result of regression models that examine the effect of independent variables on the dependent variable (Table 4.15).

Table 4-15 Coefficient of Regression Analysis

DPI	Coef.	Std. Err.	T	P>t	[95% Conf. Interval]	
IA	.1949058	.0529667	3.68	0.000	.0904057	.299406
IS	-.272826	.0379324	-7.19	0.000	-.3476643	-.1979876
PP	.2532955	.0376605	6.73	0.000	.1789936	.3275973
IV	.1508186	.0405537	3.72	0.000	.0708085	.2308287
LA	.173538	.0349572	4.96	0.000	.1045696	.2425064
UE	-.0556011	.028852	-1.93	0.056	-.1125243	.0013222
_cons	1.683752	.249905	6.74	0.000	1.190704	2.1768

Source: own survey STATA (2022)

The regression model equation that estimate the value of implementation of town development plan based on observed values of independent variables can be stated as:

$$Y = \beta_0 + \beta X_1 + \beta X_2 + \beta X_3 + \beta X_4 + \beta X_5 + \beta X_6 + \mu$$

$$Y = 1.684 + 0.195X_1 - 0.273X_2 + 0.253X_3 + 0.151X_4 + 0.174X_5 - 0.056X_6 + \mu$$

In regression output, the coefficients of determination were used to replace the unknown beta ( $\beta$ ) value of the regression model. Beta indicates the level of influence of each predictor variable on the dependent variable: as well as it indicates the direction of the relationship. The significance value (p-value) implies the statistical significance of the relationship. The significance value used in this study was 5% (0.05). The beta value also indicates the amount of change in the dependent variable due to a 1unit change in independent variables, and

finally the constant term of the model indicates the value of the development plan implementation if all explanatory variables are held constant.

#### 4.9.5 Discussion of the Inferential Analysis

The results of multiple linear regressions as illustrated in Table 4.15 revealed that institutional arrangement has a positive and statistically significant effect on development plan implementation with a beta value of 0.195 and a p-value of 0.000, which is less than 0.05. This implies that other explanatory variables remain constant if the mean score value of institutional arrangement increases by 1 unit, on average, the mean score value of development plan implementation increases by 0.195 unit and statistically significant at 5% significance level. Based on this, the researcher accepts the first hypothesis that institutional arrangements had a significant effect on development plan implementation.

The results of multiple linear regressions as depicted in Table 4.15 above also showed that informal settlement had a negative and statistically significant effect on development plan implementation with a beta value of -0.273 and a p-value of 0.000, which is less than 0.05. This implies that, while other explanatory variables remain constant, if the mean score value of informal settlement increases by 1 unit, on average, the mean score value of development plan implementation decreases by -0.273 unit and statistically significant at 5% significance level. With regard to this finding, the investigator accepts the hypothesis that informal settlement had a significant effect on development plan implementation.

The results of multiple linear regressions as presented in Table 4.15 revealed that, public participation had a positive and statistically significant effect on development plan implementation with a beta value of 0.253 and a p-value of 0.000, which is less than 0.05. This shows that, other explanatory variables remain constant if the mean score value of public participation increases by 1 unit; on average, the mean score value of development plan implementation increases by 0.253 units, which is significant at the 5% significance level. Based on this finding, the researcher accepts the research hypothesis that was formulated as public participation had a significant effect on development plan implementation.

The results of multiple linear regression presented in Table 4.15 above indicated that the existence of investors had a positive and significant effect on development plan implementation with a beta value of 0.151 and a p-value of 0.000 which is less than 0.05.



