

GLOSSARY OF URBAN PLANNING CONCEPTS IN MALAWI

MTAFU ALMITON ZELEZA-MANDA

**ALMA CONSULTANCY
PO Box 876, Mzuzu
PO BOX 77 CHINTHECHE
MALAWI**

Glossary of Urban Planning Concepts in Malawi

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Tel: International: + 265 1 357 358 / 265 8 867 752 / 265 9 307 750

Local: 01 357 358 / 08 867 752 / 09307750

E-mail: mmanda.scdp@malawi.net / mazmanda@yahoo.com

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Forthcoming:

(1) The Planner and the Politician (Planning and Politics) in Malawi; In Defence of the Planner

(2) Trade Unionists, Opportunists and Confusionists: Malawi Trade Unionism -May 1992- May 2004

Front Cover Photo: *Mzuzu City New Commercial Area, December 2003. Land developed under Secondary Centres Development Programme to contribute to fiscal devolution and local economic development through planning, plot surveying and infrastructure development. Photo: Friedemann Schrenk*

Back Cover: *Landslide at Kuwilwe Headland near Tukombo in Nkhata Bay. The headland is slowly moving towards the lake that is only some 20 m as a result of undercutting to create space for the Lakeshore Road. The earth is nearly covering the road (bottom photo). Over the years authorities have to remove soil and deposit it on the eastern side of the road to keep the road clear of the soil (top photo)*
Photo: Golo Stadelmaier

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PREFACE

The Glossary of Planning Concepts in Malawi is about urban / physical planning but also includes concepts in related fields of surveying, architecture, engineering, valuation, estate management, environment and geography in general. One cannot adequately discuss physical planning without reference to these fields not just because of their close relationship but also because planning is a young profession having emerged only in the 1900s. Prior to that surveyors, architects and engineers did 'town' planning and indeed at one-point health officers in developing countries like Malawi took centre stage in town planning to promote public health, rather than to also promote, as we now do, equity, environment, order and beauty.

These concepts are explained to reduce the conceptual confusions both in the planning field but also other fields where attempts are made to use these concepts. For example, a commentary in one government document meant to review the Ministry of Lands, Physical Planning and Surveys, noted that 'the review team failed to understand the difference between an urban centre and a planning area.' In a consultancy report on urban environmental management for Salima Town, a statement is made to the effect that 'medium density areas include traditional housing areas.' One daily newspaper once quoted Mayor for Blantyre City as complaining of the magnitude of slums and a picture of Mbayani squatter area was displayed on top of the story. Such confusions are more serious among members of the general public who see a bus station as synonymous to a bus depot.

Some concepts in this Glossary may not be applicable in Malawi. However, since our country is donor dependent, concepts widely used in major donor countries are included to avoid conceptual confusions and ensure a uniform definition when dealing with those countries. For example, what constitutes good governance to the President of Malawi such as distribution of cash at public rallies might mean corruption in Europe.

I hope this Glossary of Planning Concepts in Malawi will be useful to students and teachers of geography and planning in schools, colleges and universities, and to planners in diverse fields and to journalists.

Devolution of planning to district (rural and urban) means that different meanings can be attached to otherwise the same concept. It is my hope that local authorities or assemblies will also find the glossary useful in the management of their areas.

In short the Glossary has the following:

- Concepts used in Malawi
- Concepts used in other countries which should be known to planners in Malawi
- Concepts used in fields allied to planning such as land administration, estate management, surveying, architecture
- Concepts used in the teaching of geography and demography, the basic subjects of future planners in Malawi
- Concepts used in development planning and economic development which planners use to explain spatial differentiation

In trying to make the necessary professional definitions, I attempted to consult widely among colleagues on particular topics and in specific disciplines. Detailed footnotes are provided for most of the concepts for those who wish to read further. The responsibility for any error or confusion, in a bid to make the concepts as clear as necessary for the Malawi user, remains my own.

Mtafu Almiton Zeleza-Manda - Chintheche - MALAWI - 27th September 2004

Mtafu Almiton Zeleza Manda

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I also thank Mrs Lucy Chipeta of Chancellor College and my brother Levy for taking their time to read through the Glossary and suggesting several changes to improve it.

DEDICATION

I dedicate this book to my late father Singleton Chinguwa Zeleza Manda, whose wisdom and belief in education for personal and societal advancement, I strongly cherish. He passed away in the early hours of Saturday, 17th January 2004 and was laid to rest on 18th January 2004 at Nkhata Bay. He was only 72.

ABOUT THE AUTHOR

Mr Manda studied at the University of Malawi 's Chancellor College where he graduated with a BSoc Sc majoring in Geography and Demography. He did post graduate diplomas in Population and Sustainable Development at the Botswana University and, in Housing and Urban Development at the Netherlands Institute for Housing and Urban Development Studies. He also has a Master of Science Degree in Urban Development Planning from the University of London.

His involvement in the Malawi labour movement in the early 1990's helped him publish the first ever book on labour relations by a unionist in the country: *The State and the Labour Movement in Malawi (2000)*. With Ngeyi Kanyongolo and Prof. Clement Ng'ong'ola, he published the "Malawi" chapter in *Public Sector Labour Relations in Southern Africa* edited by Evance Kalula and Lovemore Madhuku (1997). He is also contributor of the 'Malawi' chapter in *The International Manual of Planning Practice (2001)* published by Isocarp.

He has worked as a planner in Physical Planning Department where he served as principal planner before leaving to join the SCDP as Programme Planner responsible for planning and estate management in town assemblies benefiting from the programme. He was the first physical planner in Malawi to register a planning consultancy firm, Alma Consultants.

In 2002 he served as adjunct lecturer in Human Geography at the Mzuzu University. He is presently finalising two other works, *Politics and Planning in Malawi*, and *Trade Unionists, Opportunists and Confusionists: Malawi Trade Unionism, 1992-2004*.

He is presently, 2004 to 2005, the Honorary Secretary of Malawi Institute of Physical Planners (MIPP)

A

Abortion Rate: *in demography, the frequency of abortion in a population during a given period usually, one year.*¹

Abortion ratio: *frequency of abortions in relation to the number of live births during a specified period (See ratio)*

Absolute humidity: *the amount or weight of water vapour in a mass (volume) of air expressed as grams of water per kilogram of air, or per cubic meter of air*² (see relative humidity)

Absolute cost advantage: *when one region (A) can produce products (X and Y) at real absolute lower costs than another (B), it is said that region A has absolute cost advantage over B. However since prices for X may be higher than for Y, region A may be better off specialising in Y, even though A can produce both X and Y more cheaply than B. (see comparative advantage)*³

Absolute poverty: *an imaginary international poverty line that has no regard to national boundaries and is independent of national per capita income used to describe the proportion of a country's population and actual number living below a specified minimum level of income. The World Bank first introduced the poverty datum line in 1985 for cross country comparisons and aggregation. A household with income below \$370 was classified as 'poor,' while one below \$275 was classified as 'extremely poor.' Both were 'absolutely poor' in terms of purchasing power parity*⁴ (see also poverty). *To live a minimum standard life one must spend at least one dollar per day.*

Absorption (principle of): *in valuation, the operation of supply and demand implies that value of a property is determined by the rate at which the market can absorb the present and projected supply of improved properties such that the slower the rate the lower the value.*

Access road: *(an urban) road linking individual plots (be they residential, commercial or industrial), with distributor roads*⁵. (See distributor roads)

Accessibility to housing: *acquisition of a house by building; buying one already built or finding one for rent from either the public or private sector.*

Accessibility: *(a) whether the target group are able to use the planned intervention e.g. regarding opportunity to get a plot in an upgraded area, (b) or ease of movement within (urban) space, e.g. regarding availability of roads, speed etc.*

Accommodation unit: *a housing unit occupied by one household whether it is a separate house, maisonette, flat or apartment and whether permanent or temporary*⁶ (See also housing unit, flat).

¹ Van de Walle, 1958, *Multilingual Demographic Dictionary*

² Miller, G.T (1996:117) 9th Edition, *Living in the Environment*, Belmont, Wadsworth; Strahler, A.N (1975:164) *Physical Geography* 4th Edition, New York, John Wiley & Sons

³ Todaro, M.P (1994: 420) *Economic Development*, New York & London, Longman

⁴ Todaro, M.P (1994:145, 41-43) .The concept however has weaknesses. To categorise all people below the level together is misleading. Most people in developing countries may actually be far below the extremely poor line while those in rich countries may mostly be close to the poor line.

⁵ In housing areas and shopping centres it is called a street or service roads. The widest road reserve for access roads is 18m while the narrowest is 3m to an individual house (GoM, 1987 Town and Country Planning Guidelines and Standards, Physical Planning Department).

Achikumbe: model, progressive or master farmer scheme introduced in the late 1960s. Agriculture innovations were introduced on pilot base through these farmers with free or subsidised seeds, fertilizers and farm machinery. However, it so happened that the achikumbe were ministers, members of parliament (MPs) and party officials. The local smallholder farmers did not benefit despite having been the initial target. The small farmers also lost out on land due to 1967 Land Act. Poverty in Malawi can partly be explained through land shortages amidst high population growth and alienation of peasant land to these middle sized and large-scale farmers.⁷ (See also integrated rural development)

Acid rain: rain with high concentration of acids (very low pH values of up to pH 5.6 or less than 7) formed when oxides of sulphur and nitrogen released by burning hydrocarbons are converted to acids in the atmosphere⁸. Such rain pollutes rivers and soil and causes corrosion of metal surfaces evident usually on the rusting of wire fences, damage to building walls etc. (See Kyoto Protocol)

Act: among physical planners, this means Cap: 23:01 of Laws of Malawi, the Town and Country Planning Act No.26 of 1988. The Act provides the legal framework for physical planning services in the country. It was based on the 1968 British Town and Country Planning Act, which sought to introduce some participation in planning through structure planning processes. The Act became operational in 1991. However in 1992 the British law took socio-political approach as opposed to the legalistic one in Malawi.⁹ (See also participation, local government act)

Action (area) plan: plan prepared for selected areas of an urban area as specific investment project, funds for which may be reserved in an annual budget or provided by a donor, hence may be seen also as short or medium term strategy.¹⁰

⁶ Clark, A.N (1987) Longman Dictionary of Geography: Human & Physical Geography Terms Explained, London

⁷ Leading books/papers on the subject: Lele, U (1975) Designing Rural Development: Lessons from Past Experience in Africa, Washington, John Hopkins University Press; Ghai, D and Radwan, S (eds). (1983) Agrarian Policies and Rural Poverty in Africa, Geneva, ILO; Mwakasungula, A. K (1984) The Rural Economy of Malawi: A Critical Analysis; CHR Michelsen Institute, Bergen, Norway; Kydd, J. and Christiansen, R (1982) 'Structural Change in Malawi since Independence: Consequences of a Development Strategy based on Large Scale Agriculture,' **World Development, Vol.10 No.5**. Mhone, GCZ (1987) 'Agricultural and Food Policy in Malawi: A Review,' Mkandawire, T and Bourenane, N (eds) The State and Agriculture Policy in Africa, London, CODESRIA. Mhone holds (1987): 'The major beneficiaries of producer price incentives on food crops are likely to be the Achikumbe who can extend their land by converting communal land into leasehold private land and still maintain the required ratios between cash crops and food crops and who have access to their own land and government resources that would allow them to engage in land intensive cultivation. Thus the World Bank emphasis on incentives in practice ends up reinforcing existing inequalities'

⁸ Miller, G.T. (1996 9th ed: 435-438) living in the Environment: Principles, Connections and Solutions, Belmont, Wadsworth. The chemicals formed falls to the earth's surface in two ways: (a) in liquid / wet form as acid rain, snow, fog, cloud vapour and; (b) as dry acidic particles. The resulting mixture is called acid deposition which is usually simply called acid rain. Bad effects of acid rain especially if below pH 5.5 include human respiratory diseases like bronchitis and asthma and damage to building, metals. See also Clark, 1985 op. cit.

⁹ The law was prepared to enforce a new form of planning introduced under the UNDP sponsored NPDP project in 1987. Specifically the act sought to establish the legal context for the physical planning system as introduced by NPDP plus its off shoots DPDP and special plans like Lakeshore PDP; for urban planning outside statutory planning areas, for increased local authority and other forms of local involvement in decision making in planning, for takeover by Physical Planning Department of land use control powers from other agencies, for integrating physical planning with other government decision making processes through the provision of statutory duties to consult Physical Planning Department or refer matters for consideration to Town Planning Board. Of course the major weakness has been lack of participation of the local people and its failure to appeal to stakeholders including government departments and parastatals to the extent of being redundant especially after the 1998 Local Government Act and 2002 Land Policy.

¹⁰ For example a detailed layout plan for a squatter upgrading programme in a city district or neighbourhood; a detailed plan for a commercial area of a city etc

Active regional growth policy: (also called initiating growth policy), is an ambitious policy that involves the rejection of existing settlement structure or patterns, and the creation of new centres in an attempt to create development (see also passive regional growth policy, growth pole policy).¹¹

Active volcano: volcano, which is likely to erupt, based on its recent history (see volcano)

Ad hoc planning: planning approach where individual projects or sectoral projects are planned and implemented without regard to other sector projects¹² existing within the same sector or from other sectors. It does not suggest chaos, but lack of coordination, hence the need for comprehensiveness. Ad hoc plans comprise all the steps in any plan and all sector issues such as economy, environment, social aspects etc, but without reference to how other sectors have looked at these aspects, hence likelihood of duplication and resource wastage. (See also comprehensive planning, unitary plan).

ADC: Area Development Committee; in rural development projects, government and NGOs use ADCs to mobilise communities for rural development. 'Area' here refers to regions administered by Traditional Authorities (TA) (see also village development committees, region).

Adjudication Programme: programme funded by World Bank and initiated by Malawi Government Lands Department to survey land holdings in squatter areas with a view to give secure titles without affecting existing private boundaries. The exercise received a lot of criticism from planners because there was no attempt to provide access roads to individual plots so created. The situation became particularly difficult in areas such as Mbayani in Blantyre City where a title-holder had neighbours with brick wall fences. The programme continues after 2002.

Adjudication: the process of ascertaining existing rights in parcels of land.¹³ The parcels so identified are registered at the land registry office (see also adjudication programme) and a certificate of right to the land is issued to the occupier

Adjustment: generic term for package of economic and institutional measures the World Bank (WB), International Monetary Fund (IMF) and the West imposed on poor countries in 1980s to force them to adopt in return for a new wave of policy-oriented loans to shatter state led development paradigms dominant after the second world war and thus to promote the market mechanism supervised by a minimalist state which took two dimensions: (a) stabilisation (devaluation of currency, public expenditure cuts) advocated by IMF to reduce short term imbalances and (b) adjustment (deregulation, privatisation) advocated by WB to promote

¹¹ Glason, J (1978:82) *An Introduction to Regional Planning*, Hutchinson. In Malawi, the transfer of the capital from Zomba to Lilongwe is a good example.

¹² Mhango, Du G.L (1998:4) *Planning and Managing Socio-economic Development: The Integrated Participatory Dimension*; Ga-Rankua, South Africa, Century-Turn Publishers. This is an expensive approach due to duplication of effort and wastage of scarce resources unfortunately commonplace in Malawi despite several comprehensive plans calling for coordination or harmonisation. For example, the National Physical Development Plan is supposed to be the spatial expression of all national projects financed by or through the Ministry of Finance. But even government departments and parastatals develop illegally

¹³ Adjudication is meant to determine who owns what. 'It establishes what rights exist, who exercises them, and what limitations apply. The boundaries of each parcel must be agreed upon by all parties. The process of adjudication can be sporadic or systematic and compulsory' (McAuslan and Farvaque, 1992, *Reforming Urban Land Policies and Institutions in Developing Countries*, UMP 5, World Bank, Washington DC, p.11)

¹⁴ Leftwich, A 1994, 'Governance, the State and the Politics of Development,' *Development and Change*, Vol.25 No.2: 363-386; Stewart, F, 1991 'Are Adjustments in Africa Consistent with Long-run Development Needs?' *Development Policy Review* Vol.9 No.4: 413-436. The emergence of adjustment dates back to fuel crisis of 1973 and debt crisis of early 1980s. The extent to which adjustment became almost universal in poor countries and the condition for western aid brought in political dimension to globalisation. The effects of adjustments on countries can be considered with

efficiency for medium term growth.¹⁴ (See urban management programme)

Administrative principle: also referred to as $k=7$; one of the principles in central place theory used to explain the varying levels and distribution of central places. If in the hexagonal arrangement of central places, there is need for autonomous or decentralised administrative or political control (just as for city assemblies), there will emerge a clear cut demarcation of the higher order central places from the neighbouring lower order central places so that each lower central place comes under the jurisdiction of the single dominant higher order central place. As a result a $k=7$ network of centres emerges comprising the higher order centre and the six lower order centres.¹⁵ (See also market principle, traffic principle, and central place theory, $K=7$)

Advertisement: placing of posters to bring to the attention of the public activities offered by individuals or firms or government department. In planning concern is with such posters along roads or on buildings so that they do not distract drivers or disturb aesthetic beauty of an area. In 1988 the separate advertisement law was merged with planning law under the Act; any structure including word, letter, sign, board etc with exception of railway or memorial sign, for announcement or direction¹⁶

Advisory plan: physical development plan prepared for areas not declared as planning areas or areas that have no statutory powers. The plan has no legal basis (do not fall under prescriptions of the Act) and hence cannot be implemented according to design. Such plans are administered by the district commissioners with the assistance of regional physical planning offices. Most of the urban plans for district centres (or bomas) and rural market centres in Malawi are only advisory. The rampant illegality is in part explained by this fact (See statutory plan, local physical development plan)

Advocacy planning: urban development planning approach developed since the 1960s in USA in response to the rise of civil rights and women's movement (as direct challenge to comprehensive and incremental planning approaches) focussing more on demands by interest groups (hold the view that 'public' is not homogenous) in the choice of goals and implementation of projects in the belief these might express the public interest better than planners entrusted with the task. It is argued that good 'policy in a democracy is determined through a process of political debate. The right course of action is always a matter of choice, never of fact.'¹⁷ A planner should thus plead or

regard to the effects on cities (unemployment, low revenues base etc hence poor services etc), as cities are major contributors to national development.

¹⁵ Bradford and Kent, 1977, *Human Geography: Theories and Their Applications*, Oxford, Oxford University Press

¹⁶ Isocarp, (2001:II-I), *International Manual of Planning Practice*

¹⁷ Paul Davidoff, 1996 'Advocacy and Pluralism in Planning' in Campbell, S and Fainstein, S (eds) *Readings in Planning Theory*. Blackwell. Davidoff holds that 'if the planning process is to encourage democratic urban government then it must operate so as to include rather than exclude citizens from participating in the process. In other words, to be meaningful and useful, planning must invite 'political and social values to be examined and debated'. Acceptance of this position implies 'rejection of prescription for planning which make the planner act solely as a technician' rather than also as an advocate of pluralism and professional expertise in the planning process so that he becomes responsible to his clients by expressing their views or persuading them while retaining his expertise. Advocacy planning is among forms of planning that emerged in the 1960s to challenge traditional rational comprehensive planning which was considered too technical and biased towards the interests of the professionals. In short planners should not be the only planners. However, Mazziotti (1982) argues advocacy approach is only an 'illogical distortion of reality' because it can be overtaken by elites and there are elites among the individual interest groups (trade unions, commerce chambers, political parties, CBOs, CDC, NGOs etc) and ignores the corporate dominance: 'the myth of pluralism may mask the institutional bias of a corporate controlled state.' (Mazziotti, D.F., 1982, 'The Underlying Assumptions of Advocacy Planning: Pluralism and Reform,' in Paris, C (Ed) *Critical Readings in Planning Theory*: Oxford, Pergamon.

advocate for (or represent) the plans of many interest groups expressing particular needs and approaches to their solution¹⁸ and then translate these into planning jargon

Aerial photograph: *a picture of the earth surface taken from an aeroplane. The pictures are the basis of maps used for spatial planning. The maps show details of roads, buildings, trees, and poles. The height at which the plane flies determines the scale of the map and therefore the amount of detail on the map e.g. a scale of 1:10000 means that the flight was low while that of 1:25000 means the flight was high and less details are captured.*

Aesthetic: *term used to loosely describe the outlook or goodness of an area or (natural or built environment) building, otherwise its applicability varies and is quite subjective. In every day language it simply can be used interchangeably with beauty.*

Affirmative action: *deliberate policy which may show biases but aimed at reducing long standing imbalances such as in gender discourses (education for girls, women political representation) or in regional development to promote backward regions etc. (See gender, regional growth imbalance)*

Afforestation: *planting of trees if land is bare or in a woodlot for commercial or environmental reasons. (See reforestation). A space in a layout plan left for afforestation may also be referred to as open space. A typical urban plan will have a zone for afforestation/ woodlot as part of environmental considerations in planning (see open space).*

Age: *the number of years a person has lived up to his last birth day, that is, if one is today aged 20, this means that one has today already reached one's 20th birthday and is from tomorrow somewhere between exact age 20 and exact age 21.¹⁹*

Age dependency ratio: *ratio of the combined child population and aged population to the population of the intermediate age. For international comparisons, age dependency ratio is calculated as $\text{Pop}_{1-14} + \text{Pop}_{65+} / \text{Pop}_{15-64} \times 100$ ²⁰*

Age structure: *percentage of the population or number of people at each age level in a population. In poor countries like Malawi, the age structure is characterised by a large percentage of people below age 15 and a very small percentage of people above age 50 (see age sex structure)*

Aged population: *or old population, a population that has a high proportion of old people compared to young people (see young population)*

¹⁸ Roberts, M (1974:27-29) *An Introduction to Town Planning Techniques*, London, Hutchinson & Co

¹⁹ Unlike other measurements like weight, mass, height, age is always rounded downwards so that age given as 20 always means age somewhere between 20 and 21. This is so because in calculating age in demography concern is with completed years of life. This poses problems in collecting age data as many people confuse their exact age and their next age. Other factors include age shifting, digit preference etc.

²⁰ Note that age dependency ratio is a measure of age dependency not economic dependency (see economic dependency ratio). Shryock and Siegel, (1976:134) *The Methods and Materials of Demography*, San Diego California; Academic Press

Ageing: tendency for individuals to live longer (longevity of life) i.e. an increase in the average length of life pertaining to a population largely as a result of improvements in the quality of the environment and medical advances²¹

Ageing population: rise in the proportion of old people in the total population usually resulting from declining birth rate.²²

Agency planning: planning by an organisation so appointed or established by government²³ (e.g. Physical Planning Department at national level and city assemblies at city level). The planning agent prepares a unitary plan (See also planning authority, town and country planning committee, unitary plan, advocacy planning)

Agenda 21: document endorsed by all government representatives at the United Nations Conference on Environment and Development held in Rio de Janeiro in June 1992 that outlines environment related commitments by governments in the 21-century (see also local agenda 21; earth Summit).²⁴

Age-sex distribution: classification of the population by age and sex (age may be single years, age groups-i.e. five year or quinquennial age groups). The age structure is graphically given by a population pyramid- a histogram showing population by age and sex (see age structure)

Age-specific birth rates: the number of births to women of a given age group per 1000 women in that age group; the age groups being 5 year age groups between 15-19 and 45-49 but also that under 15 and over 50.²⁵

Age specific fertility rate: see age specific birth rates .It is expressed as($f_a = B_a / P_a^f$).

Age-specific mortality (death) rate: the number of deaths for a given age group per 1000 of population (See age specific birth rates, crude death rate)

²¹ Shryock and Siegel, (1976: 132-133) op cit. Ageing of individuals should not be confused with ageing of populations which is a characteristic of an age distribution and is affected by the trend of the birth rates.

²² Shryock and Siegel, (1976:132) op cit. Several methods are used: (a) population ageing or younging is measured by use of median age. A range from 16-36 is common. A population with median age less than 20 is young and one with over 30 and more is old. When the median age rises, a population is aging, if it falls a population is younging. (b) Use of percentage proportion e.g. population with 10% or more of 65 year olds and over is old (France has 12.1%), those with less than 5% are young; (c) proportion of under 15 year olds i.e. if less than 30% is under 15 suggests that a population is old (e.g. France 25.4%), and over 40% of under 15 years olds shows a population is young (e.g. Malawi 45%); use of ratio of number of elderly to the number of children (age-child ratio). If below 15, then the population is young, if over 30 a population is old.

²³ This type of planning is criticised on the grounds that it plans based on loyalty to government, but 'may be serving undesired goals' (Paul Davidoff, 1973 'Advocacy and Pluralism in Planning' in Faludi, A (ed) A Reader in Planning Theory, Pergamon, Oxford.

²⁴ Todaro (1994: 641) op cit

²⁵ Shryock and Siegel, (1976: 278) The Methods and Materials of Demography, San Diego, Academic Press. Like age specific death rates, age specific fertility rate is a central rate.

Agglomeration economies: *savings an individual enterprise makes by locating and operating in the same area as others as a result of sharing specialist utilities, financial services and service industries or serving a large market within a compact geographical area*²⁶ (see deglomeration)

Agrarian economy: *agriculture based economy in which land holding and labour are important means of production (e.g. tobacco production in Malawi relies on size of land and number of tenants). The pattern of distribution, ownership and management is such that those with power and influence control the land and labour. Usually these would be a few powerful landlords (in case of Malawi rich businessmen, chiefs, politicians such as MPs, ministers and the president)(See agrarian reform)*

Agrarian reform: *'land reform combined with changes designed to improve rural life' such as by providing facilities for better education and social life and higher productivity.*²⁷

Agrarian system: *pattern of land distribution, ownership and management as well as social and institutional structure of an agrarian economy (see agrarian economy, agrarian reform)*

Agriculture geography: *study of how geographical phenomena and variations influence agriculture practices and types in a region or in space.*

Agroforestry: *planting trees and crops together*

Air mass: *body of air whose temperature and humidity characteristics remain relatively constant over a horizontal distance of many kilometres that develop climatic characteristics by remaining stationery over a source region for several days*

ALGAM: *association of local government authorities in Malawi, superseded by MALGA (see MALGA)*

Alidade: *instrument in surveying consisting of a rule with sights at each end or a telescope mounted parallel to it used to determine direction by viewing distant objects and noting angular measurements*

All weather roads: *asphalt or tarmac roads, most of which are national or city roads. National arterial roads are designated as main roads (M1, M2, M3, M4, M5 etc). City roads are named after personalities, natural features etc*

Allodial interest: *'the highest proprietary interest known to customary schemes of interest in*

²⁶ Clark, (1987) op.cit.

