

**THE IMPACT OF THE EXPANSION OF LUSAKA'S CENTRAL
BUSINESS DISTRICT (CBD) ON THE SURROUNDING
RESIDENTIAL ZONES: CASE STUDY OF FAIRVIEW.**

KABANZE BUNDIE M. (97132217)

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Declaration

“I, Kabanze M. Bundi, declare that this is my original work and that the maps, figures and tables were prepared by me. All other people’s works consulted have been duly acknowledged. To the best of my knowledge no other similar piece of work has previously been published or presented for an award anywhere.”

Signature... .....

Date... 24:11:03...

DEDICATION

To mom and dad, Mr. and Mrs. Kabanze. This piece of work is in many ways my gift to you because I am proud of it, the way you are proud of me.

ACKNOWLEDGEMENTS

First and foremost to the one upstairs, from whom all blessings flow, for watching over me throughout life. 'Takbir'.

Special thanks to Mrs. Nchito for the supervision and sound advice without which this report would not have been possible.

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To all the people who thought I wouldn't amount to much. Look at me now.

To my brothers, Jack and Mulube; and sisters, Mutibo and Lipe. Thanks for believing in me.

Aunt Eliness. Sorry I did complete early enough. You would have been proud. Till we meet again. Uncle Siachobe, I told you I would make it. Love always.

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Big thank you to my course mates in the Single Major program. I'll miss you all.

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ABSTRACT

Lusaka has a number of land use types, which were assigned specific areas/zones at the development planning stage of the city. These zones however, are not permanent because of a number of various forces. The CBD is one of the land use zones, which has obliterated its physical boundaries in that some of the CBD activities have been found in adjacent zones like the residential zone like Fairview.

The respondents for the study in Fairview were chosen using both judgemental and simple random sampling methods. Data were collected using questionnaires. A questionnaire was also used to get data from Lusaka City Council.

Business establishments in Lusaka have increased so much that not all of them can be accommodated in the city center. The lack of suitable virgin land to expand this zone has prompted LCC to rezone some adjacent residential such as Fairview to mixed use so as to accommodate the growth in business establishments. In this way, the CBD has essentially encroached on the surrounding areas, thereby forcing some residents to relocate to other areas.

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CHAPTER ONE

INTRODUCTION

1.0 Introduction

Vast and complex changes are taking place in the spatial structure of world cities. In recent years, rapid advances in technology combined with large-scale shifts in the social and economic requirements for space and location have dictated new patterns of city spatial organization. These, in turn, have created serious mal-adjustments in the existing pattern of developed areas within the city. Bourne (1982) is of the view that a city is a historical process; its image at any given time is merely a cross-section through a continuous stream.

1.1 Historical Background

Like any other major city in the world, Lusaka has distinctive land use patterns. Frequent changes in land use across time and space take place as decisions are made concerning the use to which an urban land parcel is to be put.

Central Lusaka is the oldest part of the settlement, and has been the major commercial area throughout the city's existence. The first store was established on the west side of Cairo road, opposite the railway station in 1905, and a cluster of retail outlets together with some residences developed in this area in the following two decades (Williams, 1986). It slowly inched forward from its beginnings as a rail siding trading post to become a regional administrative centre and service centre for a growing agriculture hinterland. By 1930 there was a relatively complete frontage of buildings, primarily shops, extending from Katunjila Road to Kalundwe Road as well as some less complex development at the rear of the blocks along Chachacha road.

From its inception as a new town until 1964, Lusaka's development and growth had followed the various master plans. These emphasized strict separation of land use zones, with clearly defined commercial, industrial institutional and residential areas. However,

the attainment of political independence in 1964 brought the freedom to travel to, and live in any part of Zambia without fear or hindrance. Suddenly, the city grew obliterating the sharp boundaries between the planned land use zones. Furthermore the recent free-market economic policies that have replaced the post-independence socialist command economy also brought in their wake disruption of the conventional zoning of land uses, especially in the residential areas. The trading area has continued to grow to extents where it has virtually encroached on the residential areas.

1.2 Statement of the Problem

Even a casual inspection of Lusaka's land use structure reveals the existence of various kinds of specialized areas. These are industrial, residential, retailing, agriculture, institutional, and administrative areas. Because of various forces, the structure of these different areas is not permanent. As a result of this, a number of zones may be demarcated where land uses are competing for dominance. One of these Zones is the retail-residential zone. A situation has arisen where plots in residential areas adjacent to the CBD are being converted into plots for non-residential activities. It is against this background that this research proposes to investigate the reasons for the presence of business enterprises in the Fairview— an area originally planned for residential use.

1.3 Aim

To investigate whether the expansion of Lusaka's Central Business District (CBD) has caused encroachment into the surrounding residential zone.

1.4 Objectives

- i. To determine whether the expansion of Lusaka's CBD conforms to Burgess' Concentric Theory, which states that the city expands radially such that each inner zone invades the adjacent outer zone.
- ii. To come up with the typology of the non-residential/commercial activities found in the Fairview.

- iii. To find out the reasons for situating business enterprises in the Fairview.
- iv. To find out residents' views towards the conversion of residential plots into commercial plots.

1.5 Research Questions

The phenomenon to be investigated will not be quantitative but qualitative in nature. Therefore, research questions instead of hypothesis will be used. The research questions are: -

- i. Does the expansion of Lusaka's Central Business district conform to Burgess' concentric zone theory?
- ii. What are the types of non-residential/Commercial activities found in Fairview?
- iii. Why are firms situating their enterprises in Fairview?
- iv. What are the residents' views towards the conversion of residential plots into plots for non-residential/ commercial activities?

1.6 Rationale

City expansion is an inevitable outcome of development. The results of this study will increase the understanding of how land use patterns have reached their current state and the changes that are likely to occur over time in the residential areas adjacent to the Central Business District. The results can also be used to project land values in the surrounding area as the business district expands. Furthermore, the understanding of the future form of the city can help town planners in their planning process since urban form does influence levels of environmental pollution, modes of travel, traffic congestion, energy consumption and the costs of providing welfare services and such physical infrastructure as water and sewerage.

DEFINATION OF CONCEPTS

Land Use: This refers to the spatial distribution of the various functions of a city and the role that people play as they regulate space (land) using activities which lead to the emergence of land use patterns (Chapin, 1970). Urban land use can also be looked at as a two-part framework for visualizing urban areas. The first part is in terms of the activities of the urban dwellers, and the second part is in terms of physical facilities in the urban setting, which accommodates these activities.

Conversion of land: Urban land is demarcated into different categories such as residential, commercial, agriculture, and so on. This process of demarcation is known as zoning. The change in type of land use from what a parcel of land was originally zoned for is what is referred to as land use conversion. An example of this is the recent change of use from the originally planned residential use to commercial use.

Central Business District (CBD): This is the heart of the modern city. It is defined as an area, which is centrally located in the city and clearly demarcated, where central land uses- offices, retailing and services, but especially business offices-are dominant. The area considered in this study is the central, grid plan section of Lusaka, extending from Kabwe roundabout in the north to Kafue roundabout in the south, and from the railway line in the east to Lumumba Road in the west

CHAPTER TWO

LITERATURE REVIEW

2.1 Theoretical and Conceptual Framework

A rational pattern of land use develops within any area that mirrors the differing requirements of the various social and economic sectors of society. An essential order underlies what, at first sight, may appear to be a haphazard arrangement of land uses. Within urban areas, people and goods need to move about quickly, cheaply and comfortably. Where the profit motive conditions the use of urban land, the variety of behavioral patterns in the property market tends to produce economically motivated land use patterns. On occasion these purely economic actions may be modified by and in the interest of the public.

The land use pattern in any urban area and at any particular time represents the cumulative effect of a myriad of decisions and actions by various individuals and organizations. The pattern is built over a considerable period of time in response to repeatedly changing demands.

In the absence of an explicit national policy, land use is determined largely by three independent forces (Balchin and Kieve, 1977). The first one is the influence of individual decision-makers who follow their incentives to maintain or alter existing patterns of land use. The market in land and other real estate is largely a reflection of these forces. As demands for various types of land uses change, prices of land and land resources suitable for satisfying these demands are affected in accordance with their availability. For example, as the demand for residential land increases in the course of population expansion in an urban area, land prices in and near the urban area will also increase. Resource owners will take these higher prices into account as they seek to maximize their self-interests in selecting appropriate uses for their land. It has long been argued that under certain conditions, the decision-makers' responses to such market signals will lead

to the 'highest and best use' of land. However, this is likely to lead to less than socially optimal land resource allocations (Ervin, 1977).

The second major set of forces affecting the pattern of land uses comprises public policies undertaken primarily to achieve objectives not directly related to land use. There is a number of effects on land use from national policies, one of which affects residential and commercial real estate development in important ways. Most of these policies are made for political mileage and are ditched when they become unpopular.

The third set of forces affecting land use decisions consists of public policies specifically designed to alter or preserve prevailing land use patterns. An example of this decision is rezoning of some areas from single use to mixed use. Historically, these policies have been the prerogative of local authorities (Ervin, 1977).

2.2 A Simple Model of Urban Structure: An Economic Approach

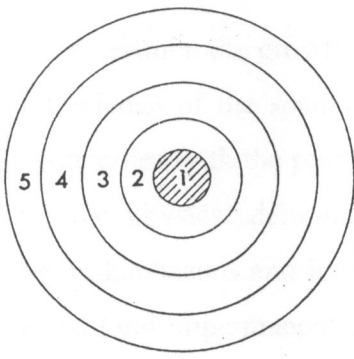
There is little question that fundamental changes have taken place and will continue to take place in the land use pattern of our cities. This is because the total supply of land in any city is fixed except in cases of territorial gains and losses or reclamation and dereliction. The increasing numbers of activities in an area start competing for sites through the forces of supply and demand. Demand being the quantity of property required at given prices and supply being the amount of property available at those prices and rents (Balchin and Kieve, 1977). Because of competition, in most cities, vacant land is now at a premium, and the intensification of existing uses, as an attempt to alter the existing form, is for most uses in a large measure uneconomical. However, as there is an economic limit to vertical expansion, Bourne (1967) says that growth must then continue to take place outwards, and the expansion of the activities within the city pushes others to periphery. Outward growth is feasible because, though total supply of land is fixed, the supply of land for different uses can either be increased or decreased. According to Northam (1979) changes in supply of land occur when, for example, land transfers from farming to urban use or from residential to office or retailing use. This change in land use creates adjustments in the existing pattern of developed areas within the city.