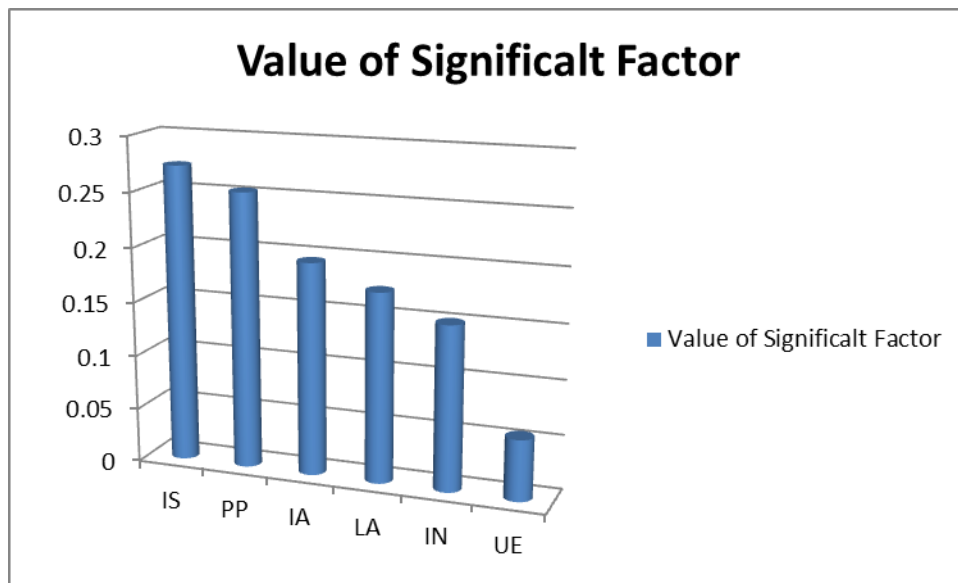
This shows that other explanatory variables remain constant if the mean score value of the investor increases by 1 unit; on average, the mean score value of development plan implementation increases by 0.151 units, which is significant at the 5% significance level. Hence, the findings of the study showed that investor has a significant effect on development plan implementation. The researcher accepted the hypothesis that formulated investors had a significant effect on development plan implementation.

The results of multiple linear regressions as presented in Table 4.15 revealed that, land supply has a positive and statistically significant effect on development plan implementation with a beta value of 0.174 and a p-value of 0.000, which is less than 0.05. This shows that, other explanatory variables remain constant if the mean score value of land availability increases by 1 unit; on average, the mean score value of development plan implementation increases by 0.174 unit, which is significant at the 5% significance level. Therefore, the findings of the study showed that land availability as a significant effect on development plan implementation; the researcher accepted the hypothesis that formulated land availability had a significant effect on development plan implementation.

The results of multiple linear regression as presented in Table 4.15 revealed that, unemployment has a negative but insignificant effect on development plan implementation with a beta value of -0.0556 and a p-value of 0.056 which is greater than 0.05. This shows that, other explanatory variables remain constant if the mean score value of unemployment increases by 1 unit, on average, the mean score value of development plan implementation decreases by -0.0556 unit, which is insignificant at the 5% significance level. Based on this finding, the researcher rejects the research hypothesis that formulated as unemployment, had a significant impact on development plan implementation.

Generally, the qualitative data couldn't tell us which variable highly effect on the implementation of town development plan. However the inferential statistic could tell us which variable highly affect among independent variable on effective and efficient implementation of town development plan. Hence, based on quantitative data or statistical data (regression analysis) the indication which variable is highly effect on the development plan implementation is discussed below Figure 4.7.

Figure 4-5 value of independent variable



Source: own survey STATA (2022)

As discussed in the previous qualitative section in the study area, the major impediments are; presence of informal settlement, weak institutional arrangements, absence of efficient public participation, non-existence of enough investors, low supply of land, building standard, and prevalence of unemployment. However, couldn't tell us which variable is affect highly among different factors that effect on the effective local development plan implementation. Hence, the researcher used inferential analysis to show which variable affect highly on the effective development plan implementation. So, based on Figure 4.7 or Table 4.15, depend on coefficient of significant factor derived from multiple regression analysis, among the major factor that affects local development plan implementation to incomplete in pretended period of time presence of informal settlement is hold the first rank. The 2<sup>nd</sup> and 3<sup>rd</sup> major factor that affect effective plan implementation are absence of public participation and weak institutional arrangement respectively. The 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> factors that affect development plan implementation are; low supply of land, shortage of investor and prevalence of unemployment respectively. However, they have less effect on effective plan implementation compared to weak institutional arrangement, existence of informal settlement, and absence of public participation.