²⁷ Clark, (1987) op.cit. The purpose of agrarian reform is to promote equitable land holding and facilitate productive use of land. However, according to Jacoby and Jacoby (1971:81), 'it is a fallacy that the mere allocation of land to the peasants will alleviate rural misery as long as the powerful market forces that dominate the economic life in rural areas of underdeveloped countries are allowed to operate freely. Any redistribution of land or ownership rights which does not simultaneously check the market forces, cannot bring about any lasting improvement, since the latter will soon find ways and means to dictate the terms for the peasants' transactions and jeopardise their newly won position as owners' (quoted by Greenwood and Edwards, 1973:12 op. cit)

land; 'sometimes-called paramount title, absolute title or radical title.'²⁸

ALMAC: short for a private urban / physical planning and environmental management consulting firm, Alma Consultancy.

Altitude: the height of a place above mean sea level measured vertically. Altitude, among other factors, gives an indication of climate of a place since, the higher we go the cooler it becomes.

Amenity: aspect of the environment perceived as pleasant and attractive to people which must be planned for or preserved in an urban area. These include non-productive activities / facilities for relaxation, recreation or education (other than commercial, industrial or residential) of an urban area (e.g. golf courses, public open spaces, play grounds) provided as prerequisite for conducive urban environment.²⁹

Anemometer: instrument for measuring direction and strength of wind

APA: African Planning Association, a recently formed umbrella organisation grouping planning institutes on the African continent mean to make known Africa agenda at international agenda and to promote and coordinate planning on the continent³⁰

Apartheid³¹: or separateness or apartness, the Boer or white South African invented policy under which all human races were to live separately by legislation. This policy was applied in urban planning so that urban residential zones corresponded with the importance of each race: the whites in low density zones close to city centres, Asian and coloured in medium density zones, and blacks in high density zones far from central areas of towns. While South Africa institutionalised this policy, segregation (on whatever basis) was the basic planning principle of European planning later transferred to or adopted by colonies and poor countries. After independence race was substituted with income levels even though effectively the status quo remained because income levels are also racially determined. The structure of Malawian cities of Blantyre, Lilongwe and

²⁸ Malawi National Land Policy, 2002:vii

²⁹ With globalisation, amenity provision is construed as one way of attracting foreign investment into productive activities and cities compete on this by 'advertising snap shots indicating that they have all of the public amenities required for the business and personal lifestyle of trans-national investors.' (Douglas, M (2002), 'From Global Intercity Competition to Cooperation for Liveable Cities and Economic Resilience in Pacific Asia,' **Environment and Urbanisation**, Vol.14 No.1: 53-68

³⁰ APA was established in Durban in 2002 with the initiative of South African Planning Institute and has since been recognised by UNCHS and UN Habitat Professional Forum at the Copenhagen Conference of December 2002. The Habitat Professional Forum comprises professions that contribute to the realisation of Habitat Agenda: Isocarp, International Federation of Surveyors (FIG), International Union of Architects (AIU), International Federation of Housing and Planning (IFHP), American Planning Association, International Federation of Landscape Architects (IFLA), Arab Urban Development Institute (AUDI)

³¹ www.africanhistory.about.com/library. South Africa under apartheid had several laws which prevented blacks (and or coloureds) from enjoying development. For example, (a) Native Laws Act of 1952, provided that only blacks born and having lived or worked for 15 years in a town or the same employer for 10 years could have a permanent residence; (b) Pass Laws prevented blacks to leave rural areas for urban areas without a permit; (c) Reservation of Separate Amenities Act (No 49 of 1953) forced segregation in all public amenities, public buildings and public transport to avoid contact between whites and others. Signs of 'Europeans only' or 'non- Europeans only' were guide its applicability.

Zomba testify (see urban apartheid, Group Areas Act).

Appeal (notice of): *notice to the Town and Country Planning Board by an aggrieved developer against a decision by a planning authority explaining intention and reasons for appeal to the Board. The appellant also can seek relief based on the stated reasons for the appeal. This is provided for under the Board Rules, 1991 of the TCP Act No 26 of 1988.*

Application for development permission: *an application on special forms to a planning authority by a 'potential' developer to seek permission to develop within the planning area boundary. Building plans/designs, location/site/block plans must be attached. The planning authority will then scrutinise the plans to check if they conform to planning standards, building codes and by-laws. (Section 36-41 of Act). Scrutiny fees are payable (see application for land,³² outline application, scrutiny fees)*

Application for land (forms): *potential developer is required to use appropriate forms to acquire land in any part of Malawi. In the application the developer states the purpose for which land is intended and pays an application fee which is not refundable. (The fee was revised from K50 in 2001 to K1000 in 2002)*

Application in principle: *application for development to find out whether a planning authority can accept a particular proposed development before committing funds to a project in a statutory planning area (see application for development permission, outline application).*

Appraisal: *an assessment, prior to commitment of support of the relevance, value, feasibility, and potential acceptability of a programme or project in accordance with established criteria³³*

Approval in principle: *approval by a planning authority that is subject to final decision by the Minister especially for matters relating to re-zoning and others in statutory planning areas or approval to permit an applicant to prepare final development plans with respect to outline applications (see outline application).*

Approval: *consent of planning authority for any development in statutory planning areas or areas of special control*

Aquifer: *porous, water saturated layers of soil and rock beneath the earth's surface (or bed rock) that can yield an economically significant amount of water (See water table).*

Arable land: *land that can be used for agriculture, especially crop production.*

Area State of Environment Report: *a situation analysis of the environment and natural resources at the level of traditional authority*

³² By section 50(1) of Town and Country Planning Act (1988) a planning authority can also give notice to an illegal developer and ask him to apply for development permission in 30 days. This is so because the assemblies seem more interested in monies realised from scrutiny fees and property rates than procedure. The section of course questions the whole planning law as each and every body can develop illegally and later be asked to apply for permission.

³³ UNFP, 2001, *Monitoring and Evaluation Toolkit for Programme Managers*
Mtafu Almiton Zeleza Manda

Architect: professional in design of buildings (compare with town planner). Architects must have ample knowledge of town / physical planning³⁴

Architecture: outcome or product of the profession of architects; art and science of designing buildings. Architects believe that good building should have beauty, firmness and utility. The most common attributes of the same today are functionality, aesthetics and psychology; deals with more detail at smaller scale of development and urban design compared to urban planning or regional planning (see urban planning, town planning, urban design)

Area development committee (ADC): administrative structure at traditional authority level (just below district level) meant to promote participation at a level higher than village but lower than district which has been adopted under the district planning system (See urban planning system).

Area of special control: area which is not a statutory planning area, but where planning permission is required before development takes place e.g. Lakeshore Area of Lake Malawi³⁵

Areal differentiation: 'the varied nature of the earth's surface apparent in character, pattern, and interrelationship of relief, climate, soil, vegetation, land use, population distribution'³⁶ etc.

As-built drawing: plan drawings showing exactly the built structure which may be slightly different from the plan drawings before construction due to several factors like slope of land, soil structure etc

Asl: above mean sea level, the average surface level of the sea / lake water (not the floor of the sea / lake) which varies slightly from place to place calculated from a series of continuous records of tidal oscillation over a long period of time which is the standard level from which all heights are measured³⁷. For example, whereas the dead sea is 393m below sea level, its floor is 819m below the sea level.

Asset ownership: ownership of land, physical capital like buildings, human capital and financial resources that generate income for the owner which is a determinant of the distribution of personal income³⁸

³⁴ Architects like quantity surveyors, are registered under the Architects and Quantity Surveyors Act No 29 of 1991. Any person who wants to practice as an architect or quantity surveyor must be registered and pay subscription fee. Those not registered or not paying but practising these professions can be prosecuted. According to a General Notice in Nation of 9th August 2004, there were only 32 registered architects in Malawi. The general public (was therefore) reminded that the law had been designed to protect them from persons who may profess as qualified and simply exploit ignorance,' The Notice was issued by Registrar, Board of Architects and Quantity Surveyors. There were only 15 graduate and 40 architectural technicians

³⁵ Town and Country Planning Act, 1988

³⁶ Clark, 1987 op. cit

³⁷ Clark, 1987, op cit

³⁸ Todaro, (1994:663) op cit

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Atlas: collection or book of maps of various types and uses usually for a whole country (e.g. Malawi), or region (e.g. for Southern Africa) for one continent or the whole world.

AutoCAD: automated computer-aided design, software for land use, architectural and engineering designs.

Autonomy: discretion and flexibility enjoyed by local authorities in their decisions and allocation of resources. It does not suggest local authorities can completely be self-sustaining on the basis of their own direct local revenue alone; hence the necessity of the general resource fund (see general resource fund)³⁹

Average: (or mean or **arithmetic mean**), the sum of a series of quantities divided by their number. Since the most commonly used mean or average is the arithmetic, any reference to average usually implies arithmetic average or mean. However, there are also other means like geometric mean, used when all observations are positive⁴⁰, harmonic mean etc

³⁹ Lamb, DHG (1991) *Rural Centre Management Committees in Malawi: Diagnosis and Prescription*, Development Administration Group

⁴⁰ N th root of N values (Van de Walle, 1958)

B

Back flow: in plumbing, the effect of poor workmanship is that, when flushing water from a building, the liquid does not drain downwards to the sewer line or septic tank; instead it flows backwards into the sink or toilet producing in the process very bad smell. This is caused by building design that did not consider slope of the site.

Backwash effect: in Gunnar Myrdal's ⁴¹ explanation of why regional development is imbalanced, these are forces that work in the favour of the rich region (or core or centre) and include labour migration, capital flow, and trade. When labour migrates from the poor (lagging) region to the rich region, it is not to the advantage of the poor region, but the rich region because migration is selective in terms of education, age, sex, such that the less innovative are left behind, hence stagnation in the poor region. The result is backwash effect. Likewise, capital flow and trade operate in favour of the rich region (See also spread effect, polarisation, cumulative causation)

Balanced growth: attempt to promote spatial equity in regional growth by allowing poorer regions to grow faster than the rich ones so that income levels can equalise or converge, hence balance means convergence (See also regional balance, convergence theories, affirmative action)
⁴²

Bank: raised land on the sides of a river or stream.

Bantustan: under South African 'separate development' laws, territories or homelands assigned to be the living places for nine Bantu or black groups, movement outside which was strictly controlled with specific laws. In the 1980s these territories were given independent nation status, and only became part of South Africa after the collapse of apartheid in 1990s. ⁴³

Barrage: large structure of masonry or concrete built to hold up a large quantity of water for annual storage of floodwater especially for irrigation (usually not for power generation) (see dam)⁴⁴

Base Map: map showing existing developments that is used as basis of local physical development plans (see also land use map)

Baseline Data: data describing the situation prior to intervention by a programme or project that serve as starting point for measuring or demonstrating changes in that situation and the

⁴¹ Gunnar Myrdal (1957) *Economic Theory and Underdeveloped Regions*; Duckworth; Myrdal (1971) 'The Economic Impact of Colonialism' in Mountjoy, A.B (ed) *Development in The Underdeveloped Countries*, London, MacMillan

⁴² Glason, J (1978:29) *An Introduction to Regional Planning*, London, Hutchinson.

⁴³ www.africanhistory.about.com/library accessed 11.08.2004. Specific laws enacted in South Africa to implement this included: Urban Bantu Councils Act No 79 of 1961 which created black councils in urban areas that were supposed to be tied to the authorities running the related Bantustan; Bantu Homelands Citizens Act of 1970 which removed South African citizenship from blacks and compelled all black people to become citizens of a homeland that responded to their ethnic group regardless of whether they had ever lived there or not; Bantu Authorities Act No 68 of 1951 which abolished native representative council and provided for establishment of black homeland and regional authorities with the aim of creating greater self government in the homelands; Promotion of Bantu self government Act No 46 of 1959 which classified black people into 8 ethnic groups each under a commissioner general to manage its affairs without white intervention.

⁴⁴ Clark, 1987 op cit.

performance of the programme or project.⁴⁵

Baseline: facts about the condition or performance of subjects prior to treatment or intervention.

Basic needs approach: approach to development that emerged in the 1970s and 1980s that argues that policies to redistribute growth can not guarantee an increase in welfare for the poorest living in absolute poverty mainly in less developed countries, hence the need first to alleviate poverty by meeting the basic needs of people including minimum consumption requirements, access to public services, access to employment opportunities to enable them achieve minimum income and the right to participate in decisions affecting their lives. It is argued that such an approach can ensure fast and more sustained growth⁴⁶ (See participation)

Basic Needs: goods that are essential minimum standards of living such as food, shelter, clothing, sanitation etc (see basic needs approach to development)

Bay: an indentation in the shoreline often between, and shielded from strong winds (hence an area of calm) by, two headlands e.g. Nkhata Bay, Monkey Bay, Senga Bay

Beacon: iron peg set flush with ordinary ground level and re-enforced in the ground with concrete fill showing letters and numbers by which the beacon is recorded in the field book inscribed in the concrete on the surface of the beacon. Other permissible beacons are a firm metal fence post set in concrete or a hole drilled into solid rock. The beacon will show the survey corner for a plot and once surveyed, a plot remains as such even if beacons are removed. A surveyor can replace the beacon on the right spot any time.

Bearing: angle of one point from another measured clockwise from true or geographical north position in degrees to get accurate direction using an instrument called protractor. 'True' is the direction of the North Pole from the point under consideration. When the 'N' sign is not shown on the map assume that north is the top of the map.

Bed rock: solid hard rock forming the base of earth's crust which may be weathered into clay, sand, silt which then cover its top or if not covered, it appears as outcrop (see also weathering).

Benefit taxes: taxes imposed on people who benefit from municipal services in order to recover the costs of financing for the same service (see local tax, user charges)

Best practice: 'a specific action or set of actions exhibiting quantitative and qualitative evidence of success together with the ability to be replicated and the potential to be adapted and transferred.' Best practices represent the 'Gold Standard' of activities and tools that can be implemented to support program objectives⁴⁷

Best Value: initiative first introduced by central government in the UK used to promote good governance in local authorities by continuously securing improvement in the quality and value for money of local government services and improving local government by consulting and involving people in the planning and delivery of services. 'Best value is about ensuring the best service delivery from within available resources. Any additional money to improve a service will generally need to come from further savings elsewhere'⁴⁸ or indeed fund raising activities or

⁴⁵ UNFP, 2001 Monitoring and Evaluation Toolkit for Programme Managers

⁴⁶ Hunt, D (1989:75-79; 259-291) *Economic Theories of Development: An Analysis of Competing Paradigms*: Hertfordshire, Harvester Press.

⁴⁷ www.infoforhealth.org/practices.shtml accessed 10/08/2004

⁴⁸ Since April 2000, this became law to replace compulsory competitive tendering law (which was limited to a few assembly functions). Best value is applicable to all functions of the local authority, hence does not replace, but extends compulsory competitive tendering practices. Best Value is based on the following principles issued by central government: accountability to and consultation with the local community; the need to ensure quality; recognition of the

grants.

Betterment: fortuitous increase in the value of land that accrues to the owner as a result of the operations of a planning system or of a public or private investment (e.g. in upgraded areas) also called unearned increment⁴⁹

Betterment levy: special levy (money charges) on users (say neighbourhood residents) where roads are rehabilitated⁵⁰ as a cost recovery measure.

Big push development theory: theory that states that all what poor countries (or regions) need to take off into self-sustaining economic growth is massive investment designed to promote rapid industrialisation and building up of economic infrastructure⁵¹

Bills of quantity: descriptive or qualitative measures for calculating or estimating material requirements for construction works (building, roads, bridges etc). (See also quantity surveyor)

Biodiversity (or biological diversity): variability among living organisms in land, water, air and the variability within and between species, genetic formations and ecosystems. (See sustainable development)⁵²

Birth rate: number of live births in relation to the size of a population observed during a given period (usually one year) stated per 1000 (see crude birth rate)

Black water: waste water with excreta, urine and associated sludge.⁵³ (See also sludge, grey water)

Blight: lowering of the value of land and buildings due to official planning proposals that indicate a change of land use or shortening of life of existing buildings (see also betterment)⁵⁴

Block plan: a site plan with details of position of the development, manholes, sewer line, access road, car port (if any) with a clear distinction between the existing and proposed including surface contours. This is a requirement by planning authorities when one makes application for subdivision of land or development permission in statutory planning areas or areas of special control under the Town and Country Planning Act (subsidiary regulations) (see also site plan; location plan)

Blue print planning: 'a form of planning which determines every detail of the solution to a problem and only then proceeds unswervingly towards implementing the plan'⁵⁵

importance of competition; the need for setting targets to check performance, recognition of the importance of external scrutiny all summarised in Four Cs (Challenge, Consult, Compare, Compete). Central to this is the need to ask fundamental questions like why does the assembly provide the service, is the service what people want, is it well-run or efficient service, what are the options for a different service or a different service provider? (**Best Value Newsletter**, Issue No.1, 1999)

⁴⁹ Clark, 1987 op cit.

⁵⁰ World Bank (1987) *A World Bank Glossary: Glossary of Urban Infrastructure Maintenance*; Washington DC

⁵¹ Todaro, (1994:235) op cit

⁵² Variety of different species is called species diversity; genetic variability among individuals within each species is called genetic diversity; variety of ecosystems is called ecological diversity. See Miller, G.T, (1996:93), *Living in the Environment, 9th Edition*, Belmont, Wardsworth

⁵³ Urban Agriculture Magazine, No.8, December, 2002

⁵⁴ Clark, 1987 op cit. The condition of properties changes because owners no longer worry about their upkeep

Blue print: a plan with all the detailed information required taken as final and no changes are allowed (see master plan)

BOD: Biological Oxygen Demand, (sometimes called biochemical oxygen demand) a measure of the amount of dissolved oxygen required for the biological degradation (aerobic decomposition) of a specific quantity of organic solids in a specific amount of water over a given period of time and temperature. BOD is measured in ppm (parts per million) and is an indicator of the amount of waste (or organic pollution in waste water) present in water. In general the cleaner the water the lower the BOD (see also pathogens)⁵⁶

Boma: colonial for district headquarters. The only centre which is still referred to, as Boma without being district headquarters is Chintheche urban centre, the former headquarters for Nkhata Bay until about 1948. (See also civic centre / office)

Boserup theory: theory that argues that (contrary to Malthus theory that food supply limits population size) in a pre-industrial society an increase in population stimulates a change in agriculture production techniques so that more food could be produced, summarised as 'necessity is the mother of invention'. In short, population growth is necessary as it can stimulate agriculture development as new inventions are found.⁵⁷

Bottom-up planning: 'planning approach where only the development programme beneficiaries or the people at the lower levels of an organisation are allowed to be involved in the development planning process that affects their lives.' It is argued that for a project 'to succeed, the needs, values, abilities, priorities and aspirations of the programme beneficiaries must be considered 'essential. This gives the people a chance to shape their own future'⁵⁸ (see participatory planning, top-down planning)

Brandt report: report of the independent commission on international development issues published in 1980 (set up 1977) chaired by Willy Brandt to study global issues arising from economic and social disparities of the world and to find ways of promoting adequate solutions to tackling absolute poverty.⁵⁹

⁵⁵ Faludi, A (1973) 'Towards Comprehensive Planning' in Faludi (ed) *A Reader in Planning Theory*, Oxford, Pergamon Press.

⁵⁶ Miller, G.T (1996:479). Large populations of bacteria, phytoplankton, fungi etc supported by these oxygen demanding wastes degrade water quality by depleting water of its dissolved oxygen which they use for respiration causing oxygen consuming organisms like fish to die. It is the need to use oxygen that creates the demand in BOD

⁵⁷ Bradford, M.G and Kent, W.A (1997:149), *Human Geography: Theories and their Applications*, Oxford University Press. Boserup argues that the shift from forest fallow to more intensive land use methods using improved tools that produce more food was due to population pressure: 'people knew of the techniques required by a more intensive system. When the population grew, they then became willing to adopt them.'

⁵⁸ Mhango, Du G.L (1998:5). The approach is criticised for relying too much on the grassroots who may not have the resources for implementation of the programme. Hence it is considered unfair to the 'donors' not to have a say on how their funds are to be used.

⁵⁹ Clark, 1987 op cit. The Commission recommended the setting up of an emergency food programme to promote food production for the increasing world population, to find new sources of energy, to deal with transnational companies, to transfer financial resources from the rich to the poor countries and to reform the economic system by reorganising international institutions. Robert McNamara then World Bank president set up the commission.

Brain drain: emigration of highly educated and skilled professional and technical manpower from a country (to other countries, or indeed from the public sector to the private sector) mainly because of low wages, lack of requisite equipment and lack of political will⁶⁰.

Break of bulk location: point on a transport network where freight or goods change mode of transport, say, from ship to rail or road e.g. at Chipoka, Nkhata Bay, Chilumba, Liwonde.

Breeze: wind blowing from lake to land or vice versa according to differential heating and cooling of land and water. During the day heating of land causes air to rise in low pressure giving chance for cooler air from the lake to blow inland and cause a cool breeze at shore. At night the breeze is from land to lake because the land cools faster than lake and hence a low pressure is created at lake where air is warm.

Breezeblock: manufactured concrete or wooden product with slots which is used for ventilation in buildings (and beauty) in brick wall fences) in place of windows.

Bretton woods Institute: the IMF and World Bank, so referred because the conference to establish them was held at Bretton Woods town in New Hampshire in USA in July 1944 where 730 delegates from 44 countries gathered towards the end of the second world war.⁶¹

Brick wall fence: fence along perimeter boundary of a property for security reasons. The fence is according Standards and Guidelines supposed to be 1.5m high with the 0.5m at top in breezeblock. However due to deterioration in security situation in the country fences as high as five metres can be constructed without planning authorities' action

Bridge: a structure of appropriate size and reinforcement across a river with a minimum span of 6m⁶² to allow human and vehicle movement without contact with water (see culvert)

Brownfield development: relating to urban redevelopment, regeneration and renewal such as when an old building is rehabilitated or demolished and replaced with a new one as is presently the case in Blantyre Central or in upgrading of housing areas (see greenfield development)

Brundtland report: report of the world commission on the environment and development chaired by Gro Brundtland published in 1987 and entitled 'Our Common Future'.⁶³

⁶⁰ In Malawi the most seriously affected professions are medicine, law and urban planning. At one time in the 1980s it was claimed in the press that Manchester City in the UK had more Malawian medical doctors than the whole of Malawi as a country.

⁶¹ www.wordiq.com accessed 16.08.2004. The establishment of the organisation was a compromise between countries that preferred greater planning and state intervention such as France and those favoured limited state intervention such as USA and Britain even though both understood the important role of the market mechanism. The idea behind formation of the institutions was the realisation or belief that, as held by US Secretary of State Cordell Hull (1933-1944) that the two world wars were caused by economic discrimination and trade war fare especially trade controls of Germany and imperial preference system of Britain. The choice to use the dollar as world currency came because the US then held a majority of world investment capital, produced half the world's coal, two thirds of the oil, and more than half the electricity, had 80% of gold reserves and was largest world industrial power that had also not been affected by the war among other advantages. The Bretton Woods Conference led to formation of IMF and IBRD (now World Bank). Officially formed on 27 December 1945 with 29 participating countries that signed the agreement, IMF was to keep rules and be main instrument of international management and started operating 1 March 1947.

⁶² A World Bank Glossary

⁶³ The World Commission on Environment and Development was asked to formulate a global agenda in 1983 by UN Environment Programme which was borne out of the 1972 UN Conference on human environment in Stockholm. It was to examine human activities in relation to the environment. The Report led to UN General Assembly passing a resolution for the Rio Summit in 1992. The UN Conference on Environment and Development in Rio was called Earth Summit.

Building by-law: local regulations for determining the standard of buildings in terms of height, building materials, room size etc

Building line: a line drawn across a plot so that no building or structure except a boundary wall or fence of approved design enclosing the plot, may be erected within the areas contained between the line and plot frontage. The buildings are meant to leave out enough space for service vehicles and utilities like water, telephone and electricity reticulation lines. (See also stream reserve)

Building plan / design: plan of a building showing all cross sectional measurements and side elevation views which a builder must implement

Building society: institutions established for the purpose of providing members with access to housing finance.

Building while saving: also called incremental building, method of housing finance 'whereby a household will construct and occupy a partly built house and improve and extend it over time' which allows the household to save on rent as well as provide shelter for a relatively small initial investment' even though in the short term 'the household might be inadequately housed and the house will most likely be classified as substandard.'⁶⁴ (See saving in building)

Building: structure constructed of a variety of materials depending on economic status, taste, purpose, and technological age with walls and roof intended to stay in one place⁶⁵

Burgess Model: urban land use model proposed by E.W. Burgess in 1920s using ecological factors to explain spatial variations in a city (using example of Chicago) that shows five concentric zones based on age of houses and wealth of their inhabitants. He noted the tendency for people living in an inner zone to invade and eventually succeed to the next outer zone as a result of population growth in the inner centre; the tendency resulted in concentric ring zones around the CBD ⁶⁶.

Burglar bars: iron or steel bars welded on windows or doors to keep out thieves (burglars). The use of burglar bars came into the limelight after 1992 change to multiparty politics when open robbery became normality as police resigned their duties or helped thieves with guns through corrupt loss of public guns and ammunition.

Bus depot: where buses operate from, are maintained and have administration offices. So Shire Bus Lines Makata site is a bus depot, so is the one at Chichiri (see bus station).

Bus station: central point or terminal for passenger arrivals and departures; can have small ticket sales office. So WENELA in Blantyre is a bus station.

Bus Stop: point along the road where bus can stop to pick up or drop passengers

Bush clearing: removal of vegetation before a planned development commences

By-law: laws or regulations made by and for local government authority in order to effectively enforce national laws or to implement its own development plans. The regulations are made and

⁶⁴ Mumtaz, B.K and Ramirez, R (1991: 6) *Housing Finance Manual for Developing Countries*, UNCHS, Nairobi. In Malawi this is more common in informally settled areas (and less common in formal settlements) used particularly also for security of building materials. But it is less common that saving in building.