2.3 Space Organizing Concepts

Attempts have been made to describe the spatial patterns that result from the operations of the process discussed above. One of the descriptive models was suggested by Burgess in 1925. In his study Burgess (1925), and the ecological school of sociology at the University of Chicago, described the arrangement of land uses and the pattern of growth as forming concentric zones around the city. In essence Burgess asserted that the typical process of urban growth is through a series of concentric circles expanding radially from the CBD. Five zones were postulated: (a) the CBD (b) the zone of transition (c) the zone of factories and workmen's homes (d) the residential zone (e) the outer commuter zone. According to Burgess (1925) growth takes place by the simple expansion of these zones outward, "each zone invading the adjacent outer zone, replacing less by more intensive uses in a process of succession"(Burgess, 1925: pg. 49).

Fig. 4) Burgess' Concentric Zone Model

Fig. 1: The Concentric-Zonal Model



- Zones**
- 1-CBD
 - 2-Transition Zone
 - 3-Zone of workmens' homes
 - 4-Zone of better residences
 - 5-Commuters Zone

Source: Burgess, 1925

Therefore, according to this theory, the innermost zone, the central business district (CBD) will expand outward to invade the outer zone, zone of transition and eventually the zone of workmen's homes. However, Burgess's concentric zone bands do no more than indicate a very broad structure of land use. They are too rigid to conform to actual patterns and are lacking in detail (Harvey: 1996).

In the early stages of city development, rudimentary versions of most of the urban services emerge near to the city centre in order to serve the relatively compact urban area. With continued urban growth, there is a concomitant growth in the scale and range of services provided. Most central areas continue to contain concentrations of urban service activities, partly because the accessibility of the central area allows it to provide services performing a city wide or wider regional function, and partly because the forces of inertia have maintained elements of the original pattern (Herbert and Thomas, 1982). Thus, the city centre remains as a primary focus of many urban service facilities, and therefore has the highest potential for growth and expansion.

The need to determine the growth or expansion of any of the zones described by Burgess requires knowledge of the spatial extent of the zone. Murphy and Vance (1954) were primarily concerned with the problem of definition, with the attempt to provide a uniform method for the physical delimitation of the CBD, which could replace the fixing of boundaries by haphazard and local procedures. Accepting the view that any boundary must be zonal (and impermanent), they sought to draw a line, which would approximate the zonal edges (Martyn, 1982: pg. 338).

In the delimitation of a central place such as the CBD, it is essential to consider as CBD-forming uses the entire group of central functions that make up the central business district and contribute to its existence and growth as a central place (Bourne, 1967). By knowing these central businesses, it becomes easier to monitor growth of the CBD by observing the extent to which these functions are distributed. Given this theoretical basis for identifying central business uses, it is clear that all establishments that retail goods

and services for a profit or that perform various office functions are central business in character. Wood (1986) says that studies of central areas of cities distinguish between land uses which require and/or benefit from a central location. These are regarded by Murphy and Vance (1954) as central business uses. Also included are those central functions serving the CBD itself? Examples are the accountants and advertising firms with clients among the businesses located in the central area, and eating establishments serving the daytime population of the CBD.

In contrast, the types of land occupancy considered by Murphy and Vance (1954) to be non-CBD in character are governmental and public institutions, organization establishments (Churches, colleges and charitable institutions) industrial establishments (except newspapers), wholesaling, commercial storage, and residential land. The presence of the central business functions in areas originally planned for other uses like residential use gives an indication of expansion of the CBD.

2.4 Land Use Succession

Ecologists refer to change in the pattern of land uses in the city as a process of invasion and succession in neighborhoods and of filtering down in housing. Herbert and Thomas (1982) state that with time, and increasing demands for space, each land use zone expands into an area of less intensive use immediately adjacent to and further from the city centre. In effect, the more intensive use outbids the existing uses for locational advantages of that area. Murphy, Vance, and Epstein (1955) noted a process of spatial adjustment, by which the CBD was advancing in some directions, the zone of assimilation, and retreating in others- the zone of discard. The zone of assimilation was typically located in the direction of the higher status residential parts of the city and characterized by the development of new specialist shops, automobile showrooms and office headquarters.

Carter and Rowly (1966) in a study of Cardiff in south Wales presented data equivalent to that used by Murphy and Vance. From the study, it was clear that with the continued growth of Cardiff, the demand for office accommodation would become acute. The

medieval core could not contain all the demand for retail space and hence business houses, easily converted, situated where competition from retail uses had petered out. Large-scale conversion took place, to produce office quarters.

2.5 Recent Trends In Urban Land Use

Concentration or centralization, by which all users of urban land competed for central locations, have been substituted by dispersal by which users have looked to land away from the very center of urban areas. This has not been so complete as to invalidate the processes which have been examined to this point, as much of the past is still extant (Carter, 1990). Residence and industry have extended markedly on the urban periphery. These in turn have been followed by retailing, where internal technological changes marked by development of supermarkets within residential areas have taken place. These changes in urban land use and character have been influenced by certain factors and conditions. These factors are:

(i) Political change

The emergence of conversion of urban land uses can be attributed to political change. Different political regimes come with different views on how to best use the land. These views are however susceptible to change depending on how politically popular they are.

(ii) General accessibility

Accessibility is the advantage of a particular urban location in terms of movement, convenience and amenity. For offices, which are labor intensive, the CBD is the focal point for the supply of labor while for shops; CBD locations give the highest revenue earning capacity. However, the CBD is limited spatially and competition for sites results in high rents. As a result some offices are locating in areas other than the CBD (Harvey, 1996).

(iii) Agglomeration economies

While general accessibility, the money, time and travel costs of getting anywhere-affects the location of firms and households, location decisions may also be influenced by

special accessibility resulting from external economies of concentration. External economies of concentration can take the form of a ready supply of trained labor, common services (for example, servicing and repair of office equipment), banking and insurance services, consultancy and even the reputation of the locality. At times, however, negative elements of concentration such as traffic congestion may exercise a repellent effect by reducing the general accessibility of the locality (Harvey, 1996).

(iv) Economic Development

As a country develops economically, changes take place in terms of population increase especially in urban areas. This process of urbanization encourages the settlement of people in various places of an urban area. The affluent relocate to the urban fringe in search of peace and quiet. The number of economic activities also increases thereby demanding more floor space.

2.6 Urban Morphology of Lusaka

Lusaka is entirely a growth of the twentieth century. Initiated alongside a railway siding in 1906, it seems to have grown spontaneously, attracting to itself administrative functions, culminating in its choice as the new capital of Northern Rhodesia in 1931 (Williams, 1986).

The form elements of the city can be categorized into those of natural landscape and the cultural landscape. As far as the former is concerned, the growth of the settlement has been greatly influenced by the underlying geology and its associated landforms. The south and west of the town is a predominantly flat, featureless landscape of dolomite limestone, contrasted with the ridge consisting mainly of shist, which runs through the town in a NW-SE direction (van den Berg, 1984). Most of the town center is built on a watershed limestone surface, lacking surface drainage and with frequent rock outcrops and solution hollows.

Turning to the cultural landscape the first feature was the railway line coming from the south with a siding just west of the ridgeway. In a gridiron fashion a small town developed immediately west of this siding. Private (European) townships were also laid out in a grid iron pattern immediately north of the siding on both sides of the railway line.

At the same time the African population was allowed to build their own temporally shelters in areas south and west of the European townships.

When in 1931 the decision was made to make Lusaka the capital of Northern Rhodesia these areas were more or less taken for granted and a 'real' town was planned elsewhere, on the ridge itself. Between the railway line and the ridge, on the slope of the later, a new commercial center was to grow, but in reality this land had remained virtually empty for many years, due to the fact that neither the businessmen nor the government had enough funds to abandon sites already developed in the old town and build new structures elsewhere. Despite all planning efforts, the old town continued to grow as the commercial center. As a result, Lusaka has landed with an extremely peripheral CBD, which is virtually cut off from most of the city by the railway. The railway with only three crossing points has probably been an influence in limiting the expansion of central Lusaka to the east, while water catchment areas to the south and west retard development in these areas (Williams, 1986).

Despite their failure to shift the commercial center of the town, those in charge of implementing the Adshed-Bowling plan have been generally successful: the attractive wooded ridge developed into a prestigious high class residential and in addition it contains most government ministerial building and foreign missions. The main planned belt for African City dwellers was at the foot of the ridgeway, stretching from near the city center parallel to the European areas as they grew eastwards. Initially a widely spread string of communities (Kamwala, Kabwata, Chilenje) this area had by the 1970s grown into a continuous belt of more or less low cost houses. The slope between the two residential belts was planned as a buffer zone containing hospitals, government offices, schools and police and army barracks.

Due to terrain limitations (limestone), development in the trapezium-shaped urban core remained very compact, clustered along drainage ditches and water pipes for which the rock had to be excavated. During the 1960s and 1970s, industrial expansion took place in a northwestern direction ^h where land is slightly high and hence less liable to flooding

The cultural landscape of Lusaka is not only determined by the rail line and the various urban plans but also by land tenure arrangements. Most of the land around the railway siding, which looked promising for agriculture, had been sold by the British South Africa Company to intending farmers. While some farm owners decided to lease out parts of their farms for residential or agriculture plots, others went into the venture of renting land informally to the urban poor. From such arrangements, informal housing areas like Chawama, Kalingalinga, Marapodi, Lilanda and Mandevu developed.