#### **4.10 Government Strategies to Solve the Challenges in Implementing the LDP.**

As discussed in the previous section (challenge of LDP implementation), there are a number of impediments to affect town development plan implementation. Even if a number of

challenges were to happen, the municipality staff used some remedy to bail out inefficient and ineffective town development plan implementation. From these;

- 1) Increase the income of town governments; many developing countries neglect the capacity of local governments to raise revenues and administer fiscal resources. Hence, they said, the first and the most important thing is to increase the income of the town government by using properly the above-listed resources. Also, they said that, through creating good rural-urban linkages, constructing good road networks, offering modern farming technology, and inviting investors to invest their resources, we are solving our financial problems and increasing our revenue.
- 2) The second one is that the town is administrated by the municipality, which has the mandate to control the informal settlers. Hence, the municipal has the mandate to stop the spread of informal settlements to create a fascinating town environment. So the municipality is using demolishing and upgrading methods to stop or minimize the expansion of informal settlements.
- 3) They said, we are strengthening institutional set-up financially, technically, and manpower to manage the overall movement (cadastral system, informal settlements, corruption, weak organizational set-up, technical instrument, and working office) of town. In addition, they said, we are creating job opportunities in order to bail out prevalence of unemployment and other related problems caused by prevalence of unemployment.
- 4) The fourth important thing is, they said that we are creating public participation opportunities for public participation in any aspect of town plans, to create a sense of ownership which fosters enforcement of town development plans.

## **CHAPTER FIVE**

### **5. CONCLUSION AND RECOMMENDATION**

This chapter presents the conclusion of the main findings of the analysis part. Based on the findings, recommendations are forwarded. Research gaps are identified and further research directions are indicated.

#### **5.1 Conclusion**

In view of the objectives of this study, it was observed that the main precious sources for comprehensive town development and to prepare new plan for future based on resource agricultural productivity, tourism, good rural-urban linkage, proximity to other towns, construction materials, and good road network are the major precious resource. Most of the respondents agreed with the fact that weak institutional arrangement, presence of informal settlement, absence of public participation, low supply of land, prevalence of unemployment, and lack of investor are the main obstacle that affect an effective implementation of town development plans. The regression result also supported this in the way that strong institutional arrangement, presence of public participation, supply of land, and existence of investor have a positive and statistically significant effect on the development plan implementation, and the presence of informal settlement have a negative and a statistically significant effect on development plan implementation of the town. Therefore, it is concluded that the absence of public participation, weak institutional arrangement, presence of informal settlements, lack of land, and absence of investors are the main impediment of an effective implementation of town development plans. It was also clear that most of the respondents agreed with the fact that the prevalence of huge unemployment of their town to be affect development plan implementation but the regression result showed that prevalence of unemployment has insignificant effect on development plan implementation contrary to their agreement. Based on this, the researcher concluded that the prevalence of unemployment does not affect an effective implementation of town development plans in the study area.

In short:

- Institutional arrangement has a positive and significant effect on LDP in Enewari town.
- Informal settlement has a negative and significant effect on LDP in Enewari town.
- Public participation has a positive and significant effect on LDP in Enewari town.
- Investor has a positive and significant effect on LDP in Enewari town.

- Land supply has a positive and significant effect on LDP in Enewari town.
- Unemployment has a negative and insignificant effect on LDP in Enewari town.

## **5.2 Recommendation**

Based on the findings and conclusions of the study, the following recommendations are forwarded to Enewari town administrators, policy makers, and government.

- To ensure sound development, solve financial problem as well as to create job opportunities, the town government should utilize effectively and efficiently the potential of the town as well as it should be open for investment to utilize these potential resources.
- For future, new town development plan should be developed based on town resource,
- The town government should be strong to monitor the overall performance of in each sector.
- So as to bail out the problem of weak institutional arrangements, the municipality should make clear rules, regulations, proclamations, and policies as well as increase man power in each sector.
- In order to create a sense of ownership by town residents on the development plan and that the residents accept the plan actively, the town government should develop community participation.
- The government should develop a digital land information system to solve land-related problems (informal settlement, informal land transactions, etc.).

## **5.3 Direction For Future Researchers**

Future research will be done mainly based on current limitations. Since this research was undertaken only in Enewari town; it is difficult to generalize the opportunities and challenges of town development plans. Therefore, future researchers can conduct on the other town for comparison and generalization of findings by using this thesis as a reference. It is also better to include other variables which may have an impact on development plan implementation since the study considers only six aspects of challenges.