⁶⁵ Longman Dictionary of Contemporary English

⁶⁶ Bradford, M.G and Kent, W.A (1977:70) *Human Geography: Theories and Their Applications*, Oxford University Press. Zone 1 is CBD, zone 2 is area in transition which is being invaded by business and light industry with houses subdivided and occupied by new migrants, zone 3 is inhabited by workers in industry who escaped from zone 2 due to deterioration; zone 4 is residential area for the high-class and zone 5, beyond city limit, is commuter zone consisting of suburban area or satellite cities within 30-60 minute driving to the CBD.

adopted for effective administration of the Local Government Act that requires prior approval of the minister responsible. By –laws of local authorities may be similar but not the same. By laws are made for education, health, waste management, burial activities, markets, traffic etc

By-pass: *a road skirting a busy urban centre meant to divert through traffic from roads in a congested area and hence reduce traffic jams, travel-time and accidents.*⁶⁷

⁶⁷ Clark, 1987 op cit

C

Cadastral map: a map with a large enough scale (e.g. 1:2500) showing how a piece of land is divided into plots according to property ownership

Cadastral survey: survey conducted to produce a cadastral map; to demarcate plots and settle or prevent land ownership conflicts relating to such plots or land parcels to provide security of tenure and prevent land owners evading tax.

Cadastre: a public register of the quantity, value and ownership of land in the country based on a survey showing accurately the extent and measurement of every plot of land compiled to assist in policy making- Greek: kata stichon= line by line⁶⁸ (See land registration)

CAP: Commonwealth Association of Planners, association of planning institutes in former British colonies

Capacity: ability to perform one's duties, which is acquired through training and experience and better realised where the requisite facilities are also available. While a lot of capacity building training is done in Malawi, capacity especially at local levels is still very low due to brain drain and poor targeting.

Cape: high headland jutting out into the sea or lake

Capital flight: tendency by local businesses to transfer funds to foreign countries

Capital gains tax: tax levied by local authorities on undeveloped land to discourage land speculation.

Capital value: in valuation, valuing property in relation to whether the property is freehold (value land plus improvements), leasehold (almost same as freehold), or only for improvements.

Capillary action: when water that at some point rises, that portion of its surface, not in contact with the solid surface due to adhesion, cohesion and surface tension where water touches a solid

Car park: space for cars along shopping streets or at shops

Carport: covered space for a car usually at a residence

Carrying capacity: (a) ecological definition: 'population of a given species that can be supported indefinitely in a given habitat without permanently damaging the ecosystem upon which it is dependent' i.e. the maximum sustainable population in a given area or (b) for human beings, it is 'the maximum rate of resource consumption and waste discharge that can be sustained indefinitely in a given region without progressively impairing the functional integrity and productivity of relevant ecosystems'⁶⁹ see optimum population)

Cartel: an organisation of producers or professionals colluding to limit output of their produce so as to raise prices, and hence, profits (e.g. oil) and to agree on a specific price e.g. valuers

Cartography: drawing of maps and charts based on survey data at appropriate scale (see map, scale)

Catchment area: area over which rain falls and is caught to serve a natural drainage system such as a river (see also watershed)

⁶⁸ Home, R (2004) 'Outside de Soto's Bell Jar: Colonial/Post Colonial Land Law and the Exclusion of the Peri-Urban poor' in Home, R and Lim, H (eds) Demystifying the Mystery of Capital: Land Tenure and poverty in Africa and the Caribbean; London, Glasshouse Press.

⁶⁹ Hardoy, Mitlin & Satterthwaite (1999) 'The Rural Regional and Global Impacts of Cities,' in Satterthwaite, (ed) The Earthscan Reader in Sustainable Cities, London, Earthscan

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Cause group: *a group of people with special training and having a body of knowledge working for the public interest (e.g. Malawi Institute of Physical Planners, Surveyors Institute of Malawi, Malawi Institute of Architects) (See also profession, interest group)*

CBD: *central business district; city centre, the commercial and business centre of an urban area (e.g. city centre in Lilongwe, New Commercial Area in Mzuzu, Blantyre Central, Limbe Central)⁷⁰ where land values are highest, usually it is the most accessible part of the urban centre*

CBO: *community based organisation, organisation formed by local or neighbourhood communities for the upliftment of their own lives.⁷¹ (see NGO)*

CDC: *community development committee, the comparable level of village development committee in urban districts (see ward, ADC)⁷²*

Census: *enumeration of living organisms or otherwise, but usually used with reference to human population (see population census)*

Centralised planning: *determination by the state of what should be produced and that factors of production should be allocated among different uses. Central planning is done by the central government and then dictated to various sectors of the economy as was common in socialist and dictatorial regimes⁷³*

Central place functions: *activities available at a central place, which attract people from surrounding areas. These may include post offices, markets, hospitals, secondary schools, stadiums, entertainment halls, shops (retails or whole sale), courts etc. The more central place functions a centre has the more it grows. Growth may be from a village centre, to urban centre of different sizes.*

Central place survey: *a survey to understand the operation of a central place in terms of intensity and magnitude of central place functions ideally to test the applicability of the central place theory. This was done in Malawi in 1980s on the basis of whose results the NPDP and urbanisation strategy or urban hierarchy was developed. 187 central places were identified. Since there are elements of subjectivity the figure may be questioned; indeed the initial figure was 250.⁷⁴*

Central place theory: *theory proposed by Walter Christaller, a German geographer (1933),*

⁷⁰ An urban area may have more than one CBD e.g. Lilongwe's City Centre/Capital Hill and Old Town/ Area 4; and Blantyre Central and Limbe for Blantyre i.e. the land use pattern is built around more than one centre (multi-nuclei) which 'may have existed for years, such as villages incorporated by a city's growth [or] have formed recently such as new industrial estates acting as foci for residential development.' The high land values lead to intensive use of land and buildings are built vertically as much as possible to save on land, maximise room space and hence rental income Bradford and Kent, (1977:70; 76) op cit

⁷¹ Sometimes, if not usually, established with the assistance or instigation of powerful NGOs keen on justifying requests for international funding.

⁷² The CDC should be a formal structure within the mechanisms for promoting participatory planning. At the ward level there should exist CDCs that meet to prioritise demands for their ward that they pass on to the ward councillor who then submits these demands at the full town assembly meetings. The CDC committees are elected democratically. In Mzuzu, the traditional chiefs have ex officio membership but no power more than the elected committee. The innovative arrangement is model for Malawi that has removed existing conflict in other cities especially Blantyre regarding urban land management in traditional housing and squatter areas.

⁷³ Todaro, (1994: 665) op cit

⁷⁴ National Physical Development Plan Vol .1 Policy Document

which based on a set of assumptions, argues that there exists spatial order in the distribution of central places (settlements) and explains this with reference to their relative sizes and location.⁷⁵ Simply, 'towns with the lowest level of specialisation would be equally spaced and surrounded by hexagonally shaped hinterlands. For every six of these towns there would be a larger, more specialised city which in turn, would be situated an equal distance from other cities with the same level of specialisation as itself.'⁷⁶ (see also range, threshold, administrative, traffic, and market principle).

Central place: a settlement or activity with influence over its hinterland because of activities it offers. Those activities attract people from surrounding areas e.g. a town, a hospital (see central place functions)

Centre management committee: committee appointed by central government to facilitate the selection of locations for new and manage the affairs of rural growth centres under the National Rural Centres Programme. The logic was to introduce some participation at local level in the management of rural growth centres⁷⁷ on similar lines as district or town councils then⁷⁸ (see also rural centre)

Centre periphery theories: theories that emphasise cumulative causation and divergent regional growth⁷⁹ (see also cumulative causation, polarisation).

Certified plans: development plans (e.g. building plans) that have been approved by a planning authority and bear a stamp showing the same and associated conditions to be followed (and monitored!) as construction progresses. Once the plans are certified, a developer can commence construction but following **all** conditions attached, otherwise the **whole** development becomes 'illegal'

Ceteris parabus: expression which means 'all else being equal' or 'holding all factors constant' commonly used by economists in their arguments.⁸⁰

⁷⁵ Bradford and Kent (1977). The theory has been criticised for its assumptions that simplify reality, but has been proved in reality and for this reason has been used even in Malawi.

⁷⁶ Johnson, J.H (1972:101) *Urban Geography: An Introductory Analysis*, Oxford, Pergamon

⁷⁷ One reason why the Rural Growth Centres Project was discontinued was, while the committees were meant to promote participation, they lacked power and financial independence. They 'consisted solely of appointed representatives, with administrators predominating.' The importance of local participation was realised only after over 10 years of project implementation. 'The extent to which the objectives have been achieved is disappointing.' The project was discontinued unless Malawi wanted to go it alone (Federal republic of Germany, 1990, *Rural Centres and Secondary Centres, Malawi: Final Report on the Evaluation of the Development Programme*, Bonn

⁷⁸ District Councils within whose areas rural growth centres were located were instructed to establish rural growth centres committees and also a sub committee of the same to be called rural growth centre management committee. Note that the growth centre location objectives and criteria, despite its name, first phase centres 'were essentially rural community service centres'- the project sought to bring a package of facilities and services to the most remote areas. Remoteness was a major selection factor (away from the boma and main urban centre at about 60 km distance) plus spatial equity, deficit in availability of basic services and facilities, complementarity with agriculture and rural development strategy and potential for local participation and self help (Lamb, D 1991:6-9, *Rural Centre Management Committees in Malawi: Diagnosis and Prescription, A Report to German Agency for Technical Cooperation*, Birmingham, Development Administration Group.

⁷⁹ These theories generally relate to theories of Hirschman, Friedman and Myrdal whose general argument is that if there are two regions and one develops faster than the other due to natural or man made advantages, the advantaged region will continue to grow faster than the disadvantaged region and the process may be cumulative with the developed region getting more developed and the poor getting more poorer. The theories have policy implications as government may be required to promote growth of poor regions or pressure may come from the poor regions themselves. Read: Hirschman, A.O, 1958, *The Strategy of Economic Growth*, Yale; Friedman, J, 1967, *Regional Development Policy: A Case Study of Venezuela*, MIT Press; Myrdal, G, 1957, *Economic Theory and Underdeveloped Regions*, Duckworth

CFC: *Chlorofluorocarbons, organic compounds made up of atoms of carbon, chlorine and fluorine, which can deplete the ozone layer when they slowly rise into the stratosphere, and their chlorine atoms reacts with ozone (See climate change, global warming).*

Chief executive: *the administrative head of an urban district (e.g. for Lilongwe City, for rural district, officer is called DC⁸¹) (see also mayor, DC)*

Chimney: *smoke outlet usually on top of a building*

Cities alliance: *a coalition of cities and their development partners committed to urban poverty reduction with emphasis on scaling up upgrading and promoting participatory and inclusive urban development strategies. The alliance manages a grant facility to encourage innovations and reach these objectives. (See cities without slums facility)*

Cities without slums facility: *funds initiated by Norway and USAID designed to help cities in Sub-Saharan Africa in upgrading plans for poverty reduction and does this by working with organisations of the poor, civil society, and the private sector. The fund is about \$75,000.⁸²(See cities alliance)*

City environmental profile: *a profile of a city in the context of Sustainable Cities Programme, the purpose of which is to identify key actors or stakeholders, increase awareness of stakeholders about sustainable cities process, identify major environmental issues affecting the city and the main implications. This serves as a basis for facilitating the planning and holding of city consultation (see also sustainable cities programme).⁸³*

City plan: *an urban structure plan for a city, hence you have Blantyre City Plan or Blantyre (City) Urban Structure Plan. The 'urban' and 'structure' are deleted because 'city urban' sounds tautologous.*

City rates: *property tax charge on all properties within the town/city/municipal whether the property was legally or illegally built or on legal or illegal plot. The rate is based on the land value and improvement on it or the quality of the building built (See town rates, valuation)*

City: *(a) politically, an urban area declared as such by the president within the context of Local Government Act. For example Blantyre-Limbe was declared with effect from 6th July 1966 under GN 627/1966; Lilongwe was declared with effect from 1st January 1975 under GN 194/1974 and Mzuzu was declared with effect from 28th August 1985 under GN 91/1985; (b) physically, large*

⁸⁰ While economists hold most factors constant to make their arguments and plan for the future, physical /urban planners, use those many other factors to make arguments and plan the future in the understanding that not one factor can influence events in space

⁸¹ During the decentralisation programme discussions, an attempt was made by government to change the designation of DC to (District) Chief Executive apparently because DC sounded colonial. The proposal was shot down by the public who preferred DC because that is what they were used to arguing change could not just be for the sake of it.

⁸² The facility can also assist alliance members to design and implement programmes of action according to the Cities Without Slums Action Plan which sets the target of improving the lives of 100 million urban slum dwellers by 2020. This was also adopted as the millennium development target No.11 by the UN General Assembly at the Millennium Summit in 2000. The impacts of this are to be measured through such indicators as improved sanitation and security of tenure. USAID partners can access up to \$500,000 from the 'core funds,' the Cities Alliance grant. The Cities without slums falls under 'non-core funds.'

⁸³ J.J. Matope, 1999, 'Blantyre City Environmental Profile: Project Partners Briefing'. The city environmental profile is second stage of the three in the sustainable cities programme process: the first is the drafting of the Urban Agenda 21 National Programme with the aim of reducing poverty and creating an enabling environment in the country. The third is city consultation whereby priorities are clarified, procedures and institutional arrangements agreed on and commitments from stakeholders obtained.

self sufficient urban areas with big (size of course varies in space) cosmopolitan population (see also municipality, township, town, suburban town).⁸⁴

Civic centre / offices: *administrative headquarters for an urban authority e.g. for Blantyre City on Kasungu crescent, Mzuzu city on Nkhata Bay Road, Lilongwe at City Centre etc.*

Climate: *average long term (averaged for a period of about 30 years) weather conditions including seasonal variations and weather extremes like cyclones and droughts, of an area that determine conditions of life in that area (see weather)⁸⁵*

Climate change convention: *one of the agreements reached at Rio 1992 Earth Summit 'to stabilise atmospheric concentrations of greenhouse gases at levels that will prevent human activities from interfering dangerously with the global climate system...to reduce the warming greenhouse gases to earlier levels by the end of the decade...target of reducing carbon dioxide emissions to 1990 levels by the end of the decade.' The summit also agreed to reduce emissions of other five greenhouse gases by 6% between 2008 and 2010 in order to reduce or avoid global warming (see Kyoto protocol, global warming)⁸⁶*

Climate change: *threat, attributed directly or indirectly to human activity, that rising of global temperatures (see also global warming) might result in shifts in climatic belts with disastrous outcomes such as melting of glaciers in polar regions which might cause flooding of all major lowland areas and also increase tropical temperatures to extremes leading to arid conditions. (see climate change convention)*

Closed population: *population not subjected to migration, inwards or outwards, and whose growth depends entirely on the difference between births and deaths. This depends on migration policy of a country as was common in communist countries until the 1990s. (see open population, intrinsic rate of natural increase)*

COD: *Chemical Oxygen Demand, amount of oxygen measured in mg/L that is consumed in oxidation of organic and inorganic matter used to measure the total amount of organic and inorganic pollution in wastewater. Unlike in BOD, here all compounds are oxidised (see also BOD).*

Code of conduct: *written and (unwritten) 'statements that provide a point of reference and a continual reminder to a profession and individuals of what they are ultimately aiming to achieve and...provide bench marks against which their performance ...may be evaluated and ...criticised'⁸⁷ (see professionalism, profession, ethics, expert)*

⁸⁴ Manda, 2001, 'Malawi' in Isocarp, *International Manual of Planning Practice*, The Hague. Note that city status is only a political decision over an urban area; it does not depend on size, functions, development pace even though these are among conditions for declaring an urban area as city. City differs from town or municipality simply because it is declared by the president while municipality and town are declared by minister for local government. See Laws of Malawi Cap22:01 Local Government (Urban Areas) (subsidiary Legislation under Sec 3,5, and 6) superseded by Local Government Act, 1998

⁸⁵ Miller, G.T (1996:129) op cit.

⁸⁶ United Nations Conference on Environment and Development, 'Earth Summit: Convention on Climate Change,' Rio de Janeiro, 3-14 June 1992. Some countries like the UK have own targets of 12% and for carbon dioxide of 20% for the same period with target sectors as transport, renewables, and energy efficiency.

⁸⁷ Taylor, N (1992) "Professional Ethics in Town Planning: What is a Code of Conduct for?" *Town Planning Review*, Vol. 63 No 3: 227-241. A code of conduct exists for a profession and must therefore explain the purpose of the profession, how the profession will be evaluated and criticised.

Collateral: a form of security to the lender by a borrower by pledging assets, usually in form of property deeds or titles, as guarantee for the repayment of money.⁸⁸

Colonial land policy: generally, English (and other European laws) law transferred to the colonies since the 19th century. The English law, reception clause, provided that 'as from a specified date, the common law, the doctrines of equity and statutes of general application applying in England as on that specified date would apply also in the particular country named in the reception clause' despite the fact the said law has a different historical background and philosophy.⁸⁹

Colonialism: system in which a country claims sovereignty over territory and people outside its own boundaries often to initiate economic domination over their resources, labour and markets; belief used to legitimise and promote this system and that colonisers are superior to those colonised⁹⁰

Commitment package: in urban development planning, the task accepted by an implementing organisation in a planning process based on its available resources. This implies that the said stakeholder participated in the planning process and hence the task is likely to be accomplished. Lack of stakeholder participation in Malawi is major reason for the failure of urban development plans (see implementation package)

Common property resource: resource that people are normally free to use; most of such resources being renewable and owned by no one e.g. air, lake water etc (See tragedy of the commons)⁹¹

Commons: natural resources especially land reserved for common use as well as rivers, lakes, the atmosphere⁹² (See tragedy of the commons)

⁸⁸ Ideally the value of the property so pledged must not be less than the amount borrowed and the property must be possessable and capable of being liquidated for cash by the lender (Mumtaz and Ramirez, 1991:120) op cit.

⁸⁹ McAuslan, 2000, 'Only the Name of the Country Changes: The Diaspora of European Land Law in Commonwealth Africa' in Toulmin, C and Quan, J (eds) *Evolving Land Rights, Policy and Tenure in Africa*, London, DfID/IIED/NRI. McAuslan states that English land law has always been based on two principles of divided rights of ownership and the separation of what is owned from the physical substance of the land itself. In countries still using the English system, 'what is owned is not land itself but an estate or interest in the land; a bundle of rights which at its highest confers on the owner of the estate all the powers over a piece of land which a layperson would associate with ownership. . The ultimate owner of land in England is the Crown: subjects own estates in land held from the Crown.' The history of this scenario can be traced to 11th Century when William the conqueror forfeited all land to himself in 1066 and made no difference between conquering a country and acquiring the land of that country. 'To reward his supporters, he handed out land to them but consistent with the notion that conquest and land ownership were inseparable, his supporters did not get ownership of the land; they held their land from him in the form of an estate-an abstract tenure concept'.

⁹⁰ The British for example believed that they were the most superior race and needed to rule as much of the world as possible and taught the subject even in their universities: 'We are still undegenerate in race; a race mingled with the best northern blood ...will you youths of England make your country again a royal throne of Kings, a sceptered isle...? This is what England must either do or perish; she must found colonies as fast and as far as she is able, formed of her most energetic and worthiest men; seizing every piece of fruitful waste ground she can set her foot on, and there teaching these her colonies that their chief virtue is to bear fidelity to their country, and that their first aim is to be to advance the power of England by land and sea...' lectures that had great influence on characters like Cecil John Rhodes who became a millionaire at age 25 while conquering colonies. Born in 1853, Rhodes died at 49 in 1902 in Cape Town. See *Africa Stage: Monica Dispatch*, 30 June, 1999, 'Cecil John Rhodes: Lowdown Thief or Hero for the Nation.' Visit <http://www.worldtrek.org/odyssey/africa> accessed 16.08. 2004

⁹¹ Miller, G.T (1996: 14) op cit.

⁹² In environmental discourses, uncontrolled use of the commons is considered unsustainable and illegitimate (cf. Greenwood and Edwards, 1973:410 op.cit).

Community Based Natural Resource Management (CBNRM): *the management of natural resources by the people who use them for the benefit of all of them and hence have a sense of ownership if the natural resources as contrasted with the same being managed by the government alone, an approach adopted to curtail illegal destruction of natural resources as communities feel the same do not belong to them.*

Community participation: *‘democratic and voluntary involvement of communities in decision – making which directly affects their living conditions.’ (See also participation, community)⁹³*

Community: *a group of people usually from the same area and within the same cultural background with an interest to undertake a set of activities. Sometimes, also called grassroots population (see grassroots).*

Commuting: *movement of people from the places they live to where they work*

Comparative (cost) advantage: *advantages one region has in producing a commodity at a relatively lower opportunity cost in terms of forgone alternatives that could be produced (See absolute cost advantage)⁹⁴*

Comparison goods: *or comparison services, high order usually expensive goods or services found in city centre of isolated shopping malls, so called because people like to compare prices and quality before buying. Such goods may be electrical equipment, clothes, jewellery etc.*

Compass: *(a) an instrument with a magnetic needle (hence magnetic compass) inside it that always points used to indicate direction. The magnetic compass has four major directions, North, South, East and West that are called cardinal points. A compass is surveyor’s companion even on small assignments like preparing site plans; (b) a mathematical instrument for drawing circles; (c) an organisation promoting community sustainable utilisation of natural resources*

Complementarity: *when two places interact as a result of a demand in one and supply in another. This concept explains movement of people and goods as well as trade between places and regions. In other words, if all places were self-contained, the concept would be meaningless (See also transferability, intervening opportunities).⁹⁵*

Comprehensive planning: *planning approach that incorporates all sectors in order to ensure that development is orderly in the whole country (e.g. the national physical development plan is a comprehensive plan) or whole city (e.g. urban development plan, urban structure plans). Comprehensive planning is similar but not the same as unitary planning (see ad hoc planning, unitary plan, master plan, urban district development).⁹⁶*

Comprehensive redevelopment: *demolition by city or government of a whole urban landscape, usually of the inner city, before rebuilding on a planned basis*

⁹³ Yap, 1998 quoted in UNCHS / ILO, 1995, op. cit.: 155

⁹⁴ Todaro (1994:419-420; 666). Op cit. Since it is impossible to do everything one wants, it is profitable to do what one is best suited in terms of abilities and resources. A country, or region or city must specialise in the export of products that it can produce at the lowest cost compared to its competitors.

⁹⁵ The three concepts, complementarity, transferability and intervening opportunities, were suggested by E.G. Ullman in 1851 in his theory of commodity flow which is applicable in geography to the flow of ideas and movement of people (Clark, 1987, op cit).

⁹⁶ Comprehensive planning approaches based on ‘survey-analysis-evaluation-plan-implement’ have caused a crisis in physical planning because they are copied from developed countries, are time consuming, rigid etc. (Dowall & Clark, 1966:12)

Concealed houseless ness: condition whereby people live with family or friends because they cannot afford shelter for themselves (see risk of houseless ness)⁹⁷

Concept: mental images that summarise collections of seemingly related observations and experiences⁹⁸

Concept drawing: design showing in outline major features, for instance, of layout plan or building design; simply this is a draft design.

Conceptualisation: process of specifying and refining precisely what is meant by the terms used in specific disciplines or indeed everyday language⁹⁹

Conceptual model: an approximate representation or simulation used to describe the general relationships among components of a system¹⁰⁰

Concession: exclusive and non-exclusive rights granted by a public authority to a private firm to provide a service within its geographical area¹⁰¹

Concubine: in demography, a woman with an accepted conjugal status inferior to that of a legally recognised wife, especially in polygynous societies; also loosely used to denote a woman other than a wife living in a conjugal union with a man; sometimes referred to as companion or mate¹⁰²

Condensation nuclei: tiny dust or smoke particles in the atmosphere around which water vapour collects and condenses to enable clouds to form and therefore precipitation to occur.

Conditional approval: approval of development plans by a planning authority with conditions that must be satisfied before development commences or during constructions. If the developer ignores the conditions so imposed, the planning authority revokes the approval and if he proceeds with construction, the development becomes illegal. This can happen at any stage of construction so long one of the conditions has not been fulfilled. The planning authority has legal power to issue a stop notice and later if necessary demolish 'the illegal' development.

Condominium: residential buildings in which the land and common facilities are owned (developed or bought) in common by a society or association or cooperative in which individuals have pooled their resources, but individual dwelling units are privately owned.

Confluence: point where one river joins another, which is usually larger than itself.

⁹⁷ Marais, L (2000) 'Towards an Understanding of the Housing Problem: Some Evidence from the Free State Province, South Africa,' in Proceedings: Strategies for Sustainable Built Environment, Pretoria, 23-25 August 2000.

⁹⁸ Babbie, E (1992:120-122) The Practice of Social Research, Sixth Edition, Belmont, Wadsworth. Since different people have different mental images, there is need to conceptualise them. That is why three kinds of definitions are essential to reduce confusion between concepts and reality e.g. real definition, nominal definition and operational definition. A real definition is a statement of essential nature or attributes of some entity; a nominal definition is one 'assigned' to a term e.g. economic status can be specified as income level and education status; while operational definition spells out precisely how the concept will be measured i.e. what are the operations that will be used to measure a concept.

⁹⁹ Babbie, E (1992:118). For example, if we want to confirm that women are more compassionate than men, we need to first understand or agree what is meant by compassionate. To do so we then require to identify indicators so that compassionate can be measured. For example, if it includes visiting patients, going to funerals etc then we check the number of times this is done and compare between men and women

¹⁰⁰ Miller, G.T (1996: 56) *op. cit.*

¹⁰¹ A World Bank Glossary, *op.cit.*

¹⁰² Van Walle, 1958 *op cit.*

Congestion: overcrowding on the roads causing traffic jams either because the roads are small or because the number of cars has grown more than anticipated

Conservation: preservation of natural resources and their protection from misuse, wastage and hazards like fire.

Constant: unchanging arbitrary number by which rates, ratios, proportions can be multiplied to express measures in understandable manner. The constant may be 100, 1000, or any number depending on what is being studied.

Consultancy: a company that is established to perform professional services in specific fields on behalf of organisations that lack adequate or qualified personnel or indeed that may not have enough time or interest to engage in such activities because these may not be the core business of the organisation.

Consultant: a professional hired to perform certain tasks on behalf of an organisation within a specified time either because the said organisation does not have the time itself or the personnel.

Continental drift: theory, first suggested in 1858 and re-stated by Alfred Wegener in 1911, that the present distribution of the continents is the result of the break up of one pre-existing land mass called pangaea which have moved apart with the intervening hollows so created becoming occupied by the oceans (e.g. the Atlantic ocean was a result of drifting apart of Americas from Africa) and Europe. Evidence of continental drift include the shapes of the continents which suggests they can fit together, the corresponding climate and types of mineral resources across the same climate belts (See plate tectonics)¹⁰³.