The interplay of environmental factors, rail construction, land tenure, private and public planning efforts in the formal as well as the informal sector, and the development of trunk roads has brought about a primarily sectoral urban growth. Three of the main road arteries (Lumumba, Mumbwa, and Kafue) have attracted industries along it, one has high-cost housing (Great East Road), one both institutional and high-cost residential land use (Independence Avenue) while along the Great North Road, there is a lot of low-cost housing to the east and west.

CHAPTER THREE

DESCRIPTION OF STUDY AREA

3.1 Location

Fairview is a low density township in Zambia's capital, Lusaka, which is located at an altitude of 1280 m above sea level on the Central African Plateau. Lusaka is located 28°01'E of the Greenwich Meridian and 15°03'S of the Equator (Okero et al 1997).

Figure 1 shows the location of Lusaka in Zambia.

Fairview is located about one kilometer on the eastern side of the city's prime business area. A light industrial area separates Fairview from the CBD. According to the maps obtained from Lusaka City Council (LCC) the area is bounded by the Great East Road on the northern side, Parirenyetwa Road on the southern side, Makishi Road on the western side while Omelo Mumba and Namambozi roads mark the eastern boundary. Figure 2 shows the location of Fairview in relation to the CBD.

3.2 Historical Background

Although Lusaka started developing as a township as far back as 1906, Fairview-Maluba then- developed as a township area after 1923. It was originally Farm 284a until 1919 when it was divided up into stands and put up for sale as the 'highest and healthiest part of town of the district... the only ideal site for a township' (Williams, 1986:77). At this time it was called 'Morton's Township'. The area had been under the jurisdiction of the Village Management Board as far back as 1916. In this way, the essentially residential character of the suburb was long maintained. Fairview was consolidated as a European residential area in the P.J. Bowling Plan for the new capital in 1933. The density and style of housing point to the racial class for whom the property was built. At this time, residential areas were segregated according to racial class.

3.3 Function

Originally zoned as a residential area in 1933, Fairview was in 1999, together with parts of Rhodes Park and Cathedral Hill, rezoned to mixed use (Appendix IV). Since then a



14°

Scale
1:6,000,000

Key

— Provincial Boundary

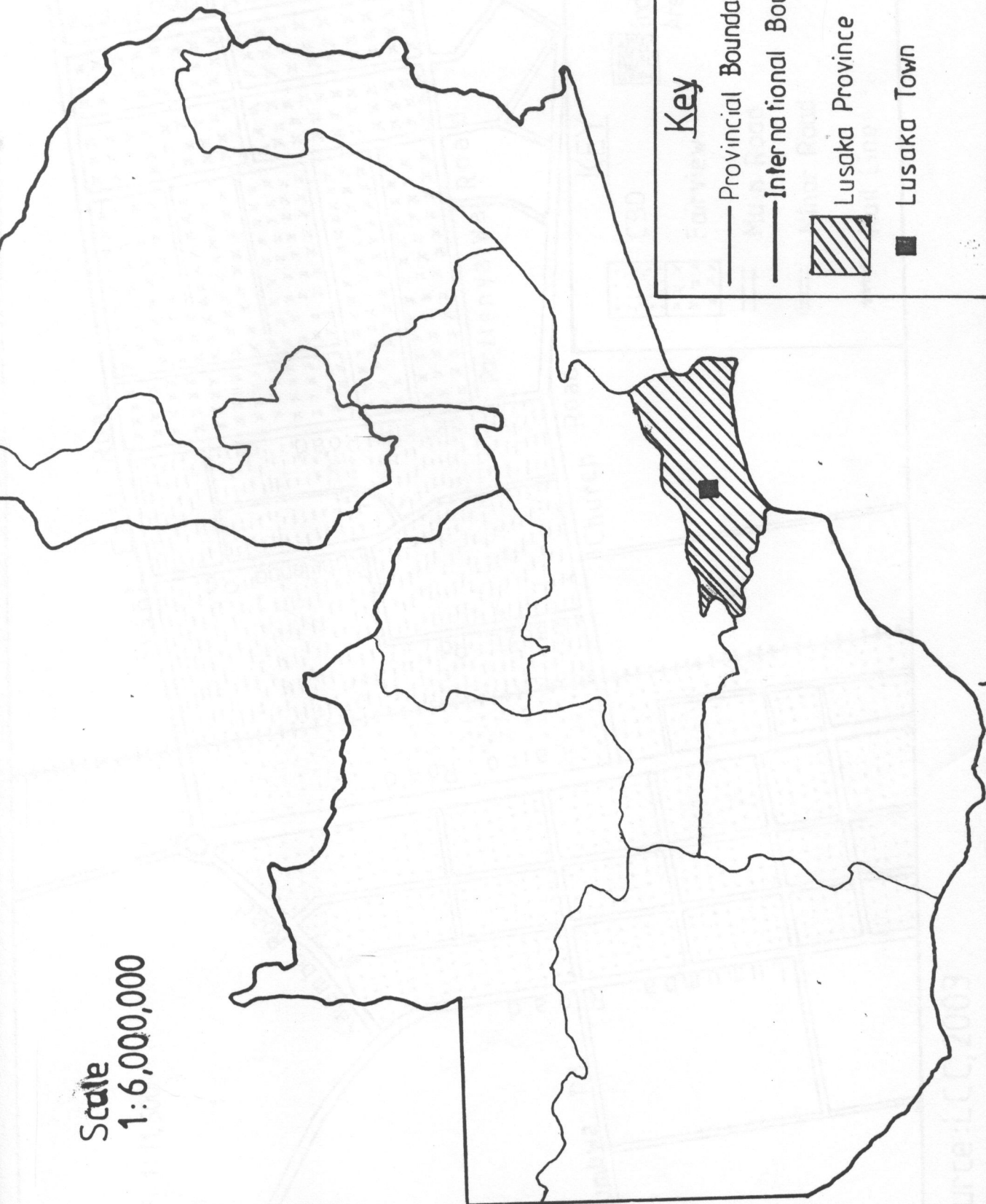
— International Boundary



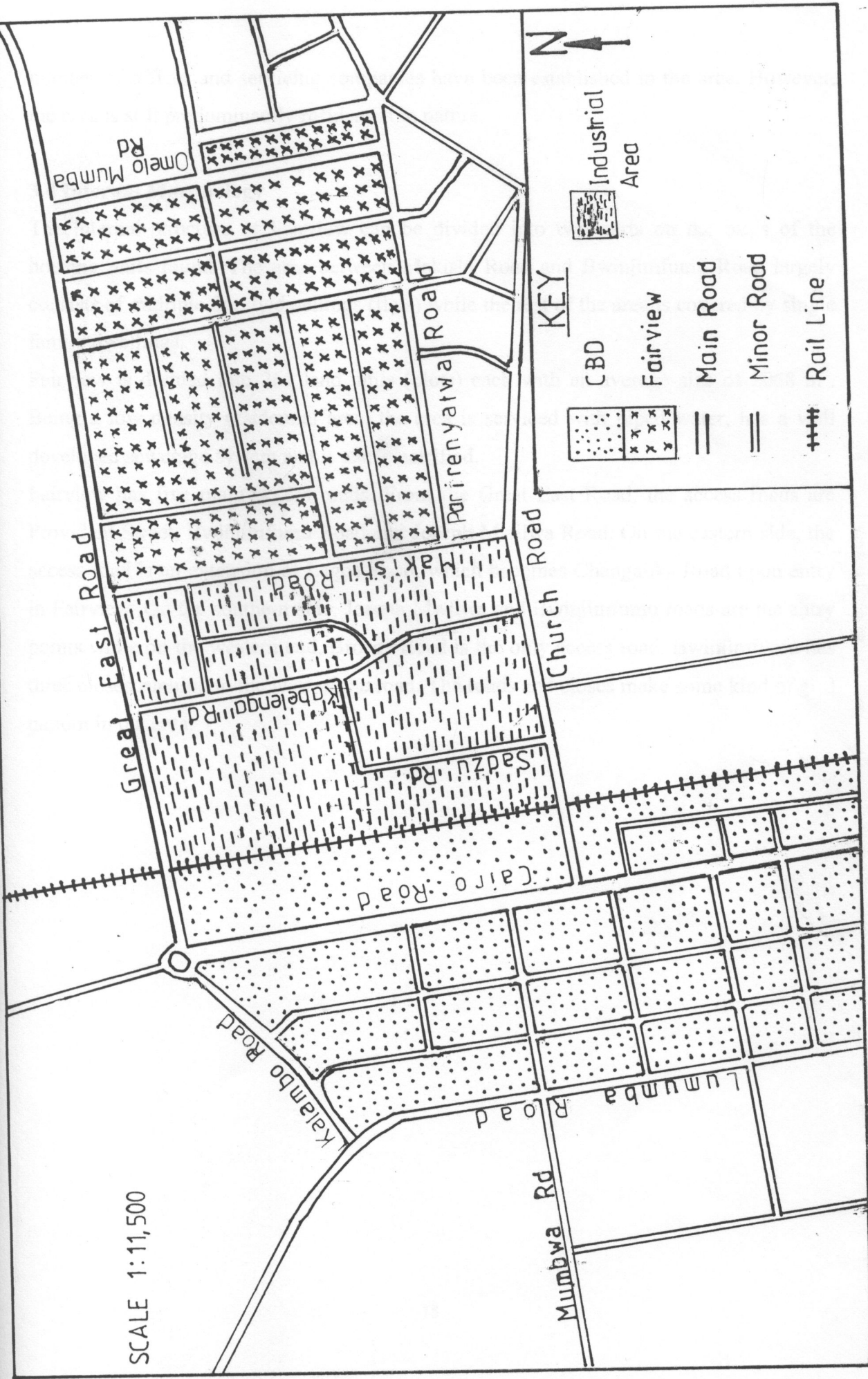
Lusaka Province









Lusaka Town



SCALE 1:11,500



KEY

-  CBD
-  Fairview
-  Main Road
-  Minor Road
-  Rail Line
-  Industrial Area

number of offices and servicing companies have been established in the area. However, the area is still predominantly residential in nature.