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### **Appendix I: Questionnaire to Households in the Urban Setting**

Dear respondents: This questionnaire is prepared to collect a primary data for a research study entitled: - opportunity and challenge of town development plan implementation in case of Enewari town for the partial fulfilment of the Masters of land Administration and management Program at Bahir Dar University. The study is only for academic purpose and cannot affect you in any case. Therefore, I kindly ask you to give your response to each items/questions carefully.

Thank you for your kind cooperation.

Belete Teshome

Phone number: 0943069112

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Part one: - personal information

1. Sex: a. male b. female
2. Age: a. 18-30 b. 31-40 c. 41-50 d. 50+
3. Marital status: a. single b. married c. widowed d. divorced
4. Name of your Katana \_\_\_\_\_
5. Educational level: a. illiterate b. Primary 1-8 c. secondary school 9-12 d. college e. under graduate and above
6. Current occupation? a. self-employed b. public servant c. farmers d. business person e. student.

Part two: - Questionnaires for Residents

- 1 What was the development of the town during the imperial, Derg, and EPRDF periods?
- 2 What was the city managed before the town development plan was started?
- 3 What were the major infrastructures of the town before the town development plan began?
- 4 When did the urban development plan begin?
- 5 How many urban plans were prepared until today?
- 6 Who prepared the town development plan?
- 7 Were communities of the town involved in the preparation and approval of the city plan?
- 8 If yes, in what way did the city community participate?



- 9 Were women's involvement in the planning process? a. yes b. no c. other
- 10 Are a cross-section of the community (urban residents, civil servants, the business community, religious leaders, and zonal and regional urban planning experts) involved in the planning process? a. yes b. no c. other
- 11 On what issues of the urban plan did the participants focus?
- 12 Did the new city plan change resident land right? a. yes b. no c. other
- 13 If yes, where?
- 14 Did the new city plan affect residents land, right? a. yes b. no c. other
- 15 If yes, to what extent has the city plan affected residents land right?
- 16 Was there compensation for the affected group? a. yes b. no c. other
- 17 If yes, how was the compensation paid?
- 18 What problems related to plan did the town have due to poor involvement of the urban people?
- 19 What was the first institution established to administer the town?
- 20 What was the gradual development in the structural set-up of the urban administration /municipality?
- 21 What do you think is the government's interest in developing the city? Explain it well
- 22 What looks like the role of the municipality in developing the city?
- 23 Are investors and other individuals interested in investing in the city? a. yes b. no c. other
- 24 If not, why not?
- 25 What are the potentials of the town for development?
- 26 From the existence of good opportunities to develop the town, which activities are not being done? Please mention it, why are they not done?
- 27 Is there urban agriculture in the town for upcoming development? If yes what are they
- 28 Are there informal settlements in the city that affect effective town development plan implementation? a. yes b. no c. other
- 29 If yes, how an informal settlers get land?
- 30 What motivates families to move to an informal settlement?
- 31 Why is there an informal settlement expanding in the city?
- 32 Does the presence of informal settlement affect the implementation of urban development plans? a. yes b. no c. other
- 33 If yes, which development plan will be affected by the informal settlement? Explain
- 34 Mention how informal settlement affects municipal income that can be collected?

- 35 Are there social conflicts caused by informal settlement? a. yes b. no c. other
- 36 If yes, explain?
- 37 Are there cases of informal settlement being demolished? a. yes b. no c. other
- 38 If yes, what was the reason for their demolished?
- 39 What kind of compensation has been paid to those who were demolished?
- 40 Why was the municipality unable to stop the informal settlement?
- 41 Were there any strategies used by the government bodies to stop the spread of informal settlement? a. yes b. no c. other
- 42 If yes, what strategies did the government bodies use to stop the spread of informal settlement?
- 43 Are there residents opposition to the new town development plan? a. yes b. no c. other
- 44 If yes, what do you think will affect the implementation of the town development plan?
- 45 What can you suggest to government bodies to address the problem of residents who oppose the new town development plan?
- 46 Do you think that the shortage of financial capacity will affect town development plan implementation? a. yes b. no c. other
- 47 If yes, what do you think will affect the implementation of the town development plan?
- 48 What can you suggest to government bodies to address the financial constraint faced on the implementation of the town development plan?
- 49 Do you think that there is a scarcity of physical instrument that affect implement the town development plan? a. yes b. no c. other
- 50 If yes, which physical resource is not enough?
- 51 What was the impacts of physical instrument shortage on the implementation of the town development plan?
- 52 Was there a weak institutional arrangement in the town that affect effective plan implementation? a. yes b. no c. other
- 53 If yes, briefly describe?
- 54 Was there Tendency of investors not to carry their investment based on the town plan? a. yes b. no c. other
- 55 Is there Tendency of investors to grab land and fencing it for many years by delaying the constructions? a. yes b. no c. other
- 56 Is there Weak capacity of the municipality to support to investors that investing their resource based on plan? a. yes b. no c. other