Contour (lines): lines joining all places of the same height above sea level (which is at 0 m) on a map. Contour lines give an indication of height, shape of relief (using their irregularity), steepness of slope (using their distance apart). Where contours are close together, slopes are steep; where they are far apart, slopes are gentle. If an area has no contours, it is flat land (either a low land or top of a plateau).

Contour interval: constant vertical distance separating successive contours. Since contour interval is fixed, spacing of contours on a map varies with changes in slope¹⁰⁴

Controlling Authority: the planning authority (including officers employed by the same or authorised by the minister); in case of THAs, it also means Malawi Housing Corporation or urban assemblies who have authority over traditional housing areas in some towns. (see planning authority)

Conurbation: two large urban areas existing close to each other so that it is difficult to identify the original nuclei or the boundary between them except only legally e.g. Blantyre-Limbe; Pretoria-Johannesburg (see megalopolis) due to urban sprawl

Conventional housing area: a housing area where houses constructed had their building plans first approved by a planning authority. There are different types of houses according to density: high-density permanent (e.g. Chasefu in Mzuzu), medium density (e.g. Njamba in Blantyre), low density (e.g. Area 10 in Lilongwe). Of course there may be several illegalities in such areas such as illegal plot subdivisions, house extensions etc) (see formal housing, public housing project)

Convergent theories: economic development theories that argue that economic development cannot take place everywhere all at once; other areas or regions have to wait for 'trickle down effect.' These theories hold that inequalities in development are temporary and self correcting (only time matters) as automatically there will be a shift from primary to manufacturing to

¹⁰³ Clark, 1987; Strahler, A.N (1975:389) *Physical Geography* 4th Edition, New York John Wiley & Sons

¹⁰⁴ The general rule is: close crowding contours represent steep slope; wide spacing of contours represent gentle slope.
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tertiary activities as a result of internal evolution, division of labour and income elasticity of demand.¹⁰⁵ (See also Cumulative causation, divergent theories).

Convenience goods: or services, low order good, cheap commodities in terms of price, that are bought regularly such as bread, sugar etc. Convenience otherwise vendors) shops have these days become the trade mark our roads (see corner shop)

Coordination: (a) to incorporate aspects of all other plans as physical planning does which is characteristic of comprehensive planning; more recently this has become explicit through the preparation of urban development plans and district development plans¹⁰⁶ (b) to bring together stakeholder and discuss possible future actions the outcome from which is compiled as one document e.g. the PRSP, Vision 2020 document

Core region: in John Friedman's development model, the focus of national market, large-scale, nation serving industries and the centre of industry and innovation. In short it is a rich region well developed city in a region or country (see resource frontiers)¹⁰⁷

Corner shop: shop ostensibly found at the street corner of a residential area or other zones except at the CBD selling every day goods

Cost – benefit analysis: estimates and comparison of short-term and long-term costs or losses and benefits or gains from an economic point of view. If the estimated benefits exceed the estimated costs, the decision to provide a public good or start a project may be worthwhile.¹⁰⁸

Cost – effectiveness: the cost of implementing the system should be less than the benefits produced by the system. In practice this entails partial implementation, that is, full control focussed on high value and critical areas and less costly controls on other areas.

Cost recovery: term referring to decision, which makes recipients of urban projects pay for the projects through rates to ensure that those projects (specifically THAs and squatter/UTHA upgrading), are replicated in other areas within the country on a larger scale. It is expected that the recovered expenses would be used to develop other areas. Cost recovery programmes have met problems because of very high rates of defaulting.

Cottage: a home away from home owned by a rich affluent individual or organisation usually in quiet or peaceful area like at the lake shore where week ends or holidays can be spent e.g. presidential cottage at Chikoko Bay. Organisations like Reserve Bank and many rich individuals own their own at the lake or elsewhere (see second home)

¹⁰⁵ Good examples are the sector theory of Clark and Fischer and the Stages Theory of Rostow.

¹⁰⁶ Specifically, since all public authorities have their missions and plans (social, economic etc, all these are then expected to be expressed spatially as one national policy or local policy document. Without coordination, there would duplication of effort and resource wastage. Structure plans provide the basis coordination at local level (The Nuffield Foundation (1986) *Town and Country Planning: A Report to the Nuffield Foundation*, London) while the NPDP and DPDP do so at national and district levels respectively.

¹⁰⁷ Bradford and Kent, (1977:172) op cit; Friedman, J (1966) *Regional Development Policy: A Case Study of Venezuela*, MIT Press

¹⁰⁸ Miller, G.T (1996: 676) op cit. This is one of the most important tools for decision making in government and companies, which was developed in 1930s in USA to justify dam construction projects. The following problems can be identified: determining who is the beneficiary and affected, the reduction of socially valued things (e.g. clean air, scenery etc) into cash value, hence the need also for risk- benefit analysis

Counterurbanisation: movement of people from cities to settle in the country side in search of better quality of life (some still commuting to the city to work) usually on retirement

Critical Isodapane: in Weber's industrial location theory, this is the isodapane with labour saving value which can cause an industry to move from the best location site in terms of least transportation costs, assuming that labour in the region is immobile and raw materials are available closer to the labour supplying area (see material index, isodapane)¹⁰⁹

Cross subsidy: practice of charging higher development fees for commercial and industrial plots to make up for the lower fees for residential areas (see development charges), or higher property rates and utility charges in low density high income areas to make up for the lower rates in low cost high density residential areas.

Crude birth rate: the ratio of the number of live births in a period of time, usually one year, to the total population, of a region often at the mid-point of the year. It is expressed as the number of births per 1000 of population (see crude death rate)¹¹⁰

Crude Death Rate: the number of deaths per 1000 of population at the mid-point of the year, but is seriously influenced by infant mortality rate (see infant mortality rate, crude birth rate)¹¹¹

Crude rate of natural increase: the gap between crude birth rate and crude death rate with minor distortions resulting from varying age distributions. The rate of natural increase excludes the effect of migration.¹¹² Usually it is used in short as natural increase and simply seen as the difference between births and deaths per 1000 of population at mid year ($N = B - D / P \times 1000$)

Cul-de sac: horse-foot shaped end of a road not exceeding 150m in length meant to provide access only to a few plots. Although, applicable in all land use zones, it is common in residential areas.

Cultivated land area: in agriculture geography, total land area owned by a household for agriculture purposes which is smaller than planted areas (see planted area). If there are two or three growing seasons, then cultivated area is one-half or one-third the planted area. In Asia due to land shortage, three growing seasons are common and a lot of food is produced due to intensive farming methods.

Culverts (storm water): a pipe of appropriate size crossing a road to carry storm water under the road and prevent road flooding or wash away (see drain)

Cumulative causation: the tendency for the better off always to be better off, because of initial endowments which put them ahead of others while the poor always remain poor because they are poor. The concept was introduced by Gunnar Myrdal who argued that: in a free economy, once a

¹⁰⁹ Bradford and Kent, 1977:33 op cit. Weber industrial location theory has three major factors influencing industrial location: transportation costs, agglomeration/ deglomeration economies and labour availability. Of course today labour is highly mobile, technology has improved transportation systems and indeed government intervention in industrial location may be as, or more, important. In addition some entrepreneurs are only satisfied with some rather than maximum profits and so may choose to locate their industries in their hometowns!

¹¹⁰ It is crude because it does not relate the events (births in this case and deaths in case of crude death rate) to the specific group of people who produce them (see fertility rate)

¹¹¹ To remove the effect of differences in population especially age composition, standardisation is used to adjust crude rates. There are both direct and indirect methods of standardisation: (a) Direct Standardisation is simplest method to adjust death rates which can be used to compare mortality between two regions or for the same region at different times. A standard population is selected and used against age specific death rates in the area; (b) Indirect Standardisation is used if age-specific death rates are not available, while estimates of age distribution exist (See Shryock and Siegel, (1976: 242)) The Methods and Materials of Demography, op cit.

¹¹² NSO, 2000:XVIII; for 1998 Census, RNI was 17% per 1000 of population, that is 1.6% per year.

particular region (or country) has by virtue of some initial advantage moved ahead of others, new development would concentrate in the already developed region that is perpetuated and amplified by powerful forces. This view dismisses the convergent theories that argue for possibility of trickle down effects. This situation can change only if another powerful force, forces it to change.¹¹³ In simple terms for poor countries or for poor regions within a country to move out of economic stagnation, there is need for government intervention through planning and deliberate interference with markets forces. (See also convergent theories, spread effects; backwash effects).

Customary estate: registered customary land allocated exclusively to a clearly defined community, corporation, institution, and clan, family or individual based on customary law.¹¹⁴

Customary land tenure: 'right to own, use or dispose of land rights not based on documentary evidence guaranteed by government statute, but based on customary law and on the fact that they are recognised as legitimate by the community, enforced in the customary courts, or even merely by social pressure and normally not recorded in writing'¹¹⁵ (see customary law)

Customary land: land falling within the jurisdiction of a recognised Traditional Authority, which has been granted to a person or group and used under customary law; land other than that registered as private or gazetted as government land.¹¹⁶

Customary law: unwritten law or rules established by long usage or prevailing customs in a particular community on the basis of which customary land (among other resources) is governed.

CWIQ: core welfare indicators questionnaire, annual quick household survey introduced by the National Statistical Office in 2001 to monitor outcomes of development actions like PRSP through the use of leading indicators such as access, use and satisfaction. For this reason CWIQ can also be seen as a tool using modern data entry and analysis methods in the monitoring of

¹¹³ Gunnar Myrdal (1957) *Economic Theory and Underdeveloped Regions*; Duckworth; Myrdal (1971) 'The Economic Impact of Colonialism' in Mountjoy, A.B (ed) *Development in The Underdeveloped Countries*, London, MacMillan. Myrdal shows his belief by quoting the Bible: 'for unto everyone that hath shall be given, and he shall have abundance, but from him that hath not, shall be taken away even that which he hath' Matthew 25:29. See also Hunt, D (1989:58-59), *Economic Theories of Development: An Analysis of Competing Paradigms*, Hertfordshire, Harvester Press

¹¹⁴ Land Policy 2002:13-14. This land tenure system has been introduced in the new land policy to encourage development of customary land with secure tenure (see freehold land). Whether this is only theory or not is debatable: Malawians generally do not worry about tenure security, hence expensive houses are built in squatter areas like Mbayani. All the same, by this categorization, customary estates attain property rights in form of 'private usufructuary rights in perpetuity.' Once registered owners' title will have full legal status and can be leased or used as security for a mortgage loan'

¹¹⁵ Malawi National Land Policy, 2002:13. To prevent landlessness, Land Policy states that any transactions on disposition of customary land 'require approval and signature by the relevant head of the land owning group, the chief, and an independent member of a democratically elected customary land committee'...For 'undeveloped peri-urban leasehold plots, no disposition will be allowed unless all the development conditions have been complied with' to control speculation

¹¹⁶ However, 'in the case of customary land managed by traditional authorities common access land reserved as dambos, community woodlots etc will be classified as public land exclusive to members of the traditional authority'. The Malawi government commits itself to allow 'all customary land to be registered and protected by law against arbitrary conversion to government or public land.' All acquisition by the government 'will require negotiation and the payment of compensation at fair market prices for the land as well as improvements on the land.' (Land Policy 2002:viii). Before Land Policy 2002, customary land was merely a subset of public land vested in the president and administered by traditional authorities. This land was arbitrarily leased out as estates by the government since the late 1960s, an issue that caused landlessness, food shortages and poverty among the peasantry.

¹¹⁷ CWIQ report is produced within one month after fieldwork. It compliments integrated household surveys, sample is large enough for data to be statistically valid at district level in line with decentralisation and has worked in other countries. The CWIQ for Malawi are education, health, employment, household assets, anthropometrics for under five.

*development*¹¹⁷

Cyclones: *large (may cover up to 1600 km in diameter) violent wind storm with speed of up to 320 km per hour which form over warm ocean waters and sometimes pass over coastal areas where they cause extensive disaster (have different names in different places: hurricanes in Atlantic, typhoon in pacific etc)*¹¹⁸ (see tornado)

The pilot CWIQ survey was conducted in Mzimba and Blantyre in October 2001 with 400 households in each district, fieldwork took 19 days and results were ready 2 days after fieldwork. By this survey, only 12% were satisfied with secondary education in urban areas while 1% were satisfied in rural areas; 67% of households said the economic situation was worse than the previous year (NSO, 2002, CWIQ-Core Welfare Indicators Questionnaire).

¹¹⁸ Miller, G.T (1996:136) op cit

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Daily temperature range: *difference between the lowest and highest temperature experienced for a place during a given day. The average daily temperature is found by adding together the highest and lowest temperature for the day and dividing the answer by two (see mean monthly temperature)*

Daily urban system: *sphere of influence in the widest context of an urban area by reference to the daily movement of people (especially commuters) and the extent of the area from which they come (commuting hinterland) to travel to the centre (see also hinterland, sphere of influence)¹¹⁹*

Dairy farming: *rearing of cows for production of milk for consumption and conversion to butter, cheese and other milk products.*

Dam: *barrier of earth, rock, masonry or concrete built across the course of a river to hold back or restrict the flow of water for a specific purpose like water supply or power generation (see barrage)*

Dambo: *permanent wetland or wetland of a river which is swampy or water logged in the rainy season but dry in the dry season when usually it forms a grassland for animal grazing*

Data Set: *collection of observations of several different variables on the same individuals or units, the individual occurrences within the data set being called variables (see raw data, mode, average)¹²⁰*

DC: district commissioner, *administrative head for a rural district assembly (see also chief executive)*

Debt crisis: *the effect of the 1973 fuel crisis spurred by Israel-Arab war when Arab countries cancelled oil exports, was that third world countries were unable to service external loans which they required from the World Bank and rich countries to meet to buy oil and meet local service needs as real interest rates increased only to coincide with yet higher fuel prices 1979 (see fuel crisis).*

De facto census: *population census whereby persons are counted in the places where they are found on census day including those that were present in the household or living quarters up to mid night of the census day.¹²¹*

De jure census: *population census whereby persons who usually live in the household are counted even if present or absent (See de facto census).*

DEAP, District Environmental Action Plan: *district level framework for the integration of environmental issues into overall socio-economic development and to promote sustainable use of natural resources through broad participation. (see also LEAP, NEAP)¹²²*

Debris fall: *fall of earth particles from a vertical or over hanging face under the influence of gravity as usually occurs along major roads where a hill was cut to reduce slope (see rock fall, back cover pictures)*

¹¹⁹ Clark, 1987 op cit

¹²⁰ Clark, 1987 op cit

¹²¹ Shryock and Siegel, 1976: 33. The problem is to count persons who are travelling or working at night and so would not be found in any of the places where people usually live.

¹²² Department of Environmental Affairs (2001:6) *Strategy for the Decentralisation of Environmental Management* (draft document). The DEAP consolidates village and traditional authority environmental actions and has emphasis on CBNRM.

Debt crisis: failure by borrower countries to honour their debts which was due to 'exponential increase in indebtedness disproportionate to the debt service capacities' mainly triggered by the 1973 oil crisis and became more apparent towards 1980 when these countries resorted to rolling over their debt or simply seeking more loans to pay for interests on previous loans.¹²³

Debt-for-nature swap: an agreement in which a certain amount of foreign debt is cancelled in exchange for local currency investments that will improve natural resource management or protect certain areas in the debtor country from harmful development¹²⁴ (like the HIPC funds).

Decentralisation policy: policy of the Malawi government implemented since 1998 to devolve some of central government functions to local authorities the purpose being to consolidate democracy and as a strategy for realising the development goal of poverty alleviation¹²⁵

Decentralisation: 'transfer of power, functions and resources from the central authority / government to the lower tiers of government' which entails a restructuring of government¹²⁶. According to Rondinelli's typology, there are four forms of decentralisation depending on the extent of 'transfers' and why¹²⁷: deconcentration, delegation, devolution, and privatisation¹²⁸ (see also deconcentration, delegation, devolution). Decentralisation is rationalised by view that participation is democratic right that can bring the government closer to the people or

¹²³ Stambuli, P. K (2002) 'Causes and Consequences of the 1982 Debt Crisis' <http://econwpa.wustl.edu> accessed 25.09.2004.

¹²⁴ Miller, G.T (1996:292) *op cit*. The idea was suggested in 1984 by biologist Thomas Lovejoy. He suggested that debtor countries willing to protect part of their natural resources ought to be rewarded by a certain amount of foreign debt being cancelled in exchange for spending a certain amount of money on better resources management

¹²⁵ The policy was institutionalised by the local government act in 1998 and enhanced by the local elections in 2001. However, the importance of decentralisation for development was highlighted by Lord Creech-Jones after the second world war, who maintained that the 'key to resolving the problems of African administration lay in the development of an efficient and democratic system of local government' with emphasis on efficient, local and democratic: 'Local because the system of government must be close to the common people and their problems, efficient because it must be capable of managing local services in a way which will help raise the standards of living, and democratic because it must not only find a place for growing class of educated men, but at the same time command the respect and support of the mass of the people.' (Cited in Hicks, 1961 quoted by Oluwo, D 1991, 'Local Governance, Democracy and Development' in Joseph, R (ed) *State, Conflict and Democracy in Africa*, London, Lynne Rienner.

¹²⁶ Mhango, Du G.L (1998:11-12) *op. cit*. Others see it 'the general process involving the transfer of power from higher to lower levels of decision-making' (Toulmin, C, 2000, 'Decentralisation and Land Tenure' in Toulmin, C and Quan, J (eds) *Evolving Land Rights, Policy and Tenure in Africa*, London, DfID/IIED/NRI,

¹²⁷ Some of the push reasons for decentralisation in Africa has been the general 'global paradigm shift in favour of subsidiarity and local participation, and a move away from the all-powerful nation state' adherence to which has due to: donor pressure in favour of good government and democratisation; cut backs to central government budgets due to SAPs, assumption that better problem solving capacity is better adapted to local conditions (Toulmin, 2000, *op cit*)

¹²⁸

¹²⁸ Dollinger, W 1994, *Decentralisation and its Implications for Urban Service Delivery*, WB for UMP, Washington DC: 7

¹²⁹ However, the practice is different. Central government still recruits and controls employees in assemblies and there have been attempts by the party in power to amend the legislation to enable then President Muluzi appoint the mayor, instead of the existing situation whereby the position is selected from among elected councillors. (Manda, 2000), '**Decentralisation, Urban Management and Governance in Malawi**,' Conference Paper, Oxford Brookes University. In 2003 the mayor of Mzuzu City, Prof Egbert Chibambo, the most educated person ever in Malawi to hold local political office was target of the ruling party attempts to remove him from office for belonging to the opposition. In Lilongwe City the same year, the mayor's attempt to remove an inefficient and authoritarian chief executive, Prof Donton Mkandawire, who had crossed path with the workers union failed: the chief executive was an appointee and friend of President Muluzi. When the mayor thought of taking the renewal of the chief executive contract by presidential decree to court, threat were issued of the president's intention to use his powers to dissolve the elected assembly. The mayor backtracked for fear of losing his position. Cross and Kutengule (2001) have argued 'that while in principle decentralisation is desirable, the

grassroots.¹²⁹

Decentralised environmental management: under the Environmental Management Act (1996), participatory environmental management devolved to low tiers of local government. For example, as a requirement, state of the environment reports have to be prepared from village through traditional authority area level to district level then to national level every two years in order to ensure that local communities participate in the identification of environmental and natural resources problems and their solutions.¹³⁰ All this of course is within the context of national policy.

Decentralised urbanisation: urbanisation strategy (often confused as policy) adopted in Malawi to avoid the problems associated with urban primacy. Malawi chose to decentralise urban population by developing medium size towns, which act as alternative magnets to rural-urban migrants to the two major cities of Lilongwe and Blantyre. Over the years the observed primate city status has disappeared and urban population has increased in smaller towns cumulatively other than in the two large cities. The policy was developed through a planned hierarchy of centres, which became the basis of both rural and urban development investments. (see national physical development plan)

Deconcentration: transfer of some administrative responsibilities and provision of services to local administrative offices of central government, but without transfer of decision-making powers. For instance, when the central government is split into regional, district and local offices with local offices representing the central (e.g. OPC, regional administrator, District commissioner; when a government department is split into regional and district offices). The local officers make initiatives to make government projects implementable, but have no authority and refer all decision making back to the regional administrator who also refers to headquarters. Even when there is consultation with communities, their views are referred to headquarters for a decision.¹³¹

Deeds registration: type of land registration in which the documents of transfer of land rights are recorded i.e. the transaction affecting land is registered and is governed by the Deeds Registration Act (Cap 58:01). Note that the deed is evidentiary, it is not a proof of title: it was designed to record copies of whole documents, plans and other evidence of conveyance that may or may not involve transfer of title (see title registration).¹³²

Defects liability: in infrastructure development, a situation whereby a contractor is bound to rectify all defects occurring in a project during a specified period (usually one year) after completion of works

Degree of crowding: function of size of dwelling unit and the number of occupants

prerequisites for making this work ...[such as] a genuine internal commitment to such a transformation, an informed and involved citizenry, effective representation and accountability and financially empowered local government' are absent largely because of a clientelist political system operating within the guise of a legal rational bureaucratic framework whereby official class resist change 'despite the new constitutionalism' (Cross ,S and Kutengule, M, 2001, **Decentralisation and Rural Livelihoods in Malawi**, LADDER Working Paper No 4)

¹³⁰ The Malawi decentralisation policy purports to empower all stakeholders from local to district level to make decisions on matters affecting them. In the context of the environment, they are required to prepare action plans to be implemented through micro-projects funds as defined in the district development planning system. The stakeholders include village development committee, Area Development Committees and District Assemblies.

¹³¹ Dollinger, W 1994, Decentralisation and its Implications for Urban Service Delivery, WB for UMP, Washington DC: 7; Mhango, Du G.L. (1998: 12). Malawi was organised on this basis until 1997 when the post of regional administrator was abolished. Most sectors of government still retain this set up.

¹³² Alma consultancy (2004) Physical Planning and Estates Management: Reference Manual for Planning technicians and estates Assistants, SCDP

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Degree of urbanisation: percentage of the population in a country living in areas designated as urban, which varies from country to country, also called level of urbanisation (see urban population growth).

Delegation: giving some power to lower tiers of government to decide on behalf of upper tiers of government within specified policy, strategies and objectives. The delegates are subordinate to the upper level or central government. This is done according to the ability of lower level to perform the specified duties; 'when it is seen to be lacking, [or indeed conflicting the upper level] the delegated powers could be taken back or reverted to the upper authorities'¹³³ Precisely, this transfer of power is to parastatals and other semi-autonomous institutions.

Delta: mouth of river with several streams making a fan-shape. Deltas are usually fertile due to stream deposits

Demand: ability and willingness of consumers to pay for a good or service (see range)

Demographic transition: theory developed to explain why Malthus' predictions had not occurred and proposes that the first effect of economic development is to lower death rates, which causes a population boom, then stability is achieved as economic and social development lead to lower birth rates. The transition has 4 stages of economic development /population relationship.¹³⁴ The rich countries of Western Europe have already reached stage four while third world countries are mostly in second stage¹³⁵ (see also fertility transition, Malthus Theory)

Demography: scientific study of human populations with respect to their size, structure and development (in Malawi only offered from third year at the universities). Some people refer to it as population studies if it deals with the relationship between demographic events and social, economic or other phenomena e.g. population and housing, population and food supply¹³⁶ etc. It

¹³³ Mhango, Du G.L. (1998: 12). The Physical Planning Department delegated planning powers to urban assemblies of Blantyre, Mzuzu and Lilongwe since 1995. Zomba was seen not to have ability to prepare urban plans. Planning in Zomba is still responsibility of Physical Planning Department. There have been several threats to take back the powers on allegation that these conflict government policies especially when high placed personalities have been refused permission to develop.

¹³⁴ Phase one (high stationary phase) has high birth and death rates, fluctuating but low population growth due to disease, war, famine; Phase two (early expanding) has continuing high birth rates but declining death rates and increased life expectancy due to improved nutrition, sanitation and medical care, hence expanding population; phase three (late expanding) has stabilising death rate due to urban industrial society with high cost of child bearing and ready availability and use of birth control methods; phase Four (low stationary) is period of very slow population growth with birth and death rates stabilised at a low level, with births fluctuating more than death rates.

¹³⁵ A country moves from uncontrolled high births and death rates when its economy is technologically less developed to controlled low birth and death rates when its economy is more technologically developed. The interval or transition is a period of very rapid population growth as death rates drop before birth rates because of improvements in medical care. The model should be taken as involving two transitions: mortality and fertility transitions, the factors for which vary.

¹³⁶ This is not concerned with statistics of birth, disease, death, marriage, life expectancy, migration, division of population into groups on the basis of sex, age, marital status and changes in those groups, but also with all aspects of population studies like relationships with social and economic factors. (See Clark, 1987, op cit)

¹³⁷ Historical demography, deals with populations of the past for which written records are available. Where there are no written records, the study of ancient populations is called paleo-demography. Descriptive demography means the numbers, geographical distribution, structure and change of human populations described using population statistics or demographic statistics. Theoretical or pure demography or mathematical demography is the treatment of quantitative relations among demographic phenomena in abstraction from their association with other phenomena using mathematical methods. Demographic study is research that applies tools of demographic analysis to actual population. Formal demography is when emphasis in demography is on numerical aspects of a phenomenon as they apply only to the size and structure of the population. Etienne van de Walle (1958) *Multilingual Demographic Dictionary*, Liege, International Union for the Scientific Study of Population.

has its own sub-disciplines.¹³⁷

Densification: increasing the density of houses (and therefore population) in a residential area through plot sub-divisions and vertical construction of residential buildings. This is done to curtail urban sprawl and its effects.

Density (distance) decay curve: a graph describing the rate of decrease of interaction with increasing distance from a central point (see distance decay)

Density: the number of houses, households or persons per unit area. The context of usage varies; we can talk of residential density (medium, low, high density residential areas) or number of family members per room in a dwelling unit or number of persons per unit of land available.¹³⁸

Dependency ratio: ratio of the number of people who cannot be gainfully employed in a population to the number that are actively and potentially actively employable. (See age dependency ratio).¹³⁹

Deprivation: state whereby an individual or an area is prevented from using, accessing or actually being taken away from something essential for life or that is merely desirable, such as services, lack of jobs, lack of food, amenities.¹⁴⁰

Derelict land: land damaged by some process, mostly extractive industry and or neglect, abandoned and left to fall to ruin incapable of being used in its present condition¹⁴¹

Desalination: process of removing dissolved salts from water, especially from seawater or from soil, to make it consumable by humans.