3.4 Internal Morphology

The internal structure of Fairview can be divided into two parts on the basis of the housing units found. The area between Makishi Road and Bwinjimfumu Road largely consists of multiple family dwellings (flats) while the rest of the area is covered by single family dwellings.

Fairview is divided into 261 land units (plots) each with an average size of 2068 m². Being a low density residential area, the area is serviced with piped water, has a well developed sewerage system and is also electrified.

Fairview has five main access roads. From the Great East Road, the access roads are Provident Street, Bwinjimfumu Road and Joseph Mwilwa Road. On the eastern side, the access road is an extension of Lagos Road, which becomes Changalika Road upon entry in Fairview. On the southern side, Joseph Mwilwa and Bwinjimfumu roads are the entry points while on the western end, Broads Road is the only access road. Bwinjimfumu has three closes running to the west of the road. The roads and closes make some kind of grid pattern in the area.

CHAPTER FOUR

METHODOLOGY

4.1 Data Collection Techniques

Two methods of data collection were employed in this research. These are primary and secondary data collection methods.

4.2 Secondary Sources of Data

Secondary data were collected by making use of various reading materials. Books, journals, unpublished reports and working papers from Lusaka City Council (LCC), Ministry Of Local Government and Housing, and the University of Zambia Library were the main sources of secondary data.

4.3 Primary Sources of Data

Primary data on the study area were collected through interviews, questionnaires and observations.

4.3.1 Questionnaires

Questionnaires were distributed to the non-residential establishments in Fairview. This was done in order to collect data on the type of businesses in the area, reasons for situating establishments in the residential area, and type of occupancy as well as the years of establishment (Appendix I). Another questionnaire was administered to the residents of Fairview to get information on ~~the~~ their views concerning the land use conversions (Appendix II). Data concerning the land use types in Lusaka and regulations governing change of use were obtained from Lusaka City Council (LCC) using a questionnaire (Appendix III).

4.3.2 Observations

This includes the things the researcher saw, heard, and experienced in the process of data collection. This was used to supplement the information got from questionnaires. The observation method was used to obtain information concerning availability of parking

space, maintenance of the premises by the owners, and compliance to council regulations, sizes of posters used, for example.

4.4 Sample Size and Sampling Procedure

To carry out this study, a sample of 37 non-residential establishments was used out of a total number of 51 in Fairview. This number was selected using the purposive or judgmental sampling technique. This method was deemed appropriate considering the size of the area and the sampling frame.

Simple random sampling was used to arrive at the 38 respondents for views towards land use conversions. Sampling involved assigning numbers to all the residential plots in Fairview and the use of a random number table to pick the sample.

4.5 Data Presentation and Analysis

Data collected were analysed qualitatively. Data are presented in statistical tables as well as bar graphs. Descriptive statistics have also been used. These were calculated for the purpose of drawing conclusions in the analytical process.

4.6 Limitations of the Study

A number of problems were experienced in the process of data collection. One major problem was lack of corporation from the owners of some of the premises. The researcher was treated with a lot of skepticism as he was suspected to be a spy for LCC. Upon further investigation, the researcher discovered that most of these people had not been given rezoning permission.

The researcher also had problems in obtaining statistics of the number of applications for change of use at LCC. This is because in the past ~~(the past)~~ the local authority had no data base concerning the same. Therefore, the statistics given are not very comprehensive because the database has not been updated.

The other problem encountered concerned obtaining statistics on the number of registered companies in Lusaka. The Patents and Companies Registration Office (PACRO) were

unable to provide statistics on all the registered companies on request because the system was down.

CHAPTER FIVE

RESEARCH FINDINGS AND INTERPRETATION

5.1 Urban Land Use Types in Lusaka

Information collected from LCC shows that there are seven main land use types in Lusaka. These are: - Residential; Commercial and Business; Administrative and Cultural; Institutional; Industrial; Green areas and Agricultural Land; and other areas (Army/Police Camps, and Cemeteries).

Some of these areas are exclusively zoned for one land use category while others are zoned for mixed use.

5.2 Change of Use

The research revealed that since 1997, 221 applications for change of use in Lusaka have been approved. Table 1 below shows the number of land use applications that have been approved.

Table 1: Approved Change of Land Use Applications in Lusaka (1997-2003)

Change of land use	Number	Percentage (%)
Residential to other uses	212	95.9
Agriculture to residential	4	1.8
Special holding to residential	1	0.46
Agriculture to recreation	1	0.46
Grocery to residential	1	0.46
Education institution to Business Offices	1	0.46
Business Offices to Private Bus Stop	1	0.46
TOTAL	221	100

Source: LCC (2003).

According to the information obtained from LCC, most applications for change of use have been received are for plots in Fairview and Rhodes Park. Table 2 shows the number of approved applications from these areas compared to other areas.

TABLE 2: Approved Applications for Change of Land Use in Fairview/Rhodes Park (1997-2003)

Area	Number	Percentage (%)
Fairview/Rhodes Park	90*	40.7
Other	131	59.3
TOTAL	221	100

Source: LCC, Change of Land Use Database (2003).

*The number of approved applications for Fairview alone could not be obtained because of differences in marking of the western boundary of Fairview. Because of this, some plots are registered as Rhodes Park while they in fact fall within Fairview.

5.2.1 Procedure for Change of Use

The procedure for change of use includes completing an application form that is submitted to Lusaka City Council (Appendix V). After the application has been submitted the local authority runs adverts in the local newspapers for one week so that any person who wishes to make any representation in connection with or objection to the proposed modification may send such representations or objections to it (Appendix V). After this, a team of building inspectors is sent to verify the information given in the application. Based on this information, the council may or may not grant permission to modify the plot.

5.3 Land Use Types in Fairview

The study revealed that a number of different land uses exist in Fairview. The most dominant of these land use types is residential use which accounts for 80.5 percent of the 261 plots. The remaining 15 percent are non-residential plots of different land uses. Table 2(a) shows the types of land uses in Fairview.

Table 3(a): Land Use Types Found in Fairview

Land Use Type	Number	Percentage (%)
Residential	210	80.5
Business	23	8.8
Institutional	13	4.9
Industrial	1	0.4
Recreation	0	0
Unsampled Non Residential	14	5.4
TOTAL	261	100

Source: Field survey, 2003

The study also revealed that out of the 51 non-residential establishments in the area, business use is the most dominant and accounts for 45 percent, while 25.5 percent of the plots were used for institutional purposes. Only 2 percent are used for industrial purposes. 27.4 percent of the non-residential plots were not sampled because of problems with the owners of the premises.

5.3.1 Typology of Land Uses in Fairview

The typology of the land uses in Fairview is shown below:

1) Business

- Hospitality
 - Restaurants
 - Backpackers
 - Travel Agents
 - Salon
- Finance
 - Insurance
- Retail
 - Fresh Farm Produce
 - Veterinary Equipment
- Electronics
 - Information Technology
 - Electronic Installations
- Media
 - Outdoor Advertising
 - News Paper
- Other
 - Architects
 - Consultancy Firms

-Legal Practitioners

-Security Firms

2) Institutional

- Health
 - Counseling
 - Clinics
 - Health Club
- Education
 - Pre-School
 - Primary School
 - Tuition Centers (O-Level & A-Level)
- Religious
 - Church (Christian)
- Non-Governmental Organisation
 - Food Security

- 3) Residential** -Multiple Family Dwellings
-Single Family Dwellings

- 4) Industrial** -Light Industry (Scale Repair)

Table 3(b) Non-Residential Land uses in Fairview

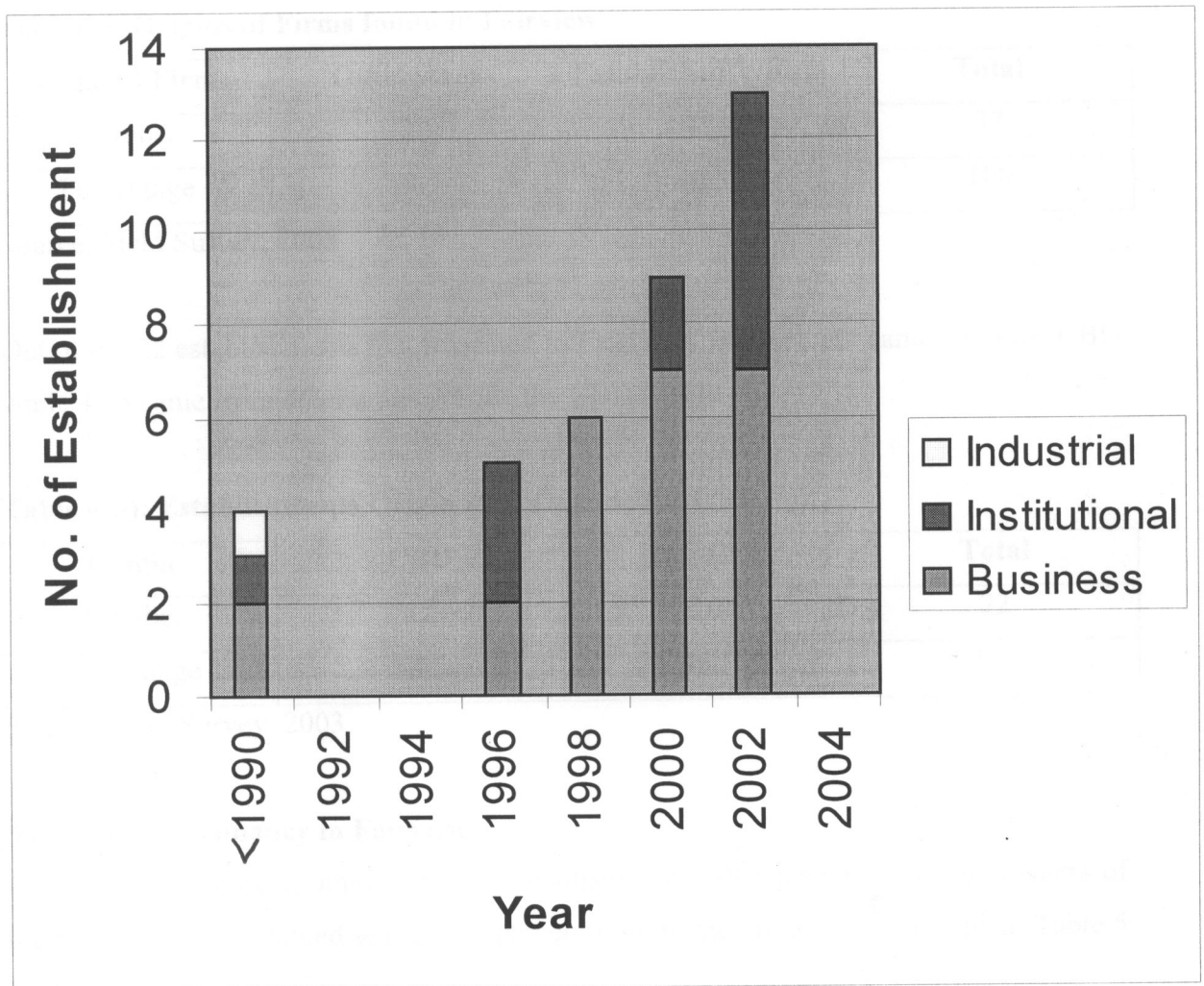
Land Use	Number	Percentage
Business	23	45.1
Institutional	13	25.5
Industrial	1	2.0
Recreational	0	0
Unsampled	14	27.4
total	51	100