- 57 What can you suggest to government bodies to solve the obstacles of investors problems on the implementation of the town development plan?
- 58 Is there Prevalence of huge unemployment that affects town plan implementation by creating wastage of resource and unrest conflict? a. yes b. no c. other
- 59 What can you suggest to government bodies to solve the prevalence of huge unemployment problems on the implementation of the town development plan?
- 60 Was there Lack of land for residential houses construction, industry development, service providing sectors (schools, health center, hotels, market places, recreation sites), and small and medium enterprises, Inefficient use of sites designated/developed for small and micro enterprises that accomplished an effective town development plan implementation based on plan? a. yes b. no c. other

#### **Appendix II: Questionnaire for Municipality and Kebele Administration Staff**

- 1 When did the town get municipality status? \_\_\_\_\_
- 2 How many mayors have led the town? \_\_\_\_\_
- 3 What was the development of the town during the imperial, Derg, and EPRDF periods?
- 4 What was the population growth trend during the past ten years?
- 5 What was the city managed before the town development plan was started?
- 6 What were the major infrastructures of the town before the urban development plan began?
- 7 When did the urban development plan begin?
- 8 How many urban plans were prepared until today?
- 9 Who prepared the town development plan?
- 10 Were you involved in the town planning process? A. Yes B. No
- 11 If yes, what was your contribution? \_\_\_\_\_
- 12 Were the urban communities of the town involved in the preparation and approval of the city plan? a. yes b. no c. other
- 13 If yes, in what way did the city community participate? \_\_\_\_\_
- 14 Were women involved in the planning process? a. yes b. no c. other
- 15 Is a cross-section of the community (urban residents, civil servants, the business community, religious leaders, and zonal and regional urban planning experts) involved in the planning process? a. yes b. no c. other
- 16 On what issues of the urban plan did the participants focus?

- 17 What are the major infrastructures described in the plan?
- 18 Did the new city plan change resident land rights? a. yes b. no c. other
- 19 If yes, where?
- 20 Did the new city plan affect residents land right? a. yes b. no c. other
- 21 If yes, to what extent has the city plan affected the residents land right?
- 22 Was there compensation for the affected group? a. yes b. no c. other
- 23 If yes, how was the compensation paid?
- 24 What problems related to plan did the town have due to poor involvement of the urban people?
- 25 What was the first institution established to administer the town?
- 26 What was the gradual development in the structural set-up of the urban administration ?
- 27 How much number of experts in each specific field?
- 28 What looks like the staff mix in each specific field?
- 29 What do you think is the government's interest to develop the city? Explain it well
- 30 What looks like the role of the municipality to manage the city?
- 31 Are there interested investor and individual that investing their capital in the town based on plan? a. yes b. no c. other
- 32 If not, why not?
- 33 What are the potentials of the town for upcoming development?
- 34 From the existence of good opportunity to develop the town, what measures are taken? Please mention them?
- 35 From the existence of good opportunities to develop the town, which activities are not being done? Please mention it, why are they not done?
- 36 What are the challenges in the organizational set up of the municipality that affect effective town development plan implementation?
- 37 Are there informal settlements in the city that affect effective town development plan implementation? a. yes b. no c. other
- 38 What motivates families to move to an informal settlement?
- 39 Why is there an informal settlement expanding in the city?
- 40 Dose the presence of informal settlement affect the implementation of urban development plans? a. yes b. no c. other
- 41 If yes, which development plan will be affected by the informal settlement? Explain
- 42 Mention how informal settlement affects municipal income that can be collected?