Desert: land that has little or no vegetation, due to very high daytime temperatures (temperature may be very low at night) such that evaporation generally exceeds rainfall.

Desertification: conversion of rangeland, rain fed cropland or irrigated cropland into desert like land, with a drop in agriculture productivity of 10% or more caused usually by overgrazing, soil erosion, prolonged drought and climate change¹⁴² (see also sahel)

Detached house: a house standing alone, the most common type of house in Malawi, usually meant for one household (see semi-detached house)

Detailed development proposal: proposal expected of developer proposing to use land not usually in line with standards and guidelines to guide a planning authority in processing a development permission application.

Detailed layout plan: an urban plan showing details of plot lay out and road network at a scale

¹³⁸ At world standards, 210 persons per hectare is gross density, which is good enough for residential areas. However in some countries rigid adherence to master plans (e.g. China) low density of 150 persons per hectare is practised, hence urban areas extend to rural areas at alarming rates (Dowall and Clark, 1996:8 op.cit).

¹³⁹ Usually people talk of dependency ratio in terms of economic dependency ratio even though they use the definition for age dependency ratio

¹⁴⁰ In South Africa, the apartheid Pass Laws and Influx Control, Groups Areas Act, which divided space into race rather than use zones, Prevention of Illegal Squatting Act, Trespass Act, Slums Act, Physical Planning Act etc, which were forcibly implemented, constituted virtual exclusion and deprivation of blacks from public need. See: Berriford, S (1998), 'Law and Urban Change in the South Africa,' in Fernandez, E and Varley, A (eds) *Illegal Cities – Law and Urban Change in Developing Countries*, London, Zed Books; Wuyts, M (1992), 'Public Need and Public Action,' in Wuyts, M, Mackintosh, M and Hewitt, T (eds) *Development Policies and Public Action*, Oxford & Milton Keynes, Oxford & Open University.

¹⁴¹ Clark, 1987, *Dictionary of Geography*

¹⁴² Miller, G.T (1996: 517) op cit. The figure of 105 seems very subjective.

usually of 1:2500, though it may also be 1:5000 or 1:1250 for an action area

Determinism: also called environmental, geographical or physical determinism, theory that human activity and behaviour is determined by environmental factors (see Possibilism)

Developer fee: fees paid by potential developer to local/planning authority to gain exclusive rights to develop a specific project most often used in areas of extreme land demand and increasing land values. The potential developer must negotiate with the planning authorities.¹⁴³

Development charge: once for all money paid by a potential developer to land lord (in this case either government or urban authorities) ostensibly as contribution towards the cost of providing infrastructure such as sanitation facilities, water, electricity, roads, drainage and plot demarcation. The charges are calculated on proportional basis depending on plot size and standard of infrastructure provided. This does not include the cost of provision of social services like schools, clinics, and markets. However, in Malawi most of the neighbourhoods lack such facilities despite developers paying for them.

Development control officer: an officer in a planning department responsible for development control. The person is a planner by profession except that he is assigned to do such work.

Development control order: a provision in a plan preventing development in certain parts of an urban area to prevent real or imagined urban problems such as urban sprawl. Except in Lilongwe City, this has hardly worked in Malawi.

Development control: legal and institutional mechanisms for ensuring that development is strictly according to approved plans or provisions of the Act and by-laws.¹⁴⁴

Development gain tax: tax on increases in land value due to permission to use the land for particular purposes which may be as a result of rezoning or public investment in infrastructure imposed at national level (local authorities do not impose such tax). However, development permits are used to ensure compliance with development standards.¹⁴⁵

Development stop order: also called moratorium, an order imposed by a planning authority over potential developers in its area of jurisdiction to stop/ prohibit new development to enable it effect plan preparation and implementation. Thereafter development is expected to follow the plans. The order is applicable to both approved and not yet approved developments (see upgrading, land pooling).

Development: (a) legal definition in physical planning according to the Act is any building or rebuilding, engineering or mining operation in, on under or over land; any material change in the use of land or building, and any form of sub-division of land and advertisement. (b) As a general concept, it is usually equated with the progress or improvement such as in living standards, improvement in the economy and earnings by workers, adoption of technologies, and establishment of new institutions, construction of new infrastructure and facilities like roads,

¹⁴³ Malawi National Land Policy, 2002:52

¹⁴⁴ According to Flowers Report (1986; 187 op cit), ' development control should not be used to merely limit competition between land uses and land users. Nor should it be used to discriminate against particular types of developer or user... save as it would be legitimate to discriminate in favour of a local user or developer where no national interest is affected... '

¹⁴⁵ Malawi National Land Policy, 2002:52

¹⁴⁶ Glason, 1978:32 op cit. Note that of concern here is not the definition but its distribution. Development tends to be unevenly distributed between regions and people. Note also that development is broader than economic development or economic growth as economists think.

hospitals, schools etc;¹⁴⁶ In this way development is the continuous process of improving the quality of human life with emphasis on (i) raising people's living standards like income, consumption levels of food, medical services, education etc through relevant economic growth processes, (ii) creating condition conducive to the growth of people's self-esteem through the establishment of social, political and economic system and institution promoting human dignity and respect, and (iii) increasing people's freedom by enlarging the range of their choice variables like increasing consumer goods and services. (c) to economists, it means the growth of the economy measured in terms of GDP and GNP increases or per capita GNP so that economic growth is seen to grow faster than national population¹⁴⁷ (See regional development).

Devolution: 'transfer of the basis and substance of power and responsibility from the top to the lower tiers of government' which is 'prevalent in the democratic system of government, as this is enshrined in the constitution of the country. The interface with central government is by regulation not discretion, and consultation is on legal interpretation not political direction. Accountability is to the communities or electorates and the law of the land / country.'¹⁴⁸ Essentially here we are talking of political power transfer, fiscal transfer etc from central to local government. It is total transfer of power and resources to local government whereby coordination is with central government but choice of projects for funding and implementation is by local governments and involves in the case of Malawi creation of district assemblies constituted by a combination of elected and appointed members including ex-officios from government and members of parliament(see decentralisation).

Dew point: the temperature at which condensation of water vapour occurs in the atmosphere so as to enable clouds to form (see condensation nuclei)¹⁴⁹

DFLA: Development Fund for Local Authorities, money provided by donors set aside for infrastructure development in local governments and managed by commercial banks. The effect of the fund has not been seen because of lack of proper procedure and publicity. Only Lilongwe City has a treasury fund for infrastructure development. It is not clear why this has not been extended to all local governments.

Diffusion: successful spread of ideas in space (see innovation)

Dispersion (measures of dispersion): degree of scatter shown by observation usually measured as an average deviation about a central value (mean deviation, standard deviation) or by an order statistic (range, inter-quartile range) but may also be a mean of deviations of valuations among themselves. The measures of dispersion show how data vary or spread about a central value.

Disposable income: income available to households after personal income deductions¹⁵⁰

Dissolved oxygen (DO) content: amount of oxygen gas dissolved in a given volume of water at a particular temperature and pressure usually expressed as a concentration in parts of oxygen per

¹⁴⁷ Todaro, (1994: 14-15; 670) op cit

¹⁴⁸ Mhango, Du G.L (1998:12). This however can be true in well-established democracies. In Malawi political direction is the order of the day. The Mayor of Mzuzu was suspended in 2002 for speaking against constitutional amendments to enable a third term bid for president Muluzi. There have been incidents where elected local officials have received threats for not toeing the government line. At one time the UDF Party proposed an amendment to Local Government Act which would enable the president appoint the mayor or chairman of local assemblies instead of the present system whereby the position is elected from among councillors. Read also Toulmin, C. (2000,op cit).

¹⁴⁹ Miller, G.T (1996:118) op cit

¹⁵⁰ Todaro, (1994:670) op cit

million parts of water.¹⁵¹ (see BOD, COD)

Distance decay: *the weakening of a pattern or process interaction with increasing distance which varies for different areas, over time, with mode of movement, topography etc. For example, the intensity of interaction of people based on transportation links will decline if the distance between the point of origin and the point of destination increases*

Distance decay curve: *graph describing the decline in movement or interaction with increasing distance as explained in the gravity model (see gravity model)*

Distributor roads: *roads that form the major network for an urban area to cater for long distance movements to, from or within the town between different zones¹⁵² (See access roads)*

District administration: *deconcentrated activities of the central government in the district co-ordinated by a district commissioner*

District assembly: *new name for district council that has incorporated hitherto deconcentrated OPC functions at district level (see district council). The district assembly comprises elected ward councillors, the district commissioner, and members of parliament within the district and co-opted members.¹⁵³*

District centre plan: *plan for the central area of a district headquarters or boma (see CBD)*

District centre: *(a) usually boma or central area of district headquarters where offices of district commissioner are located; (b) an urban centre with central place functions, services and facilities having influence over a whole district (such a centre is also called main market centre implying that it is not just district headquarters that may have influence over the whole district) as designated by the National Physical Development Plan. (See rural market centre).¹⁵⁴*

District council: *devolved local government management in the district that is comparable to town or city assembly in urban areas. District administration and council functions have since 1998 local government act and decentralisation policy been amalgamated into a district assembly.*

District data bank: *summarised statistical information on all sectors of the economy collected and stored in form of tables, charts and descriptives for planning purposes at district level. It was*

¹⁵¹ Miller, G.T (1996: 481) op cit.

¹⁵² There are three classes of distributor roads in Malawi: primary distributors (for primary network for long distance movements within, to and from an urban area), district distributors (for traffic between different zones -e.g. from residential to commercial or to industrial zones- and link to primary distributors) and local distributors (distribute traffic within zones) See GoM, 1987, Town and Country Planning Guidelines and Standards, Town Planning Dept.

¹⁵³ The inclusion of members of parliament who have their own forum, the national assembly, has caused a lot of problems in the management of district development, both in rural and urban districts. For example, it has been noted that there is 'an increasing concern by the Assembly Secretariat that members of parliament, tend to continuously disregard priorities, and often override decisions by [elected] councillors, especially on project prioritisation.' GOM/ADB (June 2003:9) Poverty Reduction Project Mid-Term Review Report, DLG. The inclusion of members of parliament is provided for in the Local Government Act (1998) passed by the same members of parliament. This begs the question of how keen the legislators and government are with decentralisation policy and its objectives.

¹⁵⁴ These centres may be where district administrative and commercial functions are combined in one centres (e.g. Rumphi); or where a centre offers administrative functions for the whole district without commercial facilities (e.g. Machinga, Chiradzulu); or where a centre offers commercial functions for the whole district without administrative functions (e.g. Mponela for Dowa district, Mbombwe for Chiradzulu district). The NPDP identified five main market centres namely Euthini, Mponela, Monkey Bay, Ntaja, Phalombe, 17 district Centres (total of 22 district and main market centres) (NPDP Vol. 1: 71-72).

especially initiated to solve the problem of lack of data and is helpful in identification of needy areas with respect to project location in the devolved local governments.¹⁵⁵

District development committee (DDC): a committee established in each district to initiate, monitor and co-ordinate development policies and activities in the district. The DDC is one way of promoting participation in planning processes at the district level. Other committees exist at the lower level for similar purposes.

District development fund (DDF): fund set up by Malawi Government under devolution policy to support the implementation of development projects in the districts. The DDF allocation decisions at the district are made by the ordinary meeting of the assembly (OMA) based on recommendations from the development committees. The source of funds for DDF include transfers from government, donors, internally /locally generated revenues, NGOs, individuals etc. The funds are transferred to the district assembly's DDF Bank Account. The funds may come as a general grant, conditional or specific. Decisions for the allocation of DDF are based on the District Development Planning System (for rural and urban districts). Presently, by start of 2003, the cities of Mzuzu, Lilongwe, Zomba and Blantyre do not benefit from DDF.¹⁵⁶

District development plan: a comprehensive participatory medium term (five-year) framework which gives comprehensive overview and analysis of the situation within a district and on the basis of which actions for mitigating the problems are derived (see socio-economic profile).¹⁵⁷ It incorporates the district physical development plan and socio-economic plans. Plan outlining all development proposals for a rural or urban district and includes proposals in a district physical development plan, as well as for economic development, social development, and environmental sustainability issues as well as soft projects. However, a DPDP is crucial in that its success or failure is conspicuous. (See also district physical development plan; urban development plan)¹⁵⁸

District land registry: office established at district assembly under The Land Policy (2002), and in support of decentralisation to record all land transfers, conveyance and title registration and to offer surveying and land management services.¹⁵⁹

District physical development plan: regional plan prepared for a district, part of a district,

¹⁵⁵ The mechanism for the collection and use of the data bank is contained in the **District Data Bank Manual** prepared by the Decentralisation Secretariat in The Department of Local Government.

¹⁵⁶ Department of Local Government (2001:i) District Development Fund Financial Management and Accounting Procedures Manual, Decentralisation Secretariat. This is the main channel for donor funding to district through government established since 1994 under the Fifth Country Programme covering five districts of Dedza, Mangochi, Nkhata Bay, Nsanje and Thyolo, which received an initial sum of K600 000 each. Since then UNCDF, UNICEF, UNCDF-FFW has provided funding to all the 26 rural districts by 1998. Other countries such Norway have also assisted the districts through the instrument. It is expected to be channelled through the LGFC, but till 2003 handled by Decentralisation Secretariat (see LGFC, general resource fund)

¹⁵⁷ One of the obvious shortfalls of the system is its lack of reference to superior national plans like the National Physical Development Plan. The district Development Plan is essentially a prioritised list of development wishes of all stakeholders in the district, which does not differentiate between local and national development prerogatives. Districts assemblies are required to prepare a district development plan as a condition to access the general resource fund.

¹⁵⁸ The availability of a district development plan is a precondition for a district assembly to access funding from central government through the LGFC and the DDF

¹⁵⁹ It was hoped that this would reduce time taken to grant land titles and issuing of leases in the land administration process. (Land Policy 2002: ix)

more than one district or parts of more than one district that deals with strategic spatial aspects and potential social and economic development ¹⁶⁰ but may not include some proposals in a district development plan. A district Physical development elaborates on the NPDP

District planner: an urban / physical development planner responsible for planning at district level

District: a political region within a country e.g. Nkhata Bay District with an elected political body called district assembly and secretariat head called district commissioner; or a region within a city e.g. Ndirande District (see neighbourhood, region, urban assembly).¹⁶¹

Dormitory town: or settlement, a settlement where commute sleep overnight but travel to work elsewhere during the day. All residential areas in Malawi are essentially dormitory settlements as everybody who is working works away from where he lives.

Doubling time: the number of years for a population growing exponentially to double itself, usually calculated by dividing the annual percentage growth rate into 70.¹⁶²

DPC: dump prevention coarse- a plastic or metal sheet placed on building foundations before construction of the super structure. The dpc is meant to prevent dump via capillary action weakening walls of the building.

Drain: (also called storm water drain), a carriage way for water which can be natural following contours or man made (in built up areas or along roads) to collect storm water to a required direction.

Draughtsman: technician in designing (of buildings or engineering works, physical development plans etc)

Dry port: industrial site which operates like sea port with facilities for fuel handling, container facilities, warehousing, break of bulk and general cargo, as well as offices for customs and other organisation. The idea is that the clearing of imported goods should take place at dry port instead of the seaport. In case of this is proposed at Liwonde. (see Nacala Development Corridor)¹⁶³

Dual carriage way: an urban road with lanes permitting two vehicles to move in one direction e.g. Orton Chirwa Avenue in Mzuzu, Kamuzu Avenue in Salima, Chipembere Highway in Blantyre.

Dwelling house: a building used exclusively or partly for human habitation.

¹⁶⁰ The objectives of a district physical development plan are to formulate a general land use plan to guide the location of development projects and the utilisation of resources, to identify urban and rural centres to guide prioritisation of investment for inter-settlement linkages and to provide for the development of facilities and services within service / growth centres.

¹⁶¹ As a result of Local Government Act (1998) and devolution, a district as we know it is now a 'rural district' because urban assemblies are 'urban districts'. Most government officers are having difficulties to accept this fact and have recently gone to the extent of proposing the dissolution of town assemblies.

¹⁶² The formula for exponential growth model doubling time $(t) = \ln 2 / r$ where \ln is natural log and r is growth rate; for geometric growth model doubling time $(t) = \ln 2 / \ln (1 + r)$ and for arithmetic model doubling time $(t) = 2/3r$. Note that doubling time is inversely related to the annual growth rate and would relatively take a short time for a fast growing population to double itself compared to a slow growing population. It is assumed that population grow at a fixed rate

¹⁶³ The ambitious project for Malawi includes construction of a road from Nacala and a pipeline parallel to it at a total cost of \$960 million in 2003 which is K96, 000 million at \$1=K100, or K11 billion more than the annual budget for 2004/2005. See Nacala Development Corridor, 2003, Ministerial Committee Meeting with the Private Sector on Liwonde Dry Port and Nacala-Liwonde Pipeline, Sun Village Hotel, Liwonde 19th March

Dwelling unit: *statistical abstraction denoting housing accommodation appropriate for occupation by one household. This is often confused with a housing unit. The size of dwelling unit is measured by the number of its rooms or its surface area*¹⁶⁴ *(see housing unit)*

Dwelling: *a private house, flat, apartment, tenement, block of flats. These may be occupied by the owner (owner-occupied) or tenant who pays rental fees to the owner (landlord). If another person rents from a tenant, he becomes sub-tenant. A sub-tenant may rent a room within the dwelling or may rent servants' quarters.*

¹⁶⁴ *Van de Walle (1958)*

E

Earning by building: *practice whereby an individual rents out rooms of a house the money from which is used to build other houses (see also saving in building, building while saving)*¹⁶⁵

Earth drain: *storm water drain without brick or concrete lining*

Earth road: *road constructed simply by clearing earth and levelling in-situ material. Of course generally used to refer to untarred road (see gravel road)*

Earth summit: *The United Nations Conference on the environment and development held every 10 years since 1972 in Stockholm, in Rio de Janeiro in 1992 (held in Rio de Janeiro, hence sometimes only referred to as 'Rio Summit' or 'Rio'). At the 2002 Johannesburg summit, Thabo Mbeki the South African president, called for an end to 'global apartheid' for sustainable development to make sense.*¹⁶⁶

Earthquake: *motion of the ground surface ranging from faint tremors to a wild motion capable of shaking buildings and causing wide fissures to open up in the ground caused by movement of plates within the earth's crust.*¹⁶⁷

Easement: *privilege, without the right, to take anything from the soil, which the owner of one piece of land, the dominant tenement, has over the other, the servient tenement, to compel its owner to permit something to be done or to refrain from doing something on the servient tenement for the benefit of the owner of the dominant tenement (see restrictive covenants, profit a prendre)*¹⁶⁸

Eastings: *vertical lines on national grid numbered eastwards. The lines are used in combination with northings to give grid reference of points on a map (see northings)*

Ecological diversity: *the variety of forests, deserts, grasslands, water bodies and other biological communities interacting with one another and with their nonliving environment of matter and energy.*¹⁶⁹ (See biological diversity, sustainable yield)

Ecological footprint of cities: *a concept developed by William E. Rees to make evident the extent of land area on whose production the urbanites and businesses of any city depend for food, other renewable resources and the absorption of carbon to compensate for the carbon dioxide emitted from fossil fuel use.*¹⁷⁰ *In short cities have greater environmental impact than the land they*

¹⁶⁵ Mumtaz and Ramirez, 1991:7 op cit

¹²² See Satterthwaite (1999) *The Earthscan Reader in Sustainable Cities* box 1.2. The major output of Rio was an agenda for the 1990s and into the 21st Century covering 40 chapters including those on poverty eradication, protecting and promoting human health, promoting sustainable human settlements development, environmentally sound management of wastes

¹⁶⁷ Earthquakes cause much damage to property and kill many people. For example, San Salvador earthquake in 1986 killed 2000 and injured 10000 people. Property damage was estimated at \$2 billion, in 1999 earthquake in Turkey killed 40000 people.

¹⁶⁸ Richmond (1985:31) e.g. rights of way, siting of buildings, right to collect water from a pump or spring in another plot

¹⁶⁹ Miller, G.T (1996 9th ed: 13) op cit.

¹⁷⁰ William Rees, 1992, 'The Environmental footprint and appropriated carrying capacity: what urban economics leaves out,' *Environment & Urbanisation* Vol.4, No.2: 121-130 According to Rees, the lower Fraser Valley of British Columbia in Canada where Vancouver is located has an ecological footprint of about 20 times as much land as it

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occupy extending not just across their boundaries but also internationally and globally.

Ecological footprint: concept used to explain, understand and evaluate the effects of human activities on the environment both those occurring within the area of activities and those that occur as a result of those far away (see Ecological footprint of cities)

Ecological land use planning: land use planning that considers the integration of geological, ecological, health together with social variables ¹⁷¹

Ecologically sustainable development: development in which the total human population size in a region is limited to a level that does not exceed the carrying capacity of the existing natural capital¹⁷² (see sustainable development, natural capital)

Ecology: the study of the reaction of plants and animals to their immediate environment and with their place in that environment (see ecosystem).

Economic base theory: theory which states that a region's growth is determined by the exploitation of national advantages and the growth of the regions export base which are in turn largely influenced by the level of external demand from other regions. The income from export sales leads to the development of local (non-basic) activities, capital and labour movement, development of external economies and further regional growth. Thus the external demand for products of a region's export industries is a critical determinant of regional growth. In other words, the basic sector plays a prime mover role with multiplier effects in economic development. For an urban area, its growth thus depends on how much investment is made for it to export to other regions or the world and earn extra revenue (e.g. through expenses by foreigners etc). ¹⁷³

occupies to produce food and forestry products its inhabitants and businesses use and to grow vegetation to absorb the carbon dioxide they produce. The London ecological foot print is 125 times its actual size (Hardoy et al, 1999, 'The Rural, Regional and Global Impacts of Cities' in Satterthwaite, D (ed) The Earthscan Reader in Sustainable Cities, London

¹⁷¹ Miller, G.T (1996: 265) op cit. Though erroneous, Miller argues that most urban planning is based on the need to generate revenue for local assemblies and hence the assumption of future population growth and economic growth is encouraged. He goes on to suggest that since the 'all-growth-is-good' dogma is destructive, the need for comprehensive regional ecological land use planning whereby a region's present and future needs and problems are anticipated involving some six steps: environmental and social inventory (soil types, fault lines, water availability etc) ecological factors, economic factors (housing, transportation, utilities, industries), social factors (health, crime, ethnicity, literacy). The main aim is to identify and protect areas that are critical for water preservation, reducing natural hazards etc; identify and prioritise goals; produce individual and composite maps, develop master composite; develop master plan (several master composites are evaluated by experts, public officials, general public before a final master plan is drawn up and approved); implement the master plan. 'Ecological land use planning sounds good on paper, but it is not widely used...[because of] intense pressure by economically and politically powerful people to develop urban land for short term economic gain, with little regard for long-term ecological and economic costs...local officials seeking re-election every few years usually focus on short term rather than long term problems...'

¹⁷² Miller, G.T (1996: 671) op cit

¹⁷³ See Glason, J (1974:80 ff) An Introduction to Regional Planning, London, Hutchinson. However, emphasis should not be placed on export base sector at the expense of non- basic sector because: non-basic sector can attract basic activities hence become part of determinants of growth; non basic sector can grow to an extent of surpassing basic sector; earnings from exports can be spent on imports rather than investment. See also: Johnson, J.H. (1972:67 ff), Urban Geography: An Introductory Analysis, Oxford, Pergamon Press.

Economic dependency ratio: ratio of the economically inactive population to the active population **over all ages** or of non-workers to workers.¹⁷⁴

Ecosystem: interaction of living things with and within the environment (see ecology). The system becomes a self –sustaining and self-regulating community of organisms considered in relation to each other as well as with their inorganic environment.

Eco-tourism: ecological tourism; tourism that contributes to ecological sustainability. However, the practice of eco-tourism is that it does not just contribute to ecological sustainability, but also social, economic and cultural sustainability by promoting the use of local materials in the development of tourism products, encourages cultural activities to sell local cultures such as the performance of traditional dances at major tourist hotels, promotes employment of local people in hotel industry.¹⁷⁵

Ecumene: part of the earth's surface suited to human habitation and sometimes actually inhabited¹⁷⁶

Effective housing demand: demand for housing backed by real ability and willingness to pay for a house that is offered for sale. (See housing need, potential housing demand)

EIA: Environmental Impact Assessment, process of predicting and evaluating the effect of an actions or a series of actions on the environment then using the conclusion as a tool for planning and decision making, hence it is a process rather than product.¹⁷⁷

EIP: (Malawi) environmental investment programme), project proposals from NEAP process meant to mitigate environmental problems /degradation¹⁷⁸

Ekistics: (a) the building previously occupied by Physical Planning Department (after 2002 by Housing Ministry) at City Centre Lilongwe. In 2002 the creation of Housing Ministry led to removal of the Department to Zowe House, which was ironically originally built for the Housing Ministry itself. The development was seen as proof the Government underrated the urban planning profession as Ekistics was by design a symbol of the planning profession (b) study of human settlements, their evolution and formation¹⁷⁹

ELUS: estates lands utilisation study, one of the studies conducted in the context of land policy reforms in late 1990s. The study found that larger portions of most estate lands lay idle for most

¹⁷⁴ Shryock and Siegel, 1976: 134 op cit. Economically active or working force is that part of the manpower which actually engages or attempts to engage, in the production of economic goods and services; manpower is the total number of persons who could produce the goods or services if there were a demand for their labour and they desired to participate in such activity, not economically active population includes students, home makers like house wives etc. The ratio of economically active to those inactive is better 'measure of economic dependency because it reflects not only the area's age sex structure but also the economic activity participation rates (ibid: 202)

¹⁷⁵ The official view of eco-tourism in Malawi was expressed through a ministerial press statement on the occasion of the 23rd World Tourism Day on 27 September 2002 held in Costa Rica under the theme: Ecotourism: the Key to Sustainable Development. The official statement implied that Ecotourism can also be seen as 'responsible travel to natural areas that conserve the environment and sustain the well being of local communities' by among other things providing direct financial benefits for conservation of natural resources to rural communities, economic empowerment and respect for local culture (Nation, 26 /09/02)

¹⁷⁶ Greenwood and Edwards, 1973:411 op cit.