Source: Field Survey, 2003

5.4 Non-Residential Activities in Fairview: Years of Establishment

It was revealed that change of land use in Fairview began before the area was rezoned for mixed use in 1999. Figure 3 below shows the years of establishment of the non-residential establishments.

Fig.4: Non-residential Activities in Fairview: Years of Establishment



Source: Field Survey, 2003

The graph shows that some non-residential activities existed in Fairview before 1990. However there has been a marked increase in the number of these establishments from 1998. The graph also shows that no firms were established in 1992 and 1994.

5.5 Origins of Firms

The study revealed that out of a total of 37 non-residential establishments in Fairview, 40.5 percent were established within the area while 59.5 percent had relocated to Fairview from other areas. Table 4(i) shows the origins of the establishments found in Fairview.

Table 4(i) Origins of Firms found in Fairview

Origin of Firms	Other Areas	Established Within	Total
Number	22	15	37
Percentage	59.5	40.5	100

Source: Field Survey, 2003

Out of the 22 establishments that relocated to Fairview, 54.5 percent came from the CBD while 45.5 came from other areas outside the CBD (Table 4ii).

Table 4(ii): Establishments Originating Outside the CBD

Origin	CBD	Non-CBD	Total
Number	12	10	22
Percentage	54.5	45.5	100

Source: Field Survey, 2003

5.6 Type of Occupancy in Fairview

Out of the 37 sampled non-residential establishments, 48.6 percent were the owners of the property they occupied while 51.4 percent renting the property they occupied. Table 5 below shows the type of occupancy in Fairview.

Table 5: Type of Occupancy in Non-Residential Properties in Fairview

Type of Occupancy	Number	Percentage
Owner	18	48.6
Tenancy	19	51.4
Total	37	100

Source: Field Survey, 2003

5.7 Rentals

It was discovered from the research that most of the tenants of the non-residential establishments in Fairview pay more than one million five hundred thousand kwacha (ZMK1, 500,000) per month as rentals. Out of the 19 tenants sampled, 63.1 percent pay more than one million five hundred thousand kwacha (ZMK1, 500,000) per month while 26.3 percent pay between one million kwacha (ZMK1, 000,000) and one million five hundred thousand kwacha (ZMK1, 500,000). Half of the remaining 10.6 percent pay between five hundred thousand (ZMK500, 000) and one million kwacha (ZMK1, 000,000) and the other half pay less than five hundred thousand kwacha (ZMK500, 000) (Table 6).

Table 6: Rental Charges Paid by Non-Residential Tenants in Fairview

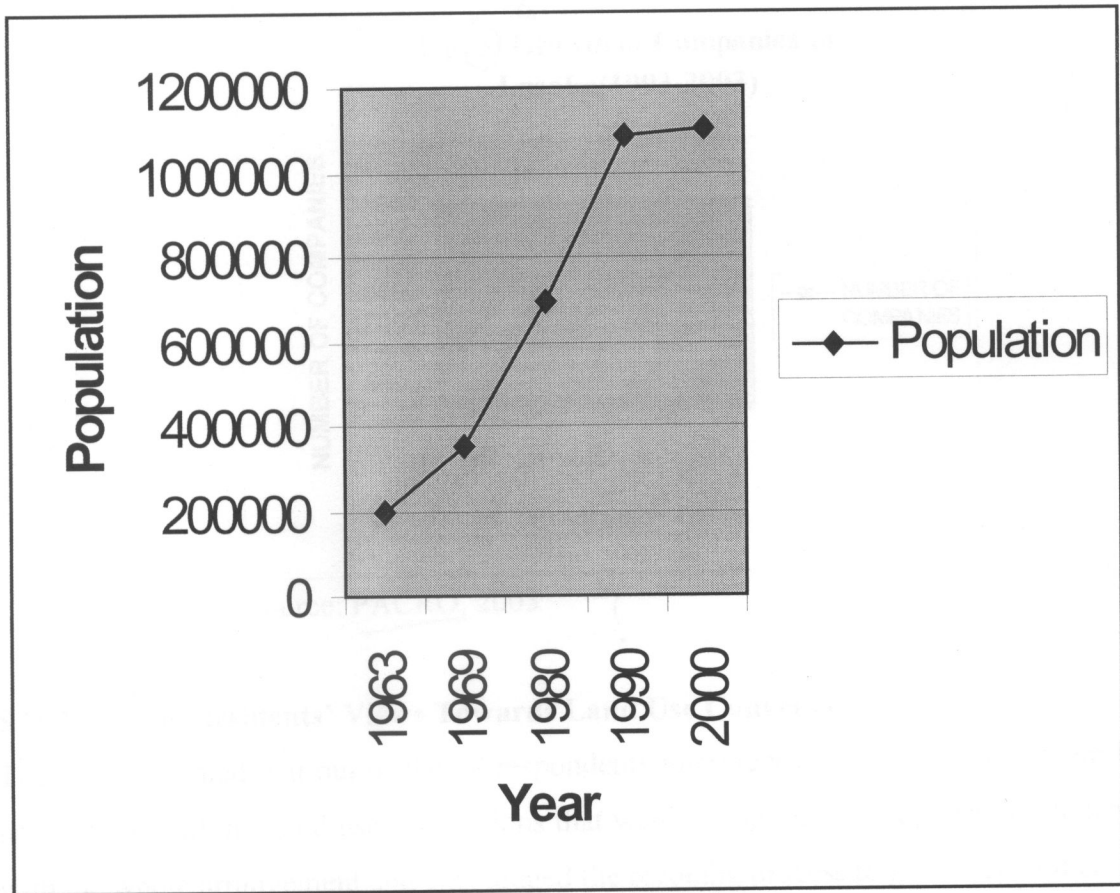
Range of Rentals Paid	Number	Percentage
<K500, 000	1	5.3
K500, 000-K1, 000,000	1	5.3
K1, 000,000-K1, 500,000	5	26.6
>K1, 500,000	12	63.1
Total	19	100

Source: Field Survey, 2003

5.8 Population Growth in Lusaka Since 1963

The population of Lusaka has been growing rapidly since 1963. It has increased from just under 200, 000 in 1963 to more than 1, 100,000 in the year 2000.

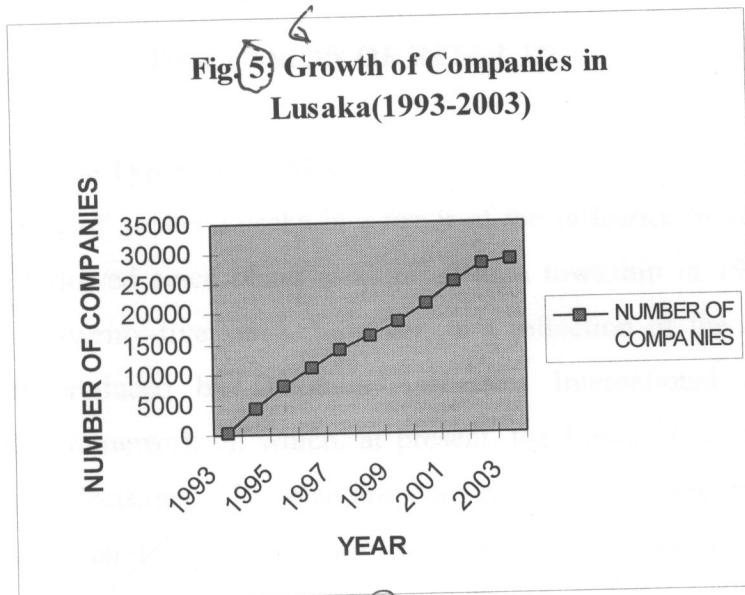
Fig.5: Population Growth in Lusaka



Source: CSO, 2001

5.9 Business Growth in Lusaka (1993-2003)

Figure 6 shows that there has been a steady increase in the number of registered companies in Lusaka since 1993.



Source: PACRO, 2003

5.10 Fairview Residents' Views Towards Land Use Conversion

The study revealed that out of the 38 respondents interviewed, 86.8 percent of them had no problem with the land use conversions that were taking place. They were quite happy with the whole arrangement and encouraged the rezoning process to go on. The other 13.2 percent were not happy with rezoning arrangement (Table 7).