- 43 Are there social conflicts caused by informal settlement? a. yes b. no c. other
- 44 If yes, explain?
- 45 Are there cases of informal settlement being demolished? a. yes b. no c. other
- 46 If yes, what was the reason for demolishing?
- 47 What kind of compensation was paid for demolished properties?
- 48 Why was the municipality unable to stop the informal settlement?
- 49 Are there any strategies employed to stop the spread of informal settlement? a. yes b. no  
c. other
- 50 If yes, what strategies did the government use to stop the spread of informal settlement?
- 51 Was there a plan to secure an informal settlement? a. yes b. no c. other
- 52 If yes, what steps were taken to secure land occupied by informal settlements?
- 53 Are there residents opposition to the new town development plan? a. yes b. no c. other
- 54 If yes, what do you think will affect the implementation of the town development plan?
- 55 What strategies will be used by the municipality to address the problem of residents who oppose the new town development plan?
- 56 Is there lack of financial capacity to accomplish town development plan ? a. yes b. no c. other
- 57 What strategies will be used to address the financial constraints faced on the implementation of the town development plan?
- 58 Is there lack of physical instrument to implement the town development plan? a. yes b. no c. other
- 59 If yes, which physical instrument is not enough?
- 60 What will be the impact of lack of physical instrument on the implementation of the town development plan?
- 61 What strategies will be used to address the physical instrument shortage challenges in the implementation of the town development plan?
- 62 Was there a weak institutional arrangement in the town that affect effective plan implementation? a. yes b. no c. other
- 63 If yes, briefly describe?
- 64 What strategies will be you used to solve the challenges of weak institutional arrangements in the implementation of the town development plan?
- 65 Was there lack of investors to invest their capital in the town based on plan? a. yes b. no  
c. other

- 66 Was there Tendency of investors not to carry their investment based on the town plan?  
a. yes b. no c. other
- 67 Is there Tendency of investors to grab land and fencing it for many years by delaying the constructions? a. yes b. no c. other
- 68 Is there Weak capacity of the municipality to support the investors to invest their capital based on plan? a. yes b. no c. other
- 69 What strategies will be you used to bail out the impediment of investors on the implementation of the town development plan?
- 70 Is there prevalence of huge unemployment that affects effective plan implementation by crating wastage of resource and unrest conflict? a. yes b. no c. other
- 71 What strategies will be you used to bail out the prevalence of huge unemployment problems on the implementation of the town development plan?
- 72 Was there Lack of land for different use to accomplish the plan? a. yes b. no c. other
- 73 What strategies will be you used to bail out the impediment of shortage of land on the implementation of the town development plan?

### **Appendix III: key Informant Interview questions**

1. What is the historical development of the town?
2. When did the urban development plan begin?
3. How many urban plans were prepared until today?
4. Who prepared the town development plan?
5. Were the urban communities of the town, women, and cross-section of the community involved in the preparation and approval of the city plan?
6. What are the major infrastructures described in the plan?
7. Did the new city plan change residents land right? a. yes b. no c. other
8. If yes, where?
9. Did the new city plan affect residents land right? And how was the compensation paid?
10. What was the first institution established to administer the town?
11. What was the gradual development in the structural set-up of the urban administration /municipality to manage the plan effectively
12. What institutional arrangements were put in the town to accomplish the plan effectively? That means the Municipality and its structure, office arrangement, data handling, staff mix, and number of experts in each specific field?

13. The amount of money that the Municipality generated over the past 10 years, and to what extent this revenue was adequate to enhance the development plan of the town?
14. What do you think is the government's interest to develop the city? Explain briefly.
15. What looks like the role of the municipality to develop the city?
16. Are investors and other individuals interested in investing in the city? a. yes b. no c. other. If not, why not?
17. What are the potential of the town for upcoming development?
18. From the existence of good opportunity to develop the town, what measures are taken? Please mention them? And which activities are not doing? Please mention it why they are not done?
19. What are the challenges faced in the implementation of the town development plan?
20. What are the strategies used by the municipality to solve the challenges?