¹⁷⁷ Pritchard, D.E 1996), 'Environmental Impact Assessment: Towards Guidelines for Adoption under the Ramsar Convention' paper for technical session of 6th meeting of the conference of contracting parties, Brisbane, Australia.

¹⁷⁸ DREA (1994:98), NEAP VOL 1: The Action Plan

¹⁷⁹ Clark, 1987, op cit

of the year.

EMA: *Environmental Management Act (1996), law for the implementation of the environmental policies meant to protect and manage the environment and the conservation and sustainable utilisation of natural resources.*

Eminent Domain: *the right of government to declare that any land under its jurisdiction must be appropriated for public use.*

Empowerment: *giving the people (or grassroots or communities) 'full legal power to determine, decide and do for themselves, what they want in self reliant manner with little intervention from outside' which must be accompanied by supportive resources from those in power¹⁸⁰. Empowerment is advocated, as 'an end' in participation discourses because the communities look at projects as belonging to them, as a result of which there is little chance of vandalism, they repair the facilities etc. (see also participation)*

Encroachment: *extending one's development into land not belonging to one; or development by a group of individuals on land adjacent to their present homes. This may be intentional (like in squatting- the land policy calls this 'provocative squatting'¹⁸¹) or accidental (as when beacons are missing or the boundary is unclear or unknown)(See illegal development, land invasion)*

Enclosures movement: *18th century British land grabbing policy supported by parliament on the reasoning this could promote agriculture efficiency and so increase food supplies. Traditional customary and communal land holding was extinguished in the process reducing previous owners to dependency on wage labour while land became the exclusive ownership of large private estates (see colonial land policy)¹⁸²*

Endangered species: *wild species with so few individual survivors that the species could soon become extinct in all or most of its natural range¹⁸³ e.g. panda from China (1000 are left) and black rhino from Africa (2400 are left)(see threatened species)*

Endogamy: *situation whereby both spouses are from the same tribe or clan*

Entrepreneurial management planning: *planning approach, routed in 1980/90s neo-liberalists view that only the market can meet an individual's needs in society (promotes the market mechanism and calls for minimal state intervention) which argues that, to reduce inefficiencies of the state interventions, urban planning needs a new focus taking the form of entrepreneurial*

¹⁸⁰ Mhango, Du G.L (1998:6) op. cit.

¹⁸¹ Malawi National Land Policy, 2002:10. The land policy definition of encroachment is misleading: 'any development on land for which the developer has no legal interest or planning and building permit for the development.'

¹⁸² Home, R (2004), 'Outside de Soto's Bell Jar: Colonial / Post Colonial Land Law and the Exclusion of the Urban Poor' in Home, R and Lim, H (eds) *Demystifying the mystery of Capital: Land tenure and Poverty in Africa and the Caribbean*, London, Glasshouse. The British and the West have attempted to export this logic to colonies by introducing land title on customary land.

¹⁸³ Miller, G.T (1996: 13; 641) op cit.

¹⁸⁴ The urban question was 'regarded a management problem ...found in the friction between local conditions and the dynamics of global processes.' The planner was not just to steer development in the desired direction, but also to become a manager of a new focus with the ability to intervene in the social fabric, a pragmatic shift from planning for capital to planning for society.' The planner's new managerial role is that of negotiator, or dealmaker rather than regulator able to mediate between capital, people and government. See Albrechts, L. 1991, 'Changing Roles and Positions of Planners,' *Urban Studies*, Vol. 25. No. 1:123-137. However, the focus on markets makes cities get influenced by global issues much to the neglect of equity at the local level. See Le Gates, R.T et al, 1996, 'Global City Economic Development Equity Planning,' Paper for ACSP /AESOP Joint Conference, Toronto.

management.¹⁸⁴

Enumeration: *counting, usually of people in a census or survey*

Environment: *physical factors of the surroundings of human beings including land, water, atmosphere, climate, sound, odour, taste, and the biological factors of fauna and flora, and includes the cultural, social and economic aspects of human activity, the natural and built environment¹⁸⁵ which must be harmonised for conducive human life.¹⁸⁶*

Environmental action plan (EAP): *a plan drawn by the community through a consultative process in order to solve environmental and natural resources problems in their area. The plan lists problems, causes, solutions and who, where, when and with what resources to carry out the actions. The environmental action plan is prepared at local area level, district level and national level so that it encompasses participatory mechanisms in the identification of the problems and their causes (see state of environment report, NEAP, DEAP).*

Environmental appeals tribunal: *tribunal established under EMA sections 69-74 to consider appeals against decisions or actions made following the EMA (1996). An appellant not satisfied with the tribunal's decision can apply to the High Court for final settlement. (See Town and Country Planning Board)*

Environmental audit: *systematic documentation and periodic (regular or irregular) and objective evaluation, by a neutral observer, of the protection and management of the environment and the conservation and sustainable utilization of natural resources in order to obtain an independent judgement of whether the development follows established rules and regulations. (See also EIA, Local Agenda 21). Unlike EIA, it is more retrospective than predictive.*

Environmental capital: *also called natural capital, stock of natural assets including renewable and non-renewable resources and waste assimilation capacity of ecosystems*

Environmental degradation: *destruction / depletion of or decline in the condition of the environment, especially potentially renewable resources, due to poor development policies and practices such as deforestation, pollution, soil erosion etc which use the resources at a faster rate than it is naturally replenished (see sustainable yield).¹⁸⁷*

Environmental hot spots: *Major environmental problems in a particular area highlighted in the state of environment report (see state of environment report) that require urgent intervention.*

Environmental impact assessment (EIA): *systematic evaluation of a project to determine its impact on the environment and the conservation of natural resources. A report called EIA Report must be prepared and approved by the director of environmental affairs under section 25-26 (1) of EMA.¹⁸⁸ (see environmental appraisal)*

Environmental impact fees: *money charged by planning and environmental management departments of local authorities for anticipated environmental impact and mitigation measures of a proposed development¹⁸⁹*

¹⁸⁵ Environmental Management Act No 23 of 1996

¹⁸⁶ 'The most expeditious way to approach the environmental predicament is through the concept of land use... everything man is and does depends on the land, or that every human project and institution involves a decision to use some particular piece of land in one way or another.' (Greenwoods and Edwards, 1973:X). In Malawi before the EMA 1996, all environmental planning issues were covered under physical planning.

¹⁸⁷ Miller, G.T (1996:13) op cit

¹⁸⁸ The steps for EIA include: screening, scoping, prediction of impacts, reporting these to the public, decision making and monitoring

¹⁸⁹ Malawi National Land Policy, 2002:52

Environmentalism: activism meant to protect and improve the natural environment through public education, advocacy, legal reforms and indeed protests

Environmental justice: the extent to which poorer people, racial (hence environmental racism) and ethnic minorities and less privileged are disproportionately exposed to environmental problems like polluting industries, waste disposal facilities, toxic hazards and air, water and noise pollution.¹⁹⁰

Environmental management: policies and actions implemented for the sustainable use of natural resources and improvement of the environment as a whole.

Environmental Micro-Project: set of small scale activities for each solution identified within an environmental action plan that the community carries out in order to solve environmental and natural resources problems hence promote sustainable utilisation and management of the natural resources within the area and within a specified time frame with resources from among the community themselves and /or with outside assistance such as from the DDF and international funding agencies (See MEET).

Environmental planning: planning with emphasis on the environment in the approach and proposals made. Because of its environmental objective, physical planning in Malawi was until late 1990s almost synonymous with environmental planning

Environmental problem: any change to the natural make up of the environment which may affect socio-economic benefits from natural resources by the country, community or individuals.

Environmental racism: the dumping of waste in or near areas settled by people considered to be inferior such as blacks in America (see also social justice; environmental justice)

Environmental sink: process, activity or mechanism which removes greenhouse gases, aerosols or precursors of greenhouse gases from the atmosphere¹⁹¹

Environmental trends: changes in conditions of the environment and natural resources over a specific period of time expressed in different ways such as by histograms, line graphs or maps at different times.

Equity: refers to two aspects (a) substantive equity: 'the need to review and reform institutions and instruments so that their structure and operations are no longer biased against the urban poor. Instead of law and administration being used to bolster and maintain a divided urban system between an illegal and the legal city of the urban elites, they should be used to facilitate the integration of the urban poor into the legal city,' (b) Due process: 'the need to create a system that ensures, as far as possible, that proper consideration is given to any action that is likely to have adverse consequences on people before it is taken; that where hearings are provided for, they are conducted in accordance with recognised principles of administrative justice; that where compensation is due, it is paid promptly and in full; that there are internal on public officials to ensure that they carry out their duties properly. It is much more likely to be the poor who will lose out in an authoritarian administrative system than the wealthy or well

¹⁹⁰ Hsiao, H.H.M and Stone, R.A (2003) 'Environmental groups and Sustainable Development for Island Taiwan: Comparing the Views of Environmental NGO Leaders and the General Public.' This takes several forms like locating polluting activities in low-income areas or not informing residents of potential hazards near their working places. The issue of present environmental problems becoming a legacy for the future generations, hence intergenerational environmental justice.

¹⁹¹ United Nation Conference on Environment and Development (1992), **Convention on Climate Change**, final Text

¹⁹² Farvaque, C and McAuslan, P (1992:89) *Reforming Urban Land Policies and Institutions in Developing Countries*, UMP NO.5, Washington DC, World Bank. According to Smith (1994, cited by Laws, 1994, 'Social Justice and Urban

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connected.¹⁹²

Escarpment: a ridge which has a gentle or dip slope on one side and a steep or scarp slope on the other; on the gentle slope contours are widely spaced while on the steep scarp contours are close together.

Estate Agent: person or organisation engaged in business of estate transfer and is paid in percentage (usually 10%) of the cash for any materialising transaction. The agent negotiates and advises on behalf of the client the sale, purchase, rental and lease of the property. Since the advent of democracy this business has boomed in Malawi and many clients have complained of unprofessionalism of most estate agents.

Estate Management: land administration, policies and actions like land use planning meant to use land effectively and efficiently.

Estate Manager: land administrator, especially in urban area where property issues matter, who manages residential industrial and commercial properties on behalf of owners who may be the government, local authorities, housing corporations or major property developers.

Estate: (a) interest in a piece of land or plot including where applicable the building or other development on the land (b) large piece of land planted with cash crops e.g. Kawalazi Tea Estate; Vizara / Chombe Rubber Estate (see property).

Estuary: drowned, usually fun-shaped, river mouth found where a river joins a larger body of water like a lake. .

Ethics: loose term suggesting compliance to written and unwritten statements outlining standards of a profession to which an individual expert makes reference in the performance of the expertise and he can be judged by the same by other members of the profession. Enforcement is usually a problem because of its subjectiveness. Of course there are obvious unethical issues in urban planning such as approving plans because of financial rewards or because some person in higher authority threatens your job or life.¹⁹³ (see also code of conduct)

Evaluation (of programme): periodic or time bound exercise to assess systematically and objectively the relevance, performance and success of on going and completed programmes and projects. The exercise will then guide decision makers and programme managers to check if programme objectives are achieved or not¹⁹⁴ (see valuation, monitoring, impact studies)

Evolutionary theory of land rights: the view that as land scarcity increases due to increasing population among other factors, people tend to demand greater tenure security. For this reason private property rights in land tend to emerge and once established, to evolve towards greater measures of individualisation and formalisation. Deepening individualisation takes place in relation to the range of rights held and the level of autonomy with which the landholder can exercise these rights. The range refers to the package of rights enjoyed by the landholder,

Politics,' *Urban Geography*, Vol.15 No.7: 603-611), attempts at more equal distribution are to a greater extent a step to greater social justice. In the words of Lake (1994, 'What Urban Policy? Editorial: *Urban Geography*, Vol. 15 No.3: 205-206), 'ethically supportable urban policy is one which results directly in an improvement of the well-off residents.'

¹⁹³ A good example is how the Blantyre Physical Planning Office approved the development of Bvumbwe Market and Health Centre in an Institution/office zone on land belonging to another institution without subdivision application at the instigation of the MP from the area. The two projects had initially been developed illegally. The MP Phillip Bwanali threatened any person, using planning reasons to delay the projects, which had also been sanctioned by President Muluzi, with instant dismissal.

¹⁹⁴ UNFP, 2001, *Monitoring and Evaluation Toolkit for Programme Managers*

¹⁹⁵ Jean-Philippe Platteau (2000) 'Does Africa Need Land Reform?' in Toulmin, C and Quan, J (eds) *Evolving Land Rights, Policy and Tenure in Africa*, London, DfID/IIED/NRI

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including rights of use and rights of transfer.¹⁹⁵

Exaction fees: a requirement on developers to help supply or finance the construction of public facilities or amenities made necessary by the proposed development like infrastructure, parks, schools. The concept is sometimes extended to include fees in lieu of land dedication and or building of a facility¹⁹⁶

Expert: individual with specialised body of knowledge obtained through training and experience and recognised by a profession to which he belongs e.g. chartered physical planner, surveyor, architect, engineer, doctor, lawyer etc.

Expertise: specialised body of knowledge that can be claimed through training and experience that is used as synonym for professionalism¹⁹⁷ (see also code of conduct, ethics).

Explicit population policy: statement or document by the government announcing its intention or plan to affect or influence population growth, distribution and / or composition which takes the form of documents, laws (e.g. immigration law, development plans, statement by president or minister etc). See also population policy, implicit population policy.¹⁹⁸

Export processing zones (EPZ): industrial estate or industry where manufacturing is for export with minimal or no taxes, at extremely low wages promoted by less developed countries (like Malawi) both to reduce unemployment level and move towards an export based economic development¹⁹⁹. (See also import substitution)

Ex-situ: outside or away; ex-situ material means material from somewhere; ex-situ conservation means, conservation outside the natural habitat of a biological organism. (see in-situ)

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¹⁹⁶ Malawi National Land Policy, 2002:52

¹⁹⁷ It should be noted that an expertise or profession can only operate effectively if it is 'approved, sanctioned or sponsored in some way by the state' (Evans, B and Rydin, 1997, 'Planning, Professionalism and Sustainability,' in Blowers, A and Evans, B (eds) *Town Planning into 21st Century*; London & New York, Routledge). This means that the extent to which a profession is neutral and in the public interest is limited. Opposing the state principles may affect the future and very existence of the profession because a 'confrontational stance would invite censure' (ibid). As Welding, 1982:75 quoted by Evans and Rydin, 1997 ibid) notes, 'on its own, expertise does not bring power –it has to be... valued by government ... for achieving acceptable purposes in acceptable ways.' The failure or weakness of planning in Malawi, which has resulted in so much irregularity and illegality, can be explained in these lines. High level of corruption and political influence has also played a part and while some have accepted the situation, others have left the department to preserve planning ethics and their professionalism.

¹⁹⁸ Wogugu, 1995 'Why Population Policy?' Although Malawi had family planning programmes since 1960s, explicit policy came only after 1987 census results were published showing population growth rate had increased to 1966 level of 3.2% per year from 1977 rate of 2.9% per year. Even then family planning was seen only as part of maternal and child health. The programme emphasised child bearing at 'good' intervals without any limit to the number of children born per woman. Up to 1980s a large population was conceived as necessary for Malawi which needed a large labour force to plough the land for food production

¹⁹⁹ As a policy, EPZ has been criticised for threatening labour standards because labour laws often do not apply in EPZ, actual number of jobs generated are usually too few, e.g. in Namibia, only 400 new jobs were created out of 25000 expected despite costly incentives, in Kenya despite spending 40 billion shillings (US\$514 million for EPZs, only 2000 new jobs were created. See Jauch, H (2002) 'Export Processing Zones and the Quest for Sustainable Development: A Southern African Perspective,' *Environment & Urbanisation*, Vol.14 No.1: 101-113.

Faecal coliforms: bacteria found in the faeces of warm blooded animals; the numbers found in water indicate the level of faecal or sewerage pollution and the numbers found in treated wastewater indicate the effectiveness of wastewater treatment²⁰⁰ (See pathogens)

Falls: a point where stream water drops from a higher level to a lower one, the descent sometimes being hundreds of meters. The cause of such drop may be faulting.

Fascia board: planks fixed to the edges of rafters at the lower end of a roof to improve the aesthetics of a building.

Feasibility study: detailed study to analyse financial, technical, social, environmental etc viability of a proposed project. A feasibility study will inform officials whether the project can proceed or not in spite of other advantages or disadvantages.

Fecundity: physiological capacity to reproduce (infecund person is also called sterile person). Fecundity is a major factor for fertility²⁰¹

Fertility rate: (total fertility rate), the sum of age specific birth rates of women over their reproductive span observed in a given year. In simple terms, this is the number of children a woman **can** have by the end of her child bearing age if she passed through those years bearing children at the currently observed age-specific fertility rates.²⁰² In Malawi this has declined from 7.6 in 1977 to 6.7 in 1987 to 6.3 in 1998 (see gross fertility rate, age specific fertility rate)

Fertility transition: a move from high birth rates to low birth rate as a result of socio-economic development (see demographic transition, population policy).²⁰³

Fertility: a measure of possibility of child bearing measured in terms of the number of females in childbearing ages of 15-49 years. According to 1998 census there were 2.4 million females in childbearing ages.

Flat: portion of a building used or intended to be used, adapted or designed for use as a dwelling unit for one household but does not include a caretaker's house.

Floor area: sum of the area of all floors of a building including the basement which is usable for offices, residence etc

Floor plan: plan for the ground floor of a building showing the layout of the foundation only (see ground floor plan)

Floor space index: ratio of floor space of a building to the plot

Food Security: ability of a household to have food that can provide all the necessary food values on a sustainable basis in order to ensure a healthy and active life ²⁰⁴ (see also urban

²⁰⁰ Urban Agriculture Magazine, N0.8 December, 2002

²⁰¹ Shryock, H.S and Siegel, J.S, 1976: 273 op. cit.

²⁰² NSO, (2000:39), Malawi Demographic and Health Survey, Zomba

²⁰³ It should be noted that a population policy may not be essential to bring about fertility transition, but family planning programmes can be necessary. In Europe (and some African countries like Botswana) fertility declined without a population policy. Economic and human development may be helpful. Population policy can help ease the pain of demographic transition

²⁰⁴ This definition implies three things: availability, access and stability/sustainability. To promote food security there is need to increase land under food production. Malawi's average land holding is less than 0.1 ha. For this to work, either (a) rural to urban migration must be promoted or increase so that more land is released for crop production which is already happening on its own as evidenced by high rates of urbanisation nationally and at local level, or (b), intensity of production must increase, which is expensive due to limited resources in a poor country like Malawi. Therefore the development of urban areas must be linked to that of rural areas.

agriculture, rural – urban linkages). ‘ Food security exists when all people at all times have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy life ’ ²⁰⁵

Food self sufficiency: ability of a country to produce adequate food for the population, the food can be distributed freely or bought by people (see food security)²⁰⁶

Foreign aid: (also called international aid): international transfer of public funds in form of loans or grants either directly from one government to another (bilateral aid) or indirectly through multinational assistance organisations such the World Bank, United Nations (See FDI)²⁰⁷

Foreign direct investment (FDI): private foreign investment by multinational or transnational corporations based usually in developed countries (or in another country) along with flows of financial capital by private international banks. This is one way in which international flow of financial reserves enter a country, the other being foreign aid and public investment assistance from individual national government (see Secondary centres development programme) and multinational development agencies (see foreign aid)²⁰⁸

Foreign reserves: total value, expressed in dollars of all gold, currency and special drawing rights held by a country as both a reserve and fund from which international payments can be made. ²⁰⁹(see special drawing rights)

Forest reserve: area of land protected by law for the preservation of natural trees and vegetation (if the main reason is to protect animals, it is called game reserve)

Formal housing: usually, housing built according to planning regulations regardless of quality.²¹⁰

Formal region: geographical area which is uniform (or homogenous) in terms of selected

²⁰⁵ www.fao.org/fcit accessed 24/08/2004. Malawi has used public works programme (food for work, cash for work and inputs for work) as well as school feeding programmes as strategies to ensure food security for the poor, elderly, orphaned, disabled etc.

²⁰⁶ ‘A nation that cannot feed itself cannot claim to be sovereign and independent. We in Malawi must therefore be able to feed ourselves...make Malawi a hunger free nation.’ Bingu wa Mutharika (2004:9), ‘**Our Shared Vision: State of the Nation Address** at the opening of the National Assembly on 29 June, Lilongwe. Food self-sufficiency can be ensured by local production and importation locally from food surplus areas or internationally from other countries.

²⁰⁷ Todaro, 1994:527 op cit

²⁰⁸ Todaro, 1994:526-528. op cit. The growth of FDI in poor countries was rapid in the 1960s/1970s rising from \$2.4 billion in 1962 to \$17 billion in 1980. But in 1980s it stabilised at \$16 billion. In 1989, over 75% of FDI went only to 10 countries: Brazil (12%), Singapore (12), Mexico (11%), China (10%), Hong Kong (7%), Malaysia (6%), Argentina (4%), Thailand (3%), Egypt (3%) and Colombia (3%). The FDI received by LDCs none the less declined from 31% in 1968 to 25.2% at the start of 1980s to 17% at the end of 1980s. This shows that MNCs ‘are not in the development business; their objective is to maximise their returns on capital. This is why 83% of global FDI goes to other industrial countries and only 17% to LDCs. MNCs seek out the best profit opportunities and are largely unconcerned with issues such as poverty, inequality and unemployment alleviation’

²⁰⁹ Todaro, 1994: 678 op cit

²¹⁰ Critics of planning regulation, including development control, argue that shortage of formal housing is due to strict regulations imposed and enforced by planning authorities. In many cities more than 50% of the housing is illegal.

²¹¹ Glason, 1978:37-38. In Malawi such as the Lower Shire, Lakeshore.

criteria such as physical features (topography, climate, vegetation etc²¹¹) economic criteria (industry, agriculture types ²¹²), social and political criteria (party political allegiance, administrative, race. A formal region can be a basis for planning, hence planning region (see regionalisation, planning region)

Formal settlements: *settlement designated by planning authorities according to urban plans as housing areas. (See informal settlements)*

Forward Planning: *urban planning focussing on planning and infrastructure development ahead of development by plot allottees as opposed to ad hoc approaches such as upgrading which are reactive*

Free enterprise: *the 18th century idea that self-interest, if allowed to operate freely, will automatically bring about the common good explained best by Adam Smith (1723-90) in relation to the price (market) mechanism and minimal state or market economy (see entrepreneurial management planning, price mechanism)²¹³*

Freehold tenure: *perpetual absolute ownership rights to land, but subject to planning and development control regulations²¹⁴ of planning authorities (see leasehold tenure). Freehold land was formerly land owned by white settlers who got it by claiming that they had bought it from local chiefs as a result of which claims the colonial government issued them with Certificates of Claim.*

Friction of distance: *the effect of distance to reduce movement or interaction between places, such that the closer the places the more they can interact (see gravity model).*

Frontage: *the direction where a building faces*

Fuel crisis: *shortage of oil starting from 17 October 1973 when due to the Yom Kippur War, Arab members of Opec stopped oil exports to countries that supported Israel in the Israel-Egypt War; a decision which rendered industries in Western Europe, US and Japan vulnerable. World prices rose from \$2.59 per barrel to \$11.65 per barrel between January and December, 1973. The embargo was lifted in March 1974, but in 1979 another oil crisis occurred due to reduced exports from Iran due to the protests following the Iranian Revolution. The effect on poor countries was that they had to borrow to buy the expensive oil and later failed to pay back the loans, third world fuel costs increased from \$12 billion in 1973 to \$30 billion in 1974 to \$42 billion in 1975 ²¹⁵ (see also debt crisis, structural adjustments)*

Fuel wood: *use of wood as fuel for domestic chores. Because only less than 5% of the population has access to electricity in Malawi and consequent high rate of deforestation for firewood selling and charcoal production, there has been serious concern about a fuel wood crisis since the 1980s and several measures were put in place to remedy the situation.*

Functional region: *geographical area, which shows a certain functional coherence, interdependence of parts according to defined criteria. It is called either nodal or polarised region and is composed of heterogeneous units like cities, towns, villages which have functional*

²¹² In Malawi such as the 8 Agriculture Development Divisions and the RDPs and EPAs below them

²¹³ Adam Smith published 'Wealth of Nations in 1776 in which he argues that the market makes growth possible and provides the necessary inducement to expand production, hence increasing labour productivity See Hunt, D (1989:10-13 op cit)

²¹⁴ While the Land Policy (2002:15) holds that, save for land use planning, the owner has right to sub-divide or lease the land without government approval, if in subdivision control areas, whether inside or outside in planning area. Note also the government can 'compulsorily acquire any property by virtue of its sovereign authority and in the public interest' as reinforced by section 24 of Land Act which requires freehold land owners to give 30 days notice to Lands monitor and first right to acquire the land whenever the title holder wishes to sell.

²¹⁵ Prince, D (1982) *The Last Word on the Middle East*, Lincoln, Chosen Books

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interrelationships revealed through shopping trips, linking shopping centre or jobs with subsidiary centres (see nodal region, formal region)

Function of a settlement: *major activities in a settlement that 'make it tick' e.g. tourist resort (Nkhata Bay), administrative centre (Machinga), market centre (Mponela), port (Chipoka)*

G

GAD: *gender and development, development paradigm that emerged especially after Beijing Conference arguing that women empowerment was crucial for economic development, hence the call for gender mainstreaming. The GAD replaced earlier approaches of Women in Development (WID) and women and development (WAD) which advocated the participation of women in development*

Gap: *depression between two hill masses which may or may not contain a river e.g. Fort Lister between Mchesi and Mulanje mountains (see pass).*

Garden city: *concept which promotes green areas in the cities initiated by Ebenezer Howard in 1898 when he started the garden cities of Letchworth in 1903 and Welwyn in 1919 which were to be self contained places for housing and working. However, except for these two towns build under his direct influence, those which came later 'do not fulfil the formula proposed by Ebenezer Howard in 1898'.²¹⁶ The garden city concept was precursor to concept of new towns after World War II.²¹⁷ (See also new towns, growth centre policy).*

Gays: *male persons who engage in conjugal relationship via the anus for reasons related to hatred of members of the opposite sex; when it is females, they are referred to lesbians and engage in the activity for similar reasons but by satisfying each other through caressing and kissing the most sensitive parts of female private organs. (see nuptiality)²¹⁸*

GDP: *gross domestic product, the total final output of goods and services produced by the national economy within its borders by residents and non residents without considering how it is allocated between domestic and foreign claims (see GNP)²¹⁹*

Gender contracts: *distinct sets of social rules that make up invisible agreements governing what men and women can do or can not do found in every society²²⁰*

Gender disaggregated data: *statistical information split according to men and women as a mechanism of comparing their involvement in development initiatives.*

Gender gap: *the difference in involvement in the benefits of development such as education, employment, leadership positions etc that must be narrowed or closed (by affirmative action) to*

²¹⁶ Hall, P (1987) 'Metropolitan Settlement Strategies,' in Rodwin, L (ed) *Shelter, Settlement and Development*, London Allen & Unwin

²¹⁷ Garden Cities differ from new towns as follows: new towns have formal geometric layout instead of informal open spaces; new towns are dominated by the need to provide housing for employees of industries migrating from post-war London, hence they are working class communities. Garden cities are indebted to Ebenezer Howard's idea of separating industry from residence, housing is at lower density, and social issues have been considered in urban design by provision of neighbourhood units and proper location of schools in relation to residential areas. (Johnson, J.H, 1972:38, *Urban Geography: An Introductory Analysis*, Oxford, Pergamon)

²¹⁸ This is new form of democracy in the West and has found itself being legalised in some countries including in South Africa. Criticism of the practice has partly contributed to the deterioration of diplomatic relations between Zimbabwe of Mugabe and Britain of Blair in the past one-half decade.