Table 7: Fairview Residents' Views Towards Land Use Conversions

Response	Number	Percentage
Comfortable	33	86.8
Not Comfortable	5	13.2
Total	38	100

Source: Field Survey, 2003

CHAPTER SIX

DISCUSSION OF RESULTS

6.1. Urban Land Use Types in Lusaka

The land use structure of greater Lusaka is a result of the influence of successive town planning schemes followed since being established as a township in 1953. Land use structure in the past twenty-five years, however, is a reflection of the city of Lusaka Development Plan produced by Doxiadis Associates International (1969). This document forms the framework on which, at present, the Lusaka City Council (LCC) makes many planning decisions. The plan proposed seven broad categories of land uses in the city. These land use types are Residential, Commercial and Business, Administrative and Cultural, Institutions, Industrial, Green Areas and Agricultural land and Other Areas: (i). Army/Police Camps (ii) Cemeteries. These land use categories were assigned specific zones within the city. Though generally zoned for one category of land use, most of the areas in greater Lusaka are used for more than one type of land use.

6.2. Change of Land Use

In the recent past, change of land use seems to have gained some momentum. This is evidenced in the number of applications for change of use being received by Lusaka City Council. Though the statistics obtained from Lusaka City Council are in no way representative of what is obtaining on the ground, they give an indication of the changing trend in urban land use. Statistics show that Lusaka City Council has approved 221 applications for change of land use since 1997. However, some plots have been converted to other uses without the approval of the council.

Various factors have led to change of land use. The City Council has however based its approval for change of land use on the inability to expand the land use zones. Existing land use zones have not been able to expand because of fixed boundaries and lack of a buffer zone to allow for expansion. The unavailability of suitable virgin space to cater for the recent expansion in some of the land use types has prompted the local authority to rezone some areas so as to accommodate the new uses. In some cases, whole blocks of

land have been rezoned from single use to mixed use. One of the areas that have been rezoned from single use to mixed use is the area that covers the whole of Fairview, Cathedral Hill and part of Rhodes Park. This area was originally zoned for general residential (Appendix IV).

6.2.1. Trends in Change of Use

An observation of the recent trend in change of use reveals that the most common trend is that of changing land units from residential use to other uses. Table 1 shows that out of 221 applications approved by Lusaka City Council from 1997, 95.9% were for changing from residential use to other uses. This may be attributed to the fact that most of the activities that are done in the converted land units are CBD in nature and still require that they are located near the prime business area of the city. The areas adjacent to the CBD are usually residential area and thus are mostly affected.

According to Lusaka City Council, the highest number of applications for change of use in Lusaka is for land units in Fairview and Rhodes Park. Records show that 40.7 percent of the 221 approved applications for change of use are for land units in these areas (Table 2). The reason for the popularity of these areas with respect to change of use is associated with its position in relation to the CBD and the type of land units in these areas. Previous studies have shown that city centers, in time, swell at the expense of adjacent residential areas. Therefore, Fairview and Rhodes Park have become attractive destinations for entrepreneurs who cannot afford or find space in the CBD. The area between the railway line and Makishi Road has not been affected because of the type of land use found in this area is not easily convertible (LCC, 2003). This area is zoned for light industrial activity.

The type of housing units in Fairview are an important factor because the houses must be easily convertible and the area on which they are must be big enough to accommodate expansion. Studies done before indicate that the CBD's zone of assimilation is typically located in the direction of the higher status residential parts of the city. This is so because

the land and the housing units are big and convenient for conversion. The average plot size in Fairview is 2068m².

Table 1 shows that apart from residential use, the next popular trend is that of changing from agriculture to residential use. This accounts for 1.8 percent of all the approved applications in Lusaka. Records at Lusaka City Council show that in Lusaka, peripheral areas like Makeni, Ibex Hill and Lusaka West have mainly been rezoned from agriculture use to residential use. This is in line with Burgess' theory, which states that in time, each inner land use zone expands to encroach on the adjacent outer zone.

The rezoning of agricultural land to residential use may be due to the fact that most of the affluent people who live in residential areas near the CBD, like Fairview, start opting for more spacious and quiet areas in the city's periphery as their areas become invaded by business activities. It may also be true that some of the residents have started moving out of the area because they cannot manage to pay for the utilities that the area enjoys. Fairview was a residential area predominantly managed by the government and parastatals until 1996 when the houses were sold to the sitting tenants. Before this time, the government and parastatals were responsible for all costs, like water and electricity bills as well as land rates charged on the houses in the area. After the houses were sold, the house owners were now supposed to bare all the costs. This may have proved to be too much for some of the new house owners in the wake of retrenchments and unemployment brought about by the Structural Adjustment programmes (SAPs). As a result, some of these people might have decided to lease out or sell off their property and relocate to other low cost areas.

6.3 Land Use Types in Fairview

An observation of the total pattern of land uses found in Fairview reveals that some land uses are more dominant than others are. Apart from residential use, for which the area was originally zoned, business use is the most dominant use in Fairview. Most of the business activities found in Fairview are service providers. This is so because, for such activities, the importance of display frontage along the busiest thoroughfares is not high

and some measure of seclusion may even be preferred, provided convenience of access is not sacrificed. These firms do not depend on a large number of clientele per day to continue operating. Such firms include legal practitioners, consultancy firms, architects, and insurance firms. Most of the clients served by these firms prefer personalized services.

Table 3 (a) shows that out of the 210 land units in Fairview, business use accounts for 8.8 percent. This is 45.1 percent of all the non-residential land uses in the area (Table 3 (b)). Institutional use accounts for 25.5 percent while the least represented land use type is light industrial use which accounts for only 0.4 percent of all the land units, which is only 1.9 percent of all the non-residential units. The type of light industrial activity done in this area is industrial scale repairing.

6.3.1 Determinants of Land use Types in Fairview

The proportion of each of the land use types found in Fairview is a reflection of the Council's rules and regulations governing change of land use. The considerations that the LCC Planning Authority makes as whether or not to approve an application for change of use are provided for under section 18(2) of the Town and Country Planning Act, CAP 283 of the Laws of Zambia. Because of this, some land use activities like industrial use are few. They are not among the acceptance uses allowed in the rezoned area.

An example of how the modification regulations determine the type of land uses that will be found in a rezoned can be seen in Lusaka City Council's proposal for the modification of the Approved Lusaka Development (Appendix IV). The proposal states that planning permission is not required when the use of part of a home for business purposes does not change the overall character of its use as a residence. However, where planning permission is necessary, further environmental safeguards can be incorporated in planning conditions. Conditions with following the intent were suggested:

- (a). The permission will be limited to the applicant on grounds that the premises is to help establish a business but not to establish permanent industrial and commercial use in a residential area.
- (b). The permission will be temporary to a period of one (1) year renewable to enable LCC (Planning Authority) to gauge the effects of the permission, say in the light of a neighbor complaint.
- (c). Permission will be allowed subject to the condition that it is not deemed to establish commercial user rights in a residential area.
- (d). Parking spaces shall be provided within the boundaries of the property for workers and clients to prevent obstruction of the main roads.
- (e). The number of workers shall be limited to applicant who shall be resident on the premises to prevent intensification of use, which may be prejudicial to residential amenity (beauty).
- (f). There shall be no storage of industrial/commercial goods in the open to protect amenity.
- (g). No adverts shall be displayed other than a small nameplate to protect amenity.
- (h). Working hours shall be limited to between 08:00hrs and 17:00hrs to protect amenity.
- (i). Goods made on the premises will not be sold or retailed on the premises to maintain residential amenity.
- (j). The residential appearance of the dwelling will be maintained by the use of curtains and the avoidance of the use of strip lights.

- (k). Business use will be limited to specific rooms/garage to safeguard residential amenity.

(Proposal for the modification of the Approved Lusaka Development Plan: City of Lusaka Planning Authority: 1999).

The above conditions have had a hand in determining the kinds of non-residential activities found in Fairview. It can be seen from the above conditions that the major pre-occupation is to maintain residential amenity. Therefore, it would not be wrong to say that even when an area is rezoned for mixed use^s, the original activity for which it was zoned determines what the other activities to be found.

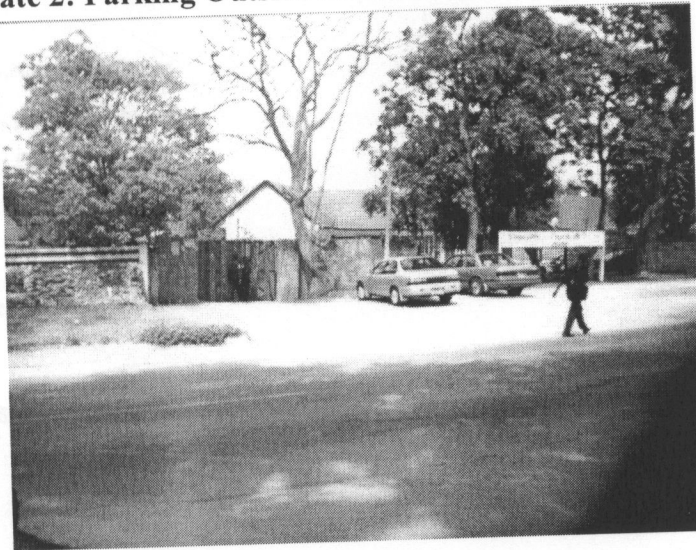
As mentioned earlier, the other determinant of land use in the rezoned areas is purely economical. The business types that are most likely to be found outside the center of commercial gravity are those businesses that do not depend on a large number of clientele to remain in business. Such businesses are usually service-providing firms like legal practitioners, consultants, insurance brokers and architects.

However, the field survey revealed that the regulations governing change of use are not wholly observed. It was observed that some activities that fall in the category of unacceptable uses like industrial use are found in Fairview. Big advertisements are also displayed while this is not allowed. Sometimes even illegal change of use is done. Some of the premise^s owner refused to be interviewed and further investigation revealed that most of those entrepreneurs that refused to be interviewed had been refused permission to change use but had still gone ahead and converted their property. The continued non-compliance to laid down regulations is a reflection of Lusaka City Council's laxity in monitoring change of use.