#### **Appendix IV: Check List of the filed Observation**

1. Taking photos and videos to capture the necessary data for this study.
2. To view the action took by illegal Homes.
3. To view fences and quality of the squatter settlement area.
4. To check Investors construction accomplishments.
5. To check waste disposal systems for liquid and dry waste.
6. To check recreation areas.

#### **Appendix V: Questionnaires on the variables for all respondents**

There is an option from strongly disagree to strongly agree. Please choose your level of agreement after reading the questions carefully. N.B. SD=Strongly Disagree, D=Disagree, N=Neutral, A=Agree, and SA=Strongly Agree. Dear Respondents: This questionnaire is to be prepared to collect primary data for a research study entitled some of the effects on local development plan implementation.

Survey statement questionnaire	1 (SD)	2 (D)	3 (N)	4 (A)	5 (SA)
1. There is effective local development plan implementation based up-on plan.					
2. There is effective local development plan implementation in the prescribed period of time.					

3. There is strong organizational set-up in financially to accomplish the plan.					
4. It have strong organizational set-up in relative to physical facilities to achieve the plan.					
5. In relative to human resource, there is strong organizational set-up to realize the plan.					
6. There have strong organizational set-up based on good governance to finish the plan in effectively.					
7. There is strong coordination between government bodies and town inhabitant to get done plan effectively.					
8. There is strong staff coordination among them-self to doing any work related to plan.					
9. There is high level of illegal settlement that affects the effective plan implementation.					
10. Informal settlement areas are not convenient for enforcement of LDP.					
11. In the town, there is high level of irregular settlement that affects effective plan implementation.					
12. In the town, informal settlement areas have inadequate infrastructures in relative to plan prepared					
13. There is enough public participation in any aspect of plan from proposal up to enforcement.					
14. The dwellers of town accept new town development plan in actively.					
15. There is effective coordination between peoples and government body for effective plan implementation.					
16. The interests of investors are to invest their capital based on plan.					
17. There are enough willing investors to invest their resource in the town based on plan					
18. In the town, there are enough investors to invest their resource based on plan to solving resident problem as well as maximize income of town government..					
19. There is enough land for infrastructural development, industry, housing, and other construction in the town to accomplish plan in prescribed period.					
20. In the town, there is enough land for lease to accomplish all project included in the plan.					
21. There are large numbers of unemployment in the town to create wastage of resource to affect effective plan implementation.					
22. There are large numbers of addicted person to create unrest conflict to affect plan implementation.					



**Appendix VI: Summary Table**

Variable	Obs number	Mean	Std. Dev.	Min	Max
Q1_DP	191	2.104712	.989167	1	5
Q2_DP	191	2.235602	.8410454	1	5
Q3_IA	191	2.183246	1.047771	1	5
Q4_IA	191	2.256545	1.042339	1	5
Q5_IA	191	2.219895	1.022804	1	5
Q6_IA	191	2.287958	1.078894	1	5
Q7_IA	191	2.188482	1.04432	1	5
Q8_IA	191	2.167539	1.082489	1	5
Q9_IS	191	3.842932	1.122235	1	5
Q10_IS	191	3.492147	1.07051	1	5
Q11_IS	191	3.827225	1.1861	1	5
Q12_IS	191	3.497382	1.109169	1	5
Q13_PP	191	2.062827	1.003274	1	5
Q14_PP	191	2.151832	1.027508	1	5
Q15_PP	191	2.015707	1.130796	1	5
Q16_IV	191	2.162304	1.041175	1	5
Q17_IV	191	2.293194	1.045243	1	5
Q18_IV	191	2.219895	1.09728	1	5
Q19_LA	191	2.256545	1.134227	1	5
Q20_LA	191	2.26178	1.033418	1	5
Q21_UE	191	3.769634	1.222301	1	5
Q22_UE	191	3.408377	1.156552	1	5
DPI	191	2.170157	.8575359	1	5
IA	191	2.217277	.8490094	1	5
IS	191	3.664921	1.007681	1	5
PP	191	2.076789	.965445	1	5
IV	191	2.225131	.9630223	1	5
LA	191	2.259162	.9744674	1	5
UE	191	3.589005	1.088183	1	5

Source: STATA (2022)