²¹⁹ Todaro, M.P (1994:39 op cit). As a measure of economic development, GDP does not show how the income is distributed among the population. When GDP grows to indicate the country's economy is growing, the majority of the people may be growing poorer because all the growth may be accruing to only a minority of the population.

²²⁰ *Urban Agriculture Magazine* Vol.12 May 2004. The concept was introduced by Lee Smith (1997), 'My House is My Husband', A Kenyan Study of Women's Access to Land and Housing, Thesis 8, Lund University, Sweden

realise gender equality e.g. number of females in education or employment is generally lower than that of males.²²¹ (See affirmative action)

Gender mainstreaming: taking account of gender equity concerns in all policy, projects, and administrative and financial budgeting including organisational procedures. It is hoped that by so doing, there is contribution to gender equity.

Gender: description of socially constructed differences between men and women, which can change in time and vary from society to society.²²² Do not confuse with sex, the biological difference between men and women, or with feminism, the fight by women to conquer men and take over their roles (considered the main reason for the weakness of women) either by political, economic or violent means

Gender-aware policies: policies that recognise that women and men can play equally important roles in society and recognise that each of them have interests, priorities and needs which may sometimes conflict.

Gender-blind policies: policies that assume that male norms represent all humanity and thus incorporate biases favouring the existing gender relations that exclude women.

General fertility rate: total number of births divided by the number of women in childbearing ages 15-44 expressed per 1000; fertility based on all women of child bearing ages whether the children they bear are legitimate or illegitimate, i.e. total number of children born per 1000 total women (see total fertility rate)

General resource fund (for local authorities): funds allocated by the national assembly as a constitutional requirement to the National Local Government Finance Committee for distribution to local governments or district assemblies for effective implementation of decentralisation policy. For purposes of transparency the allocations to each district or town or city assembly is published in the local press periodically although the criteria is not revealed (see District Development Fund).²²³ and actual amounts are far below and lower than approved budgets for

²²¹ The Malawi Government implemented policy for Community Day Secondary Schools is to have equal number of girls and boys for all classes regardless of the pass marks. Regarding education, Todaro (1994:371, *Economic Development*) also has this to say: 'why is female education important? Is it simply a matter of equity? The reasoning is that there now exists ample empirical evidence that education discrimination against women hinders economic development in addition to reinforcing social inequality. Closing the gender gap by expanding the education opportunities for women is economically desirable' for four reasons: (a) rate of return on education is higher for females than males, (b) increases form and factor productivity and labour force participation, leads to later marriage, lowers fertility and improves child health and nutrition, (c) more educated women have multiplier effects on national human resources, and (d) can help break vicious cycle of poverty

²²² The most serious problem of the concept is that its advocates have confused it with feminism and this is so because the most vociferous advocates of gender are also notorious feminists. Thus most of the gender literature including the most sober, is essentially feminist literature. Books co-authored by a man and woman would provide a starting point for gender literature that is for gender equity rather than substitution.

²²³ Government is constitutionally required to give 5% of net national annual revenue to the assemblies to consolidate decentralisation, but the allocations fall far short of this. In the February 2003, press publication, all towns had not received their December 2002 allocations. Between July and December 2002, K45, 527,901.09 had been transferred to national local government finance committee and distributed to the assemblies with Mulanje, Thyolo, Zomba, Mangochi, Lilongwe, Dowa and Mzimba districts and Blantyre City receiving over K2 billion each. (Daily Times, 24.02.03, See also the recommendation to reduce the same to 3% by Mwandiwa, et al, Sept 2003 op cit). In Bolivia, after passing Law of Popular Participation in 1994, which institutionalised Participatory Municipal Planning Methodology, the government increased financial transfers to local authorities from \$52 million in 1993 to \$184 million. That country's 314 municipal governments **get 20% of the national revenue** (Goudsmit, I.A & Blackburn, J, 2001, 'Participatory Municipal Planning in Bolivia: An Ambiguous Experience,' *Development in Practice*, Vol. 11 No 50: 587-596). Where as

*all assemblies*²²⁴

Gentrification: *also called upward filtering, process whereby old houses in neglected areas are improved by better off people who move there in order to have easier access to jobs and services at the CBD; such improvements tend to attract yet more rich people*²²⁵

GIS: *geographical information system, computer programme or data base for assembling, storing, manipulating and displaying geographically referenced information; ability to construct maps showing what is desired by drawing co-ordinates (where things are) and setting attributes (how things are like). GIS gives ability to associate information with a feature on a map and to create a relationship that can determine the suitability of various sites for development, evaluation of environmental impact and for identification of the best location for a project etc.*²²⁶

Global environmental facility: *fund established as a result of 1992 Earth Summit to help developing countries meet the obligations under the Climate Change Convention. The fund is administered jointly by UNDP, UNEP and World Bank.*

Global warming: *the green house effect (blanket effect) of gases, in particular, carbon dioxide, which permit incoming sun rays to pass through the atmosphere, but trap long wave radiation from the earth's surface. The trapped heat increases atmospheric temperature. For example, the amount of carbon dioxide in the atmosphere increases due to deforestation (trees use carbon dioxide for transpiration) and fossil fuel burning (carbon dioxide is released into the atmosphere)*²²⁷ *(see climate change)*

Globalisation: *compression of world space brought about by technological advances in 20th Century whereby national cultures, economies and borders are dissolving as a result of irrelevance of national economic strategies so caused with global corporations taking centre stage in the movement of capital and labour to the extent of undermining national governments.*²²⁸

GNP: *gross national product, total domestic and foreign output claimed by residents of a country and factor incomes that accrue to residents abroad, minus the income earned in the domestic economy accruing to persons abroad (see GDP)*²²⁹

²²⁴ For example, for Chitipa the approved budget for 2001/2002 was K3952563 but the actual disbursed was K1652745. This under funding was true for the district and town assemblies. See Dept of Local Govt, 'Concept Paper on the Malawi-German Cooperation for Democratic Decentralisation Bilateral Discussions: Issues and Options,' 16 October 2002, pp.16-18.

²²⁵ Bradford and Kent, (1977:82) *op cit*

²²⁶ www.geoplan.ufl.edu/gisedu accessed 10.08.2004

²²⁷ Waters, G (1984:142 *op cit*). 'Evidence indicates that the CO₂ content of the atmosphere has increased by 25% in the past 100 years and that there has been a resultant increase in atmospheric temperature of between 0.2 ° c and 0.6 ° c in the same period...estimated that if things continue as at present, the mean temperature of the atmosphere will have increased by between 1.5 ° c and 4.5 ° c above pre-industrial levels by the year 2030.' This can result in (a) polar latitudes temperature increasing 5-9 ° c, hence melting glaciers causing serious flooding of coastal areas, (b) mid latitudes, temperature increase of 2.5 ° c creating shorter and hotter summers, (c) in tropics and sub tropics, dry areas becoming drier, wet areas becoming wetter.

²²⁸ See: Knox, P.L (1995) "World Cities in a World System' in Knox and Taylor, P (eds.) *World Cities in A World System*, Cambridge, Cambridge University Press. According to **Choices**, The Human Development Magazine of UNDP of August 1999, some multinationals today dwarf national governments in economic power. For example, in 1997 Ford Motor Company's sales totalled \$147 billion while the 1997 GDP for South Africa was \$129 billion and for Malaysia was \$98 billion.

²²⁹ Todaro, 1994: 39, 680 *op cit*

Gorge: steep sided river valley, the valley floors itself being narrow and almost straight and flat. On contour maps it is shown by contours close together very near the river on both sides

Governance: 'the relationship between civil society and the state, between rulers and the ruled, the government and the governed,'²³⁰ that is, a shift from emphasis on the state centred views of urban management to include elements of civil society, private sector and community organisations so that political decision making is shared.

Government land: land acquired and privately owned by government for government buildings, schools, hospitals and public infrastructure or made available for private use to individuals and organisations²³¹ (who pay ground rent) to be managed on its behalf by the Department of Lands or other designated government agents.²³² (See also public land)

GPS: global positioning system- surveying equipment used to record coordinates of a point such as beacons or other locations. This is high technological equipment that reads the position of a point in relation a satellite and takes only a few seconds to do this and is therefore important in mapping.²³³

Gradient: steepness of slope expressed as an angle in degrees from the horizontal (e.g. 12°) or as a proportion (1 in 12) meaning that for every 12 m horizontal movement, there is a vertical rise in ground level of 1m. To calculate gradient, the difference in height between the two points is divided by horizontal equivalent (see horizontal equivalent)

Grassroots: people who are socially, politically and economically disadvantaged who are also at the lowest level of society and indeed form the majority of society, and ought to be consulted about the needs before interventions are implemented (see community)²³⁴

Gravel road: road constructed out of imported earth material laid over in -situ material and strengthened by machinery pounding. In SCDP projects higher order roads such as those 12m reserves and above are gravel, while those below at 9m or 6m reserve are earth.

Gravity model: model predicting the amount of movement between places over a given period of time which states that movement between two places increases with increasing size of either one

²³⁰ McCarney, P; Halfani, M and Rodriguez, A (1995) 'Towards an Understanding of Governance' in Stren, R and Bell, J.K (eds) *Urban Research in the Developing World Vol. 4: Perspectives on the City*. Toronto, University of Toronto

²³¹ Malawi National Land Policy 2002:12. This extension makes the definition confusing. See leasehold land

²³² Malawi National Land Policy (2002:12) makes a clear distinction between public land and government land. 'In the past, the absence of any distinction between government and public land caused mistrust and confusion among citizens and land administrators because public land designation was used to effectively expropriate customary land without compensation, it remained at the root of most of Malawi's land problems. This new distinction makes the government acquisition plans more transparent...[and] is also necessary for separating land held in trust by the government from land acquired by the government for which ownership is actually transferred to the Government.'

²³³ GPS is worldwide satellite navigational system formed by 24 satellites orbiting the earth and their corresponding receivers on the earth. Satellites orbit the earth at 12000 miles above the surface and make two complete orbits every 24 hours. The GPS continuously transmits radio signals containing data on satellite position and exact time to earth bound receivers. Using 3 satellites the GPS calculates longitude and latitude of the receiver based on where the 3 spheres intersect; by using 4 satellites, GPS can also determine altitude. Originally developed and used by US Army, GPS is used for cartography, forestry, mineral exploration, monitoring of movement of people inter alia. (www.webpedia.com/TERM/G/GPS/html accessed 10.08.2004).

²³⁴ Mhango, Du G.L (1998:7) op. cit.

or both centres and that the farther these places are, the less the interaction. In other words, distance has a friction effect on movement²³⁵ (see friction of distance).

Green belt: planting of a belt of trees along a city boundary to restrict further urban expansion into rural zone (and prevent two urban centre merging) that has also proved environmentally sound thereafter. This started with the London County Council (now Greater London Council) in 1938. However, since this was a barrier to city expansion, the problem of where future urban growth could occur, if not on the fringes of the existing towns, emerged.²³⁶ (see also new towns)

Greenfield development: urban development whereby vacant land is developed and then settled; a new site is cleared, provided with infrastructure and services and plots are beacons ahead of house and other buildings. Most of the developments in Lilongwe City are of its type (see brown field development)

Greenhouse effect: natural trapping by greenhouse gases of heat in the atmosphere (troposphere) near the earth's surface. Some of the heat radiating back into space is absorbed by water vapour, carbon dioxide, ozone, and other gases and is then radiated back to the earth's surface. If the concentrations of these gases rise and are not removed by other natural processes, average temperature of the lower atmosphere will increase gradually.²³⁷ (See greenhouse gases).

Greenhouse gases: gasses like carbon dioxide, ozone, methane, water vapour, nitrous oxides, and CFCs that trap heat within the earth's lower atmosphere (causing greenhouse effect) as a result of which they can contribute to global warming (see global warming, green house effect, ozone layer)²³⁸

Grey water: domestic waste water from kitchens and bathrooms²³⁹ (see black water)

Grid reference: method of locating a point on a map using a series of numbered lines running across the map vertically and horizontally called eastings and northings (either with 4 figures or 6 figures). The rule is 'start by giving figures for eastings, then northings.' That is, the first two digits in 4-figure grid reference are eastings; in 6 figures grid reference the first three digits are eastings, the last are northings. The third digit is found by dividing the grid or square into tenths (see eastings, northings, national grid)²⁴⁰

Gross migration: either in-migration or out-migration (see net migration)

Gross reproduction rate: the total number of daughters a cohort of women will bear during their childbearing period (see total fertility rate)

Ground rent: annual charge for granting a lease or sublease title which is paid to a landlord

²³⁵ Bradford and Kent, 1977:114 ff. The model assumes lack of intervening opportunities.

²³⁶ The New Towns Act was therefore passed in 1946 to allow corporations to be established with power to plan and develop new towns on sites designated by the government outside existing cities. M.J Ferguson, 1978 Urban Geography, Hampshire & London, MacMillan.p.25

²³⁷ Miller, G.T (1996: 133) op cit. Note that the natural effect is required for life on earth. Without it, average surface temperature would be -18° C and therefore life would not exist instead of the current 15° C. The effect becomes dangerous when extreme amounts of greenhouses are released into the atmosphere through human activity

²³⁸ Waters, G (1984: 137 op cit). The increase in atmospheric concentration has increased most after 1960s since the industrial revolution. Ozone depleting CFCs have increased by 114% in 16 years between 1975 and 1990, methane increased by 143% since industrial revolution. As a result of these concentrations average global; temperatures are likely to rise 0.3° c every decade or 3° c by the end of 21st century

²³⁹ Urban Agriculture Magazine, No.8 December 2002

²⁴⁰ Do not confuse with latitude and longitude.

whether the plot is developed or not. The charges are reviewed annually to consider inflation. The charges either depend on plot size, location or may be fixed for a whole area. (See also development charges and city rates)²⁴¹

Ground water: water from precipitation that has percolated downwards from the surface through the zone of aeration to a zone of saturation where all pores and cracks in the bedrock is filled with water. The top of the zone of aeration is called water table; ground is the base flow for streams (see aquifer, water table)²⁴²

Group areas act: in apartheid South Africa, the law number 41 of 1950 that legalised the physical separation between races by creating different residential zones for different races. The law led to forced removals of people living in 'wrong' areas (see Bantustan).²⁴³

Group housing: housing comprising similar type of houses usually owned by a single employer or landlord. Such houses may be on one large plot or on single plots (see plot)

Growth centre policy: entails the concentration of investment (hence growth centres) in a chosen location of those facilities which will create urbanisation economies that are attractive to industries, and therefore helps address the problem of unbalanced regional development for political, social and economic reasons through spread / trickle down effects. Rural growth centres project and secondary centres development programme are examples of how the growth centre concept has been applied in planning in Malawi (See growth pole policy)

Growth centre: centre placed in lagging regions to induce development in the hinterland. In Malawi the concept was applied in the development of growth centre policy and implementation of rural growth centres project and secondary centres development programme. ²⁴⁴ However growth centres cannot necessarily lead to growth poles ²⁴⁵ (see growth pole)

Growth pole: (a) concept of regional development, formulated by French regional economist, Francois Perroux, which argues that growth does not appear everywhere at once, but in poles, with varying levels of intensity spread along diverse channels with varying terminal effects to the whole regional economy. In other words, development is by nature unbalanced, at least in first

²⁴¹ The ground rate or rent is calculated thus: land value X land size / YPU (13.3); where YPU is yield perpetuity unit of 13.3 which varies with economic environment of individual countries or centres

²⁴² This is the water that is tapped through boreholes and may in some areas be found as deep as 80 m below the surface of the earth. Since the water looks very clear there is the temptation to think it is good for human consumption and NGOs have invested a lot in bore holes on this reason. However, the water is highly polluted with bacterias and requires treatment before consumption. The pollution especially in urban areas is due to intensive use of pit latrines, septic tanks and graveyards.

²⁴³ www.africanhistory.about.com/library accessed 11.08.2004. urban residential zones according race also applied in almost all colonies including Malawi. What makes South Africa's apartheid era special is that the segregation was institutionalised through law since 1948 when the National Party came to power.

²⁴⁴ Bradford and Kent, (1978:175-177). There is danger though, if need rather than potential is used to identify the centre in the poor region. The centre has to be of a certain size.

²⁴⁵ Glason, J (1978:182); *An Introduction to Regional Planning*.

²⁴⁶ Other authors like Boudeville have extended the concept to include geographical space: an expanding industry can influence further development of economic activities in its zone of influence. This gives the concept its geographical dimension, hence also referred to as 'growth centre concept'. The concept holds that economic growth in an area is due to the presence of propulsive firms belonging to leading industries. Of course the growth of a leading industry does not require propulsive firms belonging to a leading industry, it may be due to one key industry like sugar production at Dwangwa. See also, John Friedman's development Model: development of core (cities) occurs due to initial advantages over other areas (e.g. better natural resources endowments, location in densely populated areas hence large market, or

stages but the imbalances are sectoral rather than geographical.²⁴⁶ (b) region that is more economically and socially advanced than that around it (e.g. urban centre vis a vis the rural area around) where large-scale economic activities tend to cluster due to economies of agglomeration and lower industrial location costs²⁴⁷ (See also growth centre, central place theory).

Growth pole policy: policy to concentrate selected industries composed of propulsive firms from leading industries in order to foster localisation economies in one area. Since industries must be localised, this will lead to growth centres and urbanisation economies.²⁴⁸ (see growth centre policy)

Guidelines: *Town and Country Planning Standards and Guidelines*, a booklet with details for planning and building regulations and advice to developers prepared by the Physical Planning Department in 1987.

well located with good access to foreign markets all of which are maintained by cumulative causation processes making backwash effects stronger than spread effects. In the end the core areas stand out with transitional areas benefiting from proximity to the core while the periphery remain as resource frontiers (Bradford and Kent, 1977:170-172 op cit)

²⁴⁷ Todaro, (1994:680) op cit

²⁴⁸ Glason, (1978:182). Glason identifies (a) pole of development which aims to generate growth in an area with no real industrial characteristics or where the economy is in a state of depression. In the UK the concept was applied to push industries to Scotland. In Malawi, the now forgotten proposal for a pulp-paper industry at Chintheche in the 1970s is an example, (b) pole of relief which attempts to reduce the problems of a large industrial complex by establishing itself as a counter magnet e.g. Chirimba Industrial site in Blantyre was developed as a relief for Makata and Chichiri. There are usually a lot of incentives offered.

H

Ha: short for hectare(s), an area equal to 2.471 acres

Habitat: the immediate natural environment of an organism or group of organisms used as synonym for environment. However, it is a sub-division of a biome or major complex of an ecosystem (e.g. tropical forest).

Habitat agenda: political document that came out of Habitat 1 Summit in Istanbul (3-14 June 1996) adopted by 171 countries committing themselves to human settlements (see Vancouver declaration)

Hazardous substance: any chemical, waste, gas, gaseous matter, medicines, drugs, plant, animal, or microorganism that is injurious to human health or the environment.

Hazardous waste: waste that is poisonous, corrosive, noxious, explosive, inflammable, radioactive, toxic or harmful to the environment or human beings.

Headland: highland jutting into the lake or sea e.g. the Makuzi (Bandawe) headland

Heavy industrial area: industrial estate for industries using heavy equipment, producing bulky products and sometimes generating a lot of waste. Heavy industrial sites are located after careful study of wind patterns to avoid polluting residential areas and soil structure to have stable buildings.

Hidden population momentum: tendency for population to grow even after birth rates have drastically been reduced largely because (a) the effect of high birth rates cannot be changed in short time and (b) age structure especially in less developed countries where large proportions of the population are children under 15 years of age. Thus the number of potential parents is much higher than at present. Even if these only have enough children to replace them, the total number of children to be born will be much higher²⁴⁹. In Malawi this is more serious because the number of females is higher than males

Hierarchy: ranking of settlements according to their population size or the number of services they offer

High-income area: low-density residential area where rentals are very high and only the rich or those housed by employers live. Such areas have most if not all of the required urban infrastructure and services. This zoning of urban space promotes urban apartheid.²⁵⁰

Highest and best use (of land): in real estate management, 'the most likely legal use of vacant land or improved property that will produce the greatest net return in the reasonably foreseeable future.' It focuses market analysis on the subject property and allows the appraiser to consider the property's optimum use in light of market conditions on a specific date.

High order goods/services: usually expensive good or services that people buy only occasionally like furniture, cars etc found mainly in large urban centres

Hinterland: the area served by a central place; the sphere of influence of a central place

Historical demography: study of populations of the past for which records are available (see

²⁴⁹ Todaro, 1994:187 op cit 'The important message of population momentum is that every year that passes without a reduction in fertility means a larger multiple of the present total population size before it can eventually level off.'

²⁵⁰ In Europe social mixing now dominates planning ideology. Though urban citizens earn differently, they can live in the same area or block of flats, but in housing units of varying sizes according to need and capability.

demography)²⁵¹

Horizontal equivalent (HE): the distance between two contours expressed as a horizontal measurement varying according to steepness of slope between two points on a map. The contour may not be adjacent. If HE is a short distance, slope is gentle (see also vertical interval)

Homelessness: a situation whereby people have no shelter of any type or quality to sleep in, sometimes also referred to as sleeping rough²⁵² (see houselessness).

House: structure for human habitation or shelter (see also housing unit, housing); in planning law and practice a house is not a house unless it was built according to approved plans.

Household formation: establishment of new households due to break up of existing households because of, among other factors, reaching a particular age, marital status change, increase in household size, change in economic/ occupation status, death or departure of one or more members from a household (see household)

Household head: person who generally controls or has an upper hand on planning and decision-making for the common welfare of all members of a household. He may, or may not, be the breadwinner.

Household: one or more persons, related or unrelated who live together and make common provision for food and other essentials for living; they regularly take their food together prepared from the same pot and / or share the same food store or pool their incomes for purposes of purchasing food²⁵³

Housing backlog: the number of households that require housing and services²⁵⁴

Housing corporation: government parastatals responsible for housing provision²⁵⁵, in Malawi the Malawi Housing Corporation is the only one.

Housing demand: the number of houses required according to affordability and willingness to

²⁵¹ Walle, 1958 op cit

²⁵² Marais (2000) op cit. The definition of homelessness has changed over the years because very few people have no home, hence the UNCHS proposal to use concept houselessness to replace homelessness.

²⁵³ NSO, (1987:42), Urban Housing Survey, Blantyre and Lilongwe Cities. See also Manda, M.A.Z. (1998), 'Urbanisation and Urban Housing in Malawi: The Case of Blantyre City,' in Molomo, C (ed) Population and Sustainable Development Programme Research Papers Vol. I, UNFP/ University of Botswana, Gaborone. The concept is complex. Among the Tonga of Nkhata Bay eating together or pooling resources may not suggest belonging to the same household but is rather a cultural practice suggesting oneness and unity among people of the same lineage.

²⁵⁴ Marais, M. (2000) op cit. Use of this definition ignores existing housing arrangements such as informal houses and backyard shacks as part of existing housing stock due to a narrow definition of the housing concept. Also, the nature of determining housing backlog assumes that every household is entitled to a house defined as a finished unit- something only a small percentage can afford. 'This type of definition of housing backlog seems to be a result of defining housing in terms of product instead of a process.'

²⁵⁵ In Malawi the Malawi Housing Corporation was established by Act of Parliament in 1966 to develop permanent houses in cities and towns. It was also responsible for managing THAs. Since 1990s THAs were handed over to city assemblies. The MHC proved ineffective as less than 20000 units were constructed in 30 years. Few THAs plots were developed against a background of over 70000 plot applicants on waiting list. MHC problems were related to government failure to subvent funds and pay for rent for civil servants occupying MHC houses and indeed low rental policy. The MHC itself was know for high level corruption

²⁵⁶ Mayo, S.K (1987) 'Household Preferences and Expenditures' in Rodwin, Lloyd (ed) Shelter, Settlements and Development, London, Allen & Unwin. Mayo also talks of effective housing demand which is based on actual measurable influences on spending on housing such as income, family size, relative price of housing compared to other goods and services, conditions of housing market, level of economic development, inflation, government policies on rent control all of

pay. Simply, this is 'housing need backed by ability and willingness-to-pay'²⁵⁶ in order to acquire housing which is also determined by its value, desperation, attractiveness. In other words, this 'is an estimation of the number of households that would be willing and able to acquire a particular housing package.'²⁵⁷

Housing estate: an area for housing or where housing has been developed

Housing finance: 'the provision of finance or capital for housing' usually interpreted to mean three things namely (a) capital required for the construction of housing or housing projects i.e. project finance, (b) resources required to acquire or access housing by households and (c) credit supplied by financing institutions (such as donors, bank loans, international loans, government allocations²⁵⁸) for housing purposes.²⁵⁹ Housing finance has several multiplier effects.²⁶⁰

Housing Improvement: any or all additions (such as new rooms) and changes (such as repairs) to an existing house to increase its space, comfort, utility or its life. It may also include connecting water, electricity or sewer line. (see also transformation)²⁶¹

Housing markets: the 'whole range of households and producers that demand and supply housing, including the labour and materials required to produce it and the land on which to locate it.'²⁶²

Housing need: 'quantification of those households to whom housing is not available,'²⁶³ or simply total number of houses required to meet human shelter requirements where the same is not available or in short supply (see homelessness, housing backlog).

which can influence spending on housing. Willingness –To pay was assumed for low to middle income households being able to spend 20-25% of their income on housing and related services. 75% of all World Bank projects between 1972-1984 were on this assumption.