Plate 2: Big Name Plates Displayed by Some Firms in Fairview



Plate 2: Parking Outside Establishment Premises in Fairview



6.4 Origins of Firms in Fairview

Burgess' Theory states that with time and increasing demands for space, each land use zone expands into an area of less intensive use immediately adjacent to and further away

from the city centre. This can be seen when some of the activities of the expanding zone begin to be found in the adjacent zone.

This scenario can be observed in Fairview where a growing number of CBD activities are found in the area. The study revealed that as much as 59.5 percent of the 37 sampled non-residential properties in Fairview originated from other areas, while 40.5 percent were established within the area (Table 4(a)). Out of those that re-located to Fairview, 54.5 percent were from the CBD while the remaining 45.5 percent were from other areas (Table 4(b)). The decision to ~~move~~^{re-locate}, especially for those that relocated from the CBD, was arrived at after considering the savings and costs to be incurred for sacrificing display frontage along the busiest thoroughfares and locating in fairly selected locations.

6.4.1 Reasons for Situating Establishments in Fairview

Various reasons were given for situating establishments in Fairview. Some of the reasons given are given below:

(a). Reasons from establishments from CBD

- Cheaper rentals/rates
- More parking space
- More floor space
- Less congestion
- Less noise
- Better security

(b). Reasons from establishments from other areas and those established within Fairview.

- Could not find space in prime areas (CBD)
- Nearness to centre of commercial gravity (CBD)
- Accessibility to financial market
- Economics of scale
- Easy accessibility by both public and private transport

The reasons given by the establishments that had relocated from the CBD give a general impression that Fairview is more favorable destination for their operations. The reason that was universal among this group is that of cheaper rentals and rates in Fairview compared to the CBD.

Early studies indicate that city centers are convenient to traders and employers for they benefit from the large catchment area they are able to operate in. Being attractive locations for traders, business and other facilities depending on a large clientele, taxes and land values in city centers rise. The businesses themselves also bid against each other to give some of their profits to landowners. These to whom a central location is less valuable find it advantageous to move to a lesser centre. Table 6 shows the rentals paid by firms in Fairview.

The other reason that prompted most of the firms to relocate from the CBD is the need for a less congested place with adequate parking space. Because of the attractiveness of the city centre and a large number of clientele, this area is usually congested and lacks adequate parking space. According to Doxiadis Associates International (1979), Lusaka's Central Commercial Zone was designed to accommodate 127,450 employees and to cater for 3,362 parking spaces. The number of vehicles has currently gone far beyond this number. The lack of adequate parking space has even prompted the council to introduce parking levies. Some businesses have lost out on clients that do not find parking space. These businesses therefore opted to move to a less congested area with private parking area.

The move from the CBD has also been favored by the rise in private car use. Private car use favors disposal of shopping, leisure and commerce to out-of-town sites and cheap sites in the inner city not far from the centre. These sites can also offer better parking and access for the car than many city centers.

The reasons given by the establishments that relocated from other areas but not the CBD and those that were established within Fairview, on the other hand, give an indication of the commercial gravity of the city centre as well as some indication of city centre expansion. It was established in the study that most of these firms would have preferred to be in the city's prime business area but could not find space inside. Fairview therefore became the next best location because of its nearness to the CBD which means that the firms still have easy access to the financial market and their premises are easily accessible by private transport.

It was further stated that situating a firm in Fairview was in some way more profitable than in the CBD because the affluent group of people prefers some 'peace' and quiet while doing their business. In this case, Fairview becomes a more favorable destination than the noisy and congested city centre.

6.5 Factors Behind CBD Expansion

The number of central business outlets in existence at a particular time is related to the population of that place. The relationship between these two is one of probabilistic casualty and as the number of people increases there is a probability that the number of retail outlets will also rise in similar geometric progression. Growth in Lusaka's CBD can therefore be attributed to increases in population which is in turn related to the growth of both the number of business establishment and variety in type of outlets.

According to Doxiadis Associates International (1979) the number of shops needed to cater for 300,000 families at 30 families per shop was 4000 by the year 2000. This proposed development plan was drawn up on the basis of an expected population of 1,200,000 and the corresponding area requirements for the year 2000 which were 2300 acres.

If the population statistics of the Central Statistical Office (CSO) for the year 2000 are anything to go by, the estimations of Doxiadis Associates International (1979) concerning population can be said to be accurate considering that Lusaka's population in 2000 was

1,103,413 (CSO, 2001). What this consultancy firm might have overlooked is the fact that as population increases, not only do more outlets come into existence, but also the increase includes establishments of various types. What Doxiadis Associates International (1979) had catered for in the plan is 'shops' which here will be assumed to be retail outlets. But a population in a modern society does not only require domestic goods. A number of other services are required and this adds to variety of business establishments in an area.

The number of different functions cannot be expected to increase at the same rate or in a manner as establishments. At any point in time there are a number of possible functions reflecting the prevailing retail technology, which in turn will be related to local demand. The growth in business types in Lusaka may be attributed to local population's upward shift in their buying power coupled with seeds of modernization. As this happened, the demand for variety in goods and services increased. With the liberalization of the economy in 1992, a variety of goods and service providers responded to this demand. The liberal policies have also led to the selling off, shutting down and down sizing of many parastatals. Smaller businesses have been established to fill the gap left by these parastatals. Thus business establishments have swelled to extents to which the CBD could not accommodate all of them. Figure 3 shows the increase in the number of business establishments in Lusaka since 1993. *where*

6.6 Non-Residential Activities in Fairview: Years of Establishment

The establishment of non-residential activities in Fairview began before the area was rezoned from exclusively residential use to mixed use in 1999. The study revealed that 37.5 percent of the 37 sampled non-residential properties were in Fairview before 1999. The first non-residential activity was actually established as far back as 1960. This establishment is expected because it was a school for the European children who lived in the area.

There has however been a marked increase in the number of establishments since 1998 (Fig 6). This increase in number of establishments may be said to be a response to the rezoning of the area.

6.7 Resident's View Towards Land Use Conversions

The residents of Fairview expressed mixed feelings towards the rezoning of the area into mixed use. Some were not very happy with the conversion while the majority was comfortable with the whole arrangement. As Table 7 shows, 86.8 percent of the 38 residents interviewed stated that they were quite happy with the conversions. The reasons given were that the move was good because it was decongesting the city centre. It was further stated that it was understandable that some firms had to move out of the CBD because the area was too small to accommodate the rapid growing number of establishments. Others said that the aesthetic beauty of the area had improved because most of the firms took time to clean and beautify their surroundings. Still others said that the conversions were a good thing because services were brought nearer to 'home'. Residents didn't have to go all the way into town to have the computers repaired, to charter a flight, have their hair done, etc. Those that had more than one house within Fairview said that the conversion were beneficial because companies generally paid more rentals than individuals.

However, others said that they were not very comfortable with the whole arrangement. An increase in traffic and noise from this traffic was cited for the discomfort. These residents indicated that they feared for their children who sometimes play outdoors. With the increase in traffic, the probability of accidents has increased. The other complaint was that the attractiveness of Fairview for investment had inflated rentals. Landlords were increasing rentals to extents where only companies could afford. This forced some residents to go to middle density or even high-density residential areas.

CHAPTER SEVEN

CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

From the time the first store was established in 1905, there has been ⁿ growth in the number of business establishments in Lusaka. The growth has been a response to population increase in the city. There has however been a marked increase in business establishments in the past ten years. The increase in this period, apart from responding to rapid population growth, has been a result of the liberalization policies that came into play. These business establishments have not all been able to be accommodated in the CBD because of its fixed horizontal extents.

The increase in business establishments in a limited area created a situation where the establishments have competed for limited space thereby increasing rental charges, land rates and causing congestion because of adequate parking space. In response to this situation, some businesses for which frontal display in the city's busy streets and those that could not find operating space in the CBD opted for areas outside but near the center of commercial gravity.

The Lusaka City Council, being the authority responsible for land allocation, has responded to the increasing demand for business land by rezoning some of the land near the CBD from exclusively residential use to mixed use. In this way, the CBD has essentially encroached on the residential areas. This encroachment has had some kind of 'domino effect' in these areas in that the residents have either rented out or sold off their houses and moved to other areas.

7.2 Recommendations

CBD expansion is an inevitable stage of city growth and as long as this happens the adjacent residential will always be affected. In light of this situation, the following recommendations have been made;

- Considering the fact that in the process of CBD expansion, residential areas are usually the most affected, the local planning authority should dialogue with other departments responsible for housing so that new housing units are built to replace the ones that are being converted to other uses.
- The city council should be funded so as to equip it with the capacity to monitor the conversions and to make sure that no illegal conversions take place. Follow ups ^dan inspection of developments should be an on-going process.
- To decongest the CBD, other sub-core commercial areas, like shopping complexes in residential areas, should be developed. These would act as buffer zones to cushion the flow of shoppers into the CBD.
- An effective and efficient land use institutional framework should be put in place. Land use regulatory controls should be able to determine the locations of various uses or to fix intensity limits with which land is utilized.
- In the planning of future cities, adequate land should be left around the CBD to give room for expansion without affecting another land use zone. When deciding the amount of land to be left, various causes of business growth, other than population growth should be considered.

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APPENDIX 1

QUESTIONNAIRE ON REASONS FOR SITUATING ENTERPRISES IN RESIDENTIAL AREAS (FAIRVIEW).

THE UNIVERSITY OF ZAMBIA
SCHOOL OF NATURAL SCIENCES
GEOGRAPHY DEPARTMENT

Dear Respondent,

I am a fourth year student at UNZA conducting research on the reasons for situating business enterprises in residential areas in Lusaka. You have been randomly selected to participate in this research. Please answer the questions below as honestly as possible. The information you will give for academic purposes only and will be kept in strict confidence.

Instructions

Please tick or write your response in the space provided.

1. What type of business are you engaged in? _____

2. Is this the first location for your business enterprise? (Please tick)
 Yes
 No
3. If the answer to question 2 is No. Where was your business enterprise located before the present location? _____

4. When did you establish your enterprise at the present location?

5. Why did you decide to establish your enterprise at the present location?

6. Do you own the premises you are occupying?

Yes

No

7. If no to Q6, how much do you pay in rentals?

K500,000 – K1,000,000

K1,000,000 – K1,500,000

Above K 1,500,000

8. If yes to Q6, did you build or renovate the structure you are occupying?

Yes

No

9. If you made any renovations to the structure you are occupying, what are these renovations?

Thank you for your time

APPENDIX II

INTERVIEW SCHEDULE FOR FAIRVIEW RESIDENTS ON THEIR VIEWS TOWARDS THE CONVERSION OF RESIDENTIAL PLOTS INTO COMMERCIAL PLOTS.

Dear responded,

I am a fourth year student at UNZA conducting research on reasons for situating business enterprises in residential areas. You have been randomly chosen to participate in this research. The responses you give are for academic purposes only and will therefore be kept in strict confidence.

1. Are you a resident in this area? Yes/No.

2. What do you use this property for?

Residential

a) Commercial

b) Industrial

c) Religious

d) Other (specify)

3. Are you aware of any houses that have been converted into other uses? Yes/No

4. If yes, how have you been affected?

a) Noise

b) Cleanliness.....

c) Security.....

d) Other (specify).....

5. For the negative effects (if any) have you complained to the city council? Yes/No

6. If yes, what measures has the council taken?

7. What are your views towards the conversion of residential plots to other uses?

.....

.....

.....

Thank you for your time

APPENDIX III

THE UNIVERSITY OF ZAMBIA
SCHOOL OF NATURAL SCIENCES
DEPARTMENT OF GEOGRAPHY

Dear Respondent,

I am a fourth year student at Unza conducting research on changing trends of urban land use in Lusaka. You have chosen to participate in this research. The information you give is for academic purposes only and will therefore be kept in strict confidence.

Instructions: Please tick or write your responses in the space provided.

1. What types of urban land use do you have in Lusaka.

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....
- (vi).....
- (vii).....
- (viii).....

2. Are these used in line with the Lusaka Development plan?

- [a] Yes [b] No

3. Are the categories in (Q1) solely for the designed use?

- [a] Yes [b] No

4. If no, please explain why.....

5. Are there any regulations governing the change of use?

[a] Yes [b] No

6. If yes, what are they?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....

7. Is planning permission required for change of use?

[a] Yes [b] No

8. What factors are considered when granting planning permission?

- (i).....
- (ii).....
- (iii).....
- (iv).....

9. Are there any circumstances where planning permission is refused?

[a] Yes [b] No

10. If yes, what are these circumstances?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....

11. Are there any acceptable use of converted properties in residential areas?

[a] Yes [b] No

12. If yes, what are they?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....
- (vi).....

13. Are there any unacceptable uses of converted properties in residential are ?

[a] Yes [b] No

14. If yes what are they?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....
- (vi).....

15. What are your future projections for land use conversions in Lusaka?

.....

Thank you

NOTICES**LUSAKA CITY COUNCIL****TOWN AND COUNTRY PLANNING ACT CAP
283****CITY OF LUSAKA PLANNING AUTHORITY****NOTICE TO THE PUBLIC**

NOTICE IS HEREBY GIVEN that proposals for the modification of the Lusaka Council Approved Development Plan was on the 1st July, 1999 submitted to Honourable Minister of Local Government and Housing for approval under section 18 (2) of the Town and Country Planning Act CAP 283 of the Laws of Zambia. The proposal is to modify the Approved Development Plan by rezoning the Area of land bounded Church Road, Independence Avenue, Chikwa Road, Addis Ababa Drive, Great East Road, Kabelenga Road, Tuletaka Road, (1) line of residence on the western side of Makishi Road to Church Road presently zoned for general residential purposes to mixed use as shown on planning number D-ZAM-A-30351/29A & 30A.

A duplicate of the proposed modification as submitted for approval has been deposited at the Civic Centre, Independence Avenue. The duplicate so deposited is available for inspection free of charge at the aforementioned address between the hours of 08.00 to 12.00 and 14.00 to 16.00 hours by interested persons.

Any interested person who wishes to make any representation in connection with or objection to the above proposed modification may send such representation or objections in writing, in accordance with section 18 (3) of the Town and Country Planning Act, to be received by the Town Clerk, Lusaka City Council or the Minister of Local Government and Housing, P.O. Box 50027 Lusaka, not later than 28th July, 1999 and any representation or objections shall be considered on the grounds on which it is made.

**MWIIMBU
TOWN CLERK.**

APPENDIX V



LUSAKA CITY COUNCIL THE TOWN AND COUNTRY PLANNING ACT CAP 283 OF THE LAWS OF ZAMBIA

CITY OF LUSAKA PLANNING AUTHORITY

NOTICE TO THE PUBLIC

NOTICE IS HEREBY GIVEN that the City of Lusaka Planning Authority has received an application to modify the APPROVED LUSAKA DEVELOPMENT PLAN as provided for under section 18(2) of the Town and Country Planning Act, CAP 283 of the laws of Zambia

It is proposed that Stand No 4448 Chaholi Road, Rhodes Park, Lusaka. The Stand is bordered by Stand 4447 to the East, Stand 4449 Road to the West, Stand 1191 to the North and Chaholi Road to the South currently zoned for General Residential on the basic map of the Approved Lusaka Development Plan be re-zoned to Business (OFFICES) as shown on the plan of Modification Number 239 and on Drawing No. D-ZAM-A, 30351/30A on the Basic Map.

The plot measures approximately 2117m² in extent. The modification is due to the reasons set out in section 18(2) (a) and (b) of the Town and Country Act, Cap 283 of the Laws of Zambia that on account of practical difficulties in the execution or enforcement of the approved Lusaka Development Plan and secondly on account of the circumstances which have arisen since the approval of the Development Plan.

A duplicate of the proposed modification has been deposited for public inspection at the offices of the City of Lusaka Planning Authority at the CIVIC CENTRE, INDEPENDENCE AVENUE, LUSAKA.

The duplicate so deposited is available for inspection free of charge at the afore mentioned address between the hours of 08:00 hours to 12:00 hours and 14:00 hours to 16:00 hours by interested person(s). Any interested person(s) who wish to make any representation in connection with or objection to the proposed modification may send such representations or objections in writing to be received by the Town Clerk of Lusaka City Council not later than the 7th December 2002 and any such representations or objections shall state the grounds on which it is made.

FRANCIS M. MUWONG
TOWN CLERK

For/ THE CITY OF LUSAKA PLANNING AUTHORITY

of City Planning
ms: "CITY"
one:
/252996-7



CITY PLANNING DEPT.
CIVIC CENTRE
P. O. BOX 50206
LUSAKA
Republic of Zambia

Lusaka City Council

enquiries to:

K. Abrampah

Registered No of application

CU/

nce.

TOWN AND COUNTRY PLANNING ACT CAP 283

APPLICATION FOR CHANGE OF USE

TO THE DIRECTOR OF CITY PLANNING

We hereby apply for permission to change the use of the premises in this application and on the attached sketch plans/drawings.

DATE ----- Signature of Applicant or agent-----

If signed by agent state:

NAME: -----

ADDRESS: -----

PROFESSION: -----

1. State Location

a) Plot/Lot or Farm No: -----

b) Area: -----

c) Road: -----

2. Applicant's Name and Address: -----

3. a) Owner's Name and Address: -----

b) Attach certified copy of title deed

4. If Applicant is not the owner:

- a) State the interest in the land e.g. Lessee, Agent e.t.c: -----
- b) Attach Lease Agreement
- c) State Date of Expiry of Agreement: -----

5. State

- a) The size of the Plot/Lot or Farm: -----
- b) The area covered by existing building (s): -----

6. State the Existing use: -----

7. State the proposed use: -----

8. State whether the proposed use would involve:

- a) Placement of Advertisement outside the perimeter of the plot/lot or farm in question: -----

- b) If 'yes' to (a) above, then state the type of the advertisement, e.g. billboard, illuminated signs, poster, wall (boundary) advertisement e.t.c

9. State whether additions/alterations to the existing building are involved:-----

10. Give a break down in room usage e.g. five (5) offices, six (6) guest rooms, one (1) conference room e.t.c: -----

11. Give the approximate number of employees expected to operate at these premises:

12. State what facilities for parking of vehicles for both employees (long term) and Clients/customers (short term) are to be provided: -----

13 State the expected operational hours: From -----

To: -----

14 Give details of any relevant information to support the proposal-----

15 Fees:

a) State the amount to be paid in respect of (9) above

Words: -----

Figures: -----

b) State the amount to be paid in respect of this Application i.e. Change of Use fees:

Words: -----

Figures: K-----

16 **INFORMATIVE**

A. PLAN SCRUTINY FEES

The following are the current figures for scrutiny of plans

TYPES OF BUILDING	CONVENTIONAL AREAS	PERI-URBAN AREAS
Bars, Shops, Offices, Restaurants, Hotels, Guest Houses, Clinics	K200,000 per Sq metre	K150,000 per Sq metre
Dwelling Houses	K175,000 per Sq metre	K120,000 per Sq metre
Churches	K150,000 per Sq metre	K100,000 per Sq metre
Boundary Walls	K 50,000 per Sq metre	K 50,000 per Sq Metre
Application in principle, Sub-division & Consolidations	K 75,000	K 75,000
Tracing of plans and supply or related information	K 25,000	K 25,000

Please note that fees lodging applications to regularise existing developments would be based on twice the above mentioned rates.

are advised to contact my Department (Room 502) when you begin placing a container(s) at the above site(s) to guide you on the appropriate site(s):

se be advised that at the expiry of this permission you will be required to remove the container and restore the land to it's condition before the container was sited. Failure to comply the provisions of section 31,32 and 33 of the Act will apply.

..... Date.....

D K ABRAMPAH
DIRECTOR OF CITY PLANNING
For / ACTING TOWN CLERK

Director Of Finance
Director of Housing & Social Service
Director of Public Health
Chief Build Inspector

Map Of Non Residential Properties In Rhodes Park

KEY

Business



Institutional



Industrial



Residential