²⁵⁷ Mumtaz and Ramirez, (1991:24-25) *Housing Finance Manual for Developing Countries*; UNCHS, Nairobi

²⁵⁸ In 2002 the UDF government launched a rural housing project to build permanent houses for poor aged rural people. While the project was welcome questions were asked about the criteria for selection as in some instances all houses for the poor in a whole district were built in one village. For example, in Mzimba eleven houses were built in one village where a UDF councillor originated.

²⁵⁹ Mumtaz, B.K and Ramirez, R (1991:1-7) *op cit*. UNCHS, Nairobi. For most households in developing countries access to housing finance is limited because of low income levels, the requirement of collateral, high building standards imposed by government planning departments among other reasons. As a result most households use a combination of (1) build while saving, (2) save in building and (3) earn by building.

²⁶⁰ 'Increased and easier access to housing finance will lead to an increase in the demand for housing and, in turn, for building sites, building materials and building workforce...increased housing production implies increased employment and investment opportunities as housing construction is usually a labour-intensive process and constitutes fixed assets...employment in the construction industry is an efficient and useful training and transformation process for creating a more modern and better skilled labour force...' (Mumtaz and Ramirez, 1991:85, 90).

²⁶¹ Mumtaz and Ramirez (1991:124) *op cit*

²⁶² Mumtaz and Ramirez, 1991:124. *op cit*

²⁶³ Mumtaz and Ramirez (1991:23). However, housing must be qualified using standards of acceptability, availability by conditions of supply and households by demography and social change, hence the measurement of housing need becomes complex and more dependent on definition than on computation. Thus housing need is not very useful in establishing housing finance strategies. According to Laquian (1993 quoted by Marais, 2000 *op cit*), 'if what is lacking in the so-called sub-standard housing is often legal tenure, services or both, then what may be the real need in housing can be sometimes defined by tenure and services, not by the physical structure called dwelling unit. If what people are already living in are taken as acceptable dwellings that can be improved by the introduction of better services, then a housing strategy might involve provision of services and not so many housing shells.'

Housing policy: *statement explaining how many houses will be constructed, how they will be financed and of what quality the purpose of which is to meet not just effective demand but also shelter needs for all citizens*

Housing quality: *the extent to which housing meets the taste of inhabitants usually measured in terms of materials for construction, method for water supply, sanitation method, waste disposal, number of rooms (see occupancy rate, housing quantity).*

Housing quantity: *the number of houses regardless of quality available in an area.*

Housing unit: *also called dwelling unit, a 'building which may be a whole or part of a structure with independent living quarters occupied by a person living alone or a group of persons living together and sharing common essentials of life (occupied by one household). It may be a hut, a store with sleeping rooms at the back or sides.'*²⁶⁴ (See housing)

Housing: *broad perspective in human settlements discourses comprising three basic components of shelter for human habitation (houses), infrastructure and services such as provision of water, sanitation, electricity, education, health, recreation etc;*²⁶⁵ *the whole physical environment within and outside building which serves as shelter (See also housing unit)*

Houselessness: *sleeping without any shelter (sleeping rough) or sleeping on the road or other public places*

Hoyt Model: *urban land use model developed by Homer Hoyt in 1939 after a study of 142 American cities showing wedges or sectors based on main transport routes and social groupings. He argues that transport routes were a key determinant of residential location, that order deteriorating houses in the inner city left by the rich are occupied by lower income groups (also called downward filtering) (see gentrification, Burgess Model)*²⁶⁶

Human development index (HDI): *index used by the United Nations since 1990 to measure relative (not absolute) levels of human development focussing on ends of development rather than the means, (as in use of per capita GNP.*²⁶⁷

Humidity: *the amount of water vapour in the air at a given temperature (see absolute humidity, relative humidity)*

Hybrid planning: *planning which incorporates top-down and bottom-up planning approaches based on the view that involving the people alone cannot achieve much without support from organised institutions inside or outside the country, without considering financial resources available etc while the top-down approach also needs local contribution to be effective. As a*

²⁶⁴ NSO, (1987:42) *Population and Housing Census Report*

²⁶⁵ Manda, M.A.Z. (1998), 'Urbanisation and Urban Housing in Malawi: The Case of Blantyre City,' in Molomo, C (ed) *Population and Sustainable Development Programme Research Papers Vol. 1*, UNFP/ University of Botswana, Gaborone. Housing therefore includes not just the provision of houses but also associated infrastructure and services like roads, drainage, sewerage system, power, water, telephone, play areas, parks, schools, clinics etc for full human habitation and satisfaction.

²⁶⁶ Bradford and Kent, (1977:72) *op cit*

²⁶⁷ The HDI ranks all countries on a scale of 0 (lowest human development) to 1 (highest human development) based on three goals or end products of development viz: longevity which is measured by life expectancy at birth; knowledge which is measured by a weighted average of adult literacy (two thirds) and mean years of schooling (one third weight) and; income which is measured by adjusted real per capita income. Using these three measures and applying a formula to 1990 data for 160 countries, the HDI ranks all countries into three categories: low human development (0.0 to 0.5), medium (0.51 to 0.79) and high (0.8 to 1.0). Using HDI it is noted that some countries with higher GDP have lower HDI implying that income distribution is poor, e.g.. Canada had highest HDI (0.982) but lower GDP than USA with HDI 0.976. (Todaro, M.P, 1994: 63-66 *op cit*)

result professionals and officials must work with project beneficiaries for the planning process to be effective.²⁶⁸ (See participatory, bottom-up, top-down planning)

²⁶⁸ Mhango, Du G.L (1998:6) *op. cit.* Note that hybrid planning, according to Mhango, is different from participatory planning, which involves stakeholders, CBOs, grassroots, professionals etc

I

IFUP: *International Forum on Urban Poverty, partnership of local authorities, CBOs, academic institutions, bilateral or multilateral agencies working for the eradication of urban poverty based on sound governance, partnership and participation*²⁶⁹

Illegal development: *any development that is carried out without the approval of planning authorities (see planning authority, development, conditional approval)*

Illegality: *tendency of developing any project without regard to law, bylaws and standards and regulations either because of a weak development control mechanism or because the said laws are not recognised by the developers due to the manner in which they were drafted.*²⁷⁰

Impact studies: *Studies conducted to check the outcome of implemented (or to be implemented) projects in order to adjust objectives. Good examples are EIA, SEIA.*

Implementation package: *in any urban development, the tasks supposedly to be implemented by a specific stakeholder. In Malawi, such provisions in the plans have made it difficult to implement the plan because the said stakeholders (usually a government department or parastatals) may not have participated in the planning process and as a result, the resources available may not be for the allocated task or enough. Hence, the need to talk about commitment packages (see commitment packages)*

Implicit population policy: *laws, regulations, directions etc which, though not necessarily issued for the purpose of affecting population growth, distribution or composition, have the effect of doing so.*²⁷¹

Import substitution industries: *industries promoted to produce for local demand in order to save on foreign exchange, hence the 'Best Buy Malawian' campaigns even though locally produced commodities are higher priced. This is ideally the opposite of EPZs, even if both are implemented within the same country. The logic is to target specific industries or goods and give them enough time protection to grow and compete on the world market (see export processing zones, import substitution)*²⁷²

Import substitution: *'an attempt to replace commodities that are being imported, usually manufactured consumer goods, with domestic sources of production and supply.' The strategy is*

²⁶⁹ IFUP was launched in 1997 at the Florence Conference. www.unhabitat.org/programmes accessed 16.08.2004.

²⁷⁰ The 'problem with regulations lies not so much in their intentions, but their outcomes' as they reduce housing available to the poor. Hence, 'access to land has generally been achieved in spite of, rather than because of, planning.' (Payne, 1989, 'Why Has Planning Made no Significant Impact in Ensuring Access to Land?' in Meikkle, S and Safier, M (eds) *Cities and People: Can We Plan the Future? DPU Working Paper No. 57*

²⁷¹ For example: maternity leave of 3 months without specifying frequency of child bearing; allocating funds to district assemblies on the basis of their population size is pronatalist policy; girls with children should return to school without consideration of age and number of children born; free primary education and Gable project-lengthens period of girls in school and so shortens their child bearing period and, educated women can choose when or whether to have children

²⁷² The import substitution industrialisation strategy in less developed countries has largely failed because (a) they have been inefficient and costly to operate, (b) main beneficiaries of the strategy have been the foreign companies that located in these countries taking advantage of the tariffs and quotas yet remit all profits home; (c) the strategy has worked with subsidises government imported capital goods only to satisfy consumption habits of the rich and without generating jobs and yet increasing debt burden; (d) overvalued local currencies in the process raising the price of the local products and lowering those for imports (e) despite intention, these industries never grew up and actually showed intent to hide behind protective tariffs. (Todaro, 1994:494-496)

to 'erect tariff barriers or quotas on certain important commodities, then try to set up a local industry to produce these goods.'²⁷³ 'Since independence Malawi's industrial development policy has emphasised import substitution,'²⁷⁴ albeit flexibly (See import substitution industries).

Improvement area: any area of land, especially informal settlements including squatter areas, declared as such according to the town planning law for purposes of carrying out upgrading projects.²⁷⁵

Inclusion: 'means not only permitting the citizen to be heard. It also means that he be able to become well informed about the underlying reasons for planning proposals, and be able to respond to them in the technical language of professional planners'²⁷⁶ Inclusion in planning matters goes further than participation (see participation, public participation)

Incremental planning: planning approach which advocates 'successive limited comparisons' to achieve policy goals by rushing through the analytical process. Lindblom (1996) calls it 'the science of muddling through,' a mere branch of rational comprehensive planning approach except that the analysis of value goals are not distinct from each other and that, rather than 'getting the most appropriate means to desired ends,' the 'test of a good policy is typically that various analysts find themselves directly agreeing on a policy without their agreeing that it is the most appropriate means to an agreed objective' since other important alternative potential policies are neglected. As such policies can be intelligently formulated.²⁷⁷

Industrial area: zone in an urban area for the location of industries. This is categorized according to industry e.g. heavy, service or light

Industrial estate: industrial area that has been developed, the plots are surveyed, roads, drains, sewer lines etc are constructed for the development of industrial enterprises (See industrial area, industrial park)

'Industrialisation without urbanisation': policy to develop industries in specific locations without necessarily promoting rural-urban migration followed in China since 1950s. Industrialisation has increased rapidly in China while urbanisation has kept pace with total non-agriculture urban population increasing from 16.9% in 1965 to 19% in 1990 which has also

²⁷³ Todaro, 1994:491 op.cit.

²⁷⁴ National Physical Development Plan, Vol. 1:20

²⁷⁵ An improvement area can be demanded by inhabitants, CBOs, or NGOs if they want to contribute to the upgrading exercise themselves.

²⁷⁶ Davidoff, P (1973) 'Advocacy and Pluralism in Planning' in Faludi, A (ed) *A Reader in Planning Theory*, Oxford, Pergamon Press. The paper is a reprint from *Journal of the American Institute of Planners* Vol 31, November 1965. Paul Davidoff argues, 'If the planning process is to encourage democratic urban government then it must operate so as to include rather than exclude citizens from participating in the process.'

²⁷⁷ The approach is related to a shift from emphasis on master planning to coordination type plans. The approach argues that since comprehensive planning takes a long time, demands too many resources and data, there is need to look only at present problems and finding solutions to them. Planning is seen as a continual problem – policy-solving process focussing on marginal changes or minor refinements to existing policies. That is, it does not get the right solution instantly (as comprehensive planning would claim), but alleviates present, rather than, future problems or imperfections. However, like comprehensive planning, it is criticised for believing the state can decide the public interest and offering temporary solutions instead of advocating the needs of the impoverished groups considering the public implicitly assumes the society has similar interests. Read: Lindblom, C.E (1996) 'The Science of Muddling Through' in Campbell, S and Fainstein, SS (eds) *Readings in Planning Theory*, Blackwell; Etzioni, A (1973) 'Mixed Scanning: A Third Approach to Decision Making' in Faludi (ed) in *A Reader in Planning Theory*, Oxford, Pergamon.

ensured decentralised urbanisation to smaller settlements. At the same time urban unemployment has remained below 2%.²⁷⁸

Industrial park: concept emerging after 20th Century especially in developed countries that seeks to promote industrial development through the promotion of agglomeration economies and the central government is called upon to create a favourable environment by making land acquisition simple and short while following the legal processes.²⁷⁹

Inequality: how income in a country is distributed among the population measured by dividing the population into deciles (10%) determining the percentage population very poor and percentage population very rich. Other measures include the Lorenz curves, gini coefficient.²⁸⁰ It is possible to find 10% of population owning more than 60% of the national income, a situation common in poor countries.

Infant mortality rate (IMR): ratio of infant deaths in a year to the number of births that occurred in the same year.²⁸¹ The IMR conceptually attempts to measure the likelihood of someone newly born dying before the first birth day, but in practice it measures even deaths of those born in previous year (see Crude death rate, rate).

Informal irrigation: use of water including wastewater without permission from planning authorities in urban and peri-urban areas.²⁸²

Informal settlement: housing area that is not planned, usually villages incorporated into urban boundaries. Because of proximity to the town they attract both migrants from rural areas and those that cannot easily access land and housing in the planned areas of the city. Land management is by traditional chiefs. They are also called unplanned traditional housing areas. These are target of upgrading programmes such as SCDP. In other countries they have an assortment of names: favelas in Brazil and South America, barrios in central America, Kampung or Busti in Asia, shantytown in Africa generally etc. Although usually confused with, this is

²⁷⁸ UNCHS, Reassessment of Urban Planning and Development Regulations in Asian Cities. www.unch.org/unchs/english/urbanpl/asian accessed 10.08.2004.

²⁷⁹ Lin, J.C.Y, (2003), 'Efficiency and Flexibility: Keys to the Reform of Industrial Park development policy in Taiwan' paper for symposium on Industrial Park Planning and Development, National Taiwan University, Taipei, 25 September. The difference between industrial park and industrial zone provided through urban land use planning is that, industrial zones may not necessarily be developed for industrial uses. Land use planning system thus controls potential supply of industrial land in a passive manner while industrial park development system supplies ready to use industrial property actively.

²⁸⁰ Todaro, 1994:131-144 op cit

²⁸¹ Ideally IMR is supposed to measure probability of dying during the first year of life. It is a probability rather than rate because it uses as denominator the population at the beginning of the year instead of mid-year population. However, it is not a true probability because not all deaths in numerator come from births in the denominator as some of the infants were born the previous year, and some of the infants will die in the next year before reaching exact age of one (1) i.e. not all the deaths are from births in the year under discussion, hence there is need for adjusted IMR through separation of deaths by cohort (see Shryock and Siegel, 1976: 236 op cit).

²⁸² There is a health risk in informal irrigation especially for vegetables. 'Due to the short growing cycle of many vegetables and their fragile nature (loss of their attractive appearance), irrigation continues until harvesting day. As most pathogens survive on crops for about 15 days, they are carried to the markets and into consumers' homes. Farmers rarely wear protective clothing or take any protective measures when applying water, or pesticides for that matter.' (B. Keraita & P. Drechsel, 2002) 'Wastewater Use in Informal Irrigation in Urban and Peri-urban Areas of Kumasi, Ghana,' *Urban Agriculture Magazine*, No.8 December.

*different from, slums and squatter areas.*²⁸³ (See squatter area, unplanned area, land pooling)

In-migration: *movement of people (from outside) into political area (country, district, town etc) (See out-migration, net migration, gross migration)*

Inner city: *part of an urban area surrounding the CBD often with old houses and industry and in poor state of repair or indeed derelict*

Innovation diffusion: *the gradual adoption of an innovation through time and space*²⁸⁴

Innovation: *'the successful introduction of ideas or artefacts, perceived as new, into a given social system' either based on an idea or prototype that is invented, borrowed, or imitated' 'as long as it is recognised as new in a given area'*²⁸⁵

In-situ: *within; in-situ material means material from the same area; in-situ conservation means conservation within the natural habitat of the biological organism.*

Institutional area: *a zone in an urban plan for institutional buildings such as police, hospital, schools etc. Sometimes referred to as public buildings (see public buildings)*

Integrated development strategy: *five year comprehensive development plans required of the four major urban centres (of Blantyre, Lilongwe, Mzuzu and Zomba) under World Bank funded LGDP. The strategy was essentially an overall development framework for the provision of services and infrastructure which was meant to assist in development planning for the towns with a provision made for the necessary services and infrastructure ahead of development or in pace with demand, hence making urban growth manageable.*²⁸⁶ *The cities were also required to ensure the participation of urban citizens, business community, and government agencies, NGOs, CBO/CDCs in the identification of priorities. The city then prepared a strategy and action plan on how to implement the plan considering available resources (see integrated urban development process; urban structure plan)*

Integrated planning: *type of planning which synthesises into the planning process all*

²⁸³ For instance favela are also referred to as squatter settlements in Brazil (Fiori, J and R. Ramirez, 2000, Urban Poverty Alleviation through Environmental Upgrading in Rio de Janeiro: Favela Bairro, London, DPU). They are also called Katchi abadis in Pakistan, bidonville in former French colonies, villas de miseria in Argentina. Informal settlements are an example of effects of lack of serviced land and limited housing finance. In the colonial era such areas were by-passed in terms of urban development policy to create a cheap supply of labour close to the towns. In Surabaya (Indonesia), while the Kampung occupied only 5% of total built up land area, they accommodated 72% of the total population. There were 115 Kampung inside the city boundary and 103 outside. 60% of the houses were owner occupied while 30-35% were rental. Kampung may be 15 ha to over 120 ha, 50% of households earn less than \$24-\$79 (Johan Silas, 1984, 'The Kampung Improvement Programme of Indonesia: A Comparative Case Study of Jakarta and Surabaya' in Payne, G.K (ed) Low-Income Housing in the Developing World, Chichester, John Wiley & Sons. one solution is land consolidation.

²⁸⁴ Theory of Innovation diffusion was devised by Torsten Hagerstrand, a Swedish Geographer in 1953. Hagerstrand suggests that, once an idea has been introduced it can be diffused through expansion and relocation and will be adopted more rapidly by larger cities and places close together etc. Examples of innovation diffusion include introduction of TVs, new agriculture seeds or farming methods etc. (see Bradford and Kent, 1977: 128-142). Smooth diffusion will be affected by 'barrier effect such as economic status, social reasons like trust, fear of taking risks, education level, physical barriers.

²⁸⁵ Bradford, M.G and W.A. Kent, (1977:128-142 op cit)

²⁸⁶ The strategies were given several names including: municipal development strategy, urban strategy plan, council development strategy, council development plan etc. The aim was to link planning and budgeting on the logic that plans must be linked to city ability to provide services and infrastructure that they can do if they have funds and human resources. Note that since these plans were only for five years, they were therefore partly meant to implement the superior urban structure plans that have duration of 10-20 years depending on the size of the town. Projects implemented are therefore only extracts from the urban structure plan. Ironically, the urban structure plan was regarded less important in the LGDP even where it was outdated, hence not helpful in the implementation of integrated development strategy (see also strategic planning, urban management programme).

development sectors of a country or region, hence inter-sectoral integration, and modules like economic, social, institutional, political, technical and environmental at different levels so as to have a coherent development programme and budget. Since all aspects that can affect a country, region or city are considered, it becomes a form of comprehensive planning.²⁸⁷ (see *ad hoc* planning, integrated development strategy)

Integrated rural development:²⁸⁸ multifaceted and comprehensive rural development focussing simultaneously on several sectors such as agriculture, health, sanitation, infrastructure, literacy, rural industry, extension etc by injecting integrated packages of improved machinery, land development, marketing, roads, communications, farm inputs, improved, seeds, agriculture research, irrigation etc which also improve coordination and cooperation between service sectors. Usually a 'well funded, well-staffed project authority which will monitor and administer the integrated use of resources and inputs (e.g. ADDs in Malawi) is established (see also achikumbe, peasantries).²⁸⁹ In Malawi integrated rural development projects were implemented since 1968.²⁹⁰

Integrated urban development process: institutional development process meant to support general urban development process especially dealing with organisational, financial and policy issues to effectively handle planning, infrastructure and service provision²⁹¹ (see comprehensive planning, urban management programme, strategic planning)

Integrated urban infrastructure development programme: basic needs approach to local economic development as part of Municipal development programme which emphasised strategic urban planning

Integrated urban management: two fold urban management approach to tackle short comings of infrastructure development for urban areas involving (a) making sure 'the city gets the infrastructure and services to cope with... rapid [population] growth... and 'to ensure that the council is in a fit condition, organisationally and financially, to plan, provide and maintain the

²⁸⁷ Mhango, Du G.L (1998:4 op cit). The type of planning involves both top-down and bottom-up approaches.

²⁸⁸ Steven A. Nkom, (1981) "Integrated Rural Development and the Marginalisation of the Peasantry in Nigeria," *Africa Development*, Vol. VI No 4:82-92, CODESRIA.

²⁸⁹ The concept was first introduced in 1970 by experts at UN General Assembly meeting. Since then UNESCO, FAO, World Bank etc have propagated the paradigm and practice. In Africa it was first introduced during the 1971 Moshi Conference on "Integrated Approach to Rural Development in Africa" organised by the UN Commission for Africa. (Nkom, 1981, op. cit). The Concept has been applied in Malawi mainly through NRDP with focus on ADDs with World Bank support and NRCP with focus on rural growth centres. However, according to Nkom (1981), the approach tends to be more interested in meeting **national** food self sufficiency rather than food security for the peasants (smallholders). Hence the incentives like fertilizers; improved seeds and machinery are given to elite progressive farmers who are believed to produce results in short time and large quantity (even though evidence shows the smallholders produce most of the food). In fact since the elite farmers' appetite for land is insatiable, hence rise in land speculation and grabbing (in Malawi even through Land Act 1967!). Most of the progressive farmers also tend to be ministers, senior civil servants, Members of Parliament (MPs), businessmen, traditional leaders. This puts the smallholders out of the only means for survival

²⁹⁰ All the necessary inputs and services required for promoting agriculture production were provided. However the approach did not succeed in increasing productivity largely because it was 'financially expensive, heavy on infrastructure aspects and gave little attention to major crop production targets. Also agriculture research and technology gave little attention to the needs of small holders (Malawi Govt/UN, 1993), *Situation Analysis of Poverty in Malawi*, Lilongwe.

²⁹¹ This is a departure in urban planning approach from mere planning for others to implement to planning what can be implemented with available financial resources.

infrastructure and services' and specifically follows three components viz: an integrated development strategy, management manual and annual reporting ²⁹²

Inter-censal period: period between two population censuses usually ten years, e.g. 1966-1977, 1977-1987, 1987- 1998. The next population census is expected in 2008.

Interest group: group of people associating to advocate their convictions about social or other subjects, for example, political parties, trade unions, NGOs, and aim to accrue the best possible benefits for themselves or their associations (see cause group, profession)²⁹³

Intermediate traditional housing areas (ITHA): traditional housing areas which were target of MHC / WB shell and core housing project in the late 1980s; clients of the project would get building materials loans and a shell or core house to complete on their own and repay the loan in 20 years at 12% interest. The houses measuring 8.33m by 7.03m had similar design. In Blantyre such houses were built at Chimwankhunda Dam.

Internal migration: migration from one place to another, region to region within a given country

International date line: imaginary line almost along 180° longitude at which time changes either by gaining or losing a whole day; the gain being by moving eastwards away from 0° Greenwich meridian and loss by moving westwards from Greenwich meridian.²⁹⁴

International migration: (immigration or emigration depending on whether the country is destination or origin) is when migration is across national borders

Inter-regional plans: spatial planning undertaken at central government level (hence it is top-down) directed towards inter-regional relationships and is concerned with the allocation of resources between regions in order to solve problems of economic imbalances resulting from the changing locational preferences of industry. Like intra-regional planning, it is multi-objective: social equity, national economic development, employment generation²⁹⁵; planning at intermediate level of administration with emphasis on economic planning for allocation of economic resources between regions (see intra-regional planning)²⁹⁶

Intervening opportunities: factors that prevent or facilitate the smooth interaction or movement between places including culture, politics (e.g. road blocks, border crossings) (see transferability, complementarity)²⁹⁷

²⁹² McGill, R (1994) 'Integrated Urban Management: An Operational Model for Third World City Managers,' *Cities*, 11(1): 35-47. Urban Planning is only a part of the process. See also McGill, R (1996) *Institutional Development: A Third World City Management Perspective*, London, MacMillan.

²⁹³ Examples include Tobacco Association of Malawi, Law Society of Malawi, all trade unions and trade union federations, Journalist Association of Malawi, MISA, MALGA, ECAM, ECAMA etc

²⁹⁴ If one travels over 180° longitude going across it in a westerly direction, one loses a day; in an easterly direction one gains a day, in the process having the same day twice! The line is not straight in order to avoid crossing over countries and creating different days in one country. (Waters, G, 1984:8, *First Lessons in Physical Geography, International Edition*, Harlow, Longman.

²⁹⁵ Glason, J (1978:28-30) *An Introduction to Regional Planning*, London, Hutchinson. Emphasis on inter-regional planning varies between countries. In Europe it is common in countries with large regional imbalances such as Italy, Norway, and UK but elsewhere like in Germany where there almost economic balance between regions, the focus is on intra-regional planning.

²⁹⁶ Glason, 1978:57-58. *op cit*

²⁹⁷ According to Stouffer who first stated the concept, the amount of mobility between two towns depends less on distance and more on the number of intervening opportunities (Bradford and Kent, 1977:124 *op cit*)

Intestinal nematodes: organisms like roundworms, hookworms etc which carry the highest risk of infection to humans²⁹⁸ (See also pathogens)

Intra-regional planning: spatial planning directed towards resources allocation within a region and / or its sub- regions and between various policy fields such as economic development, social, environmental, transport, agriculture etc within the region and its sub- regions. The 'aim is to achieve a satisfactory relationship between people, jobs and the environment... social objectives concerned with factors such as the provision of housing, social, cultural and recreational facilities; economic objectives relating to the control of the diseconomies of the congested cities and the distribution of new investment; and environmental objectives relating to issues such as the quality of urban form and the prevention of urban sprawl, can be identified.'²⁹⁹ Intra-regional planning should be seen both in terms of physical planning and economic planning. An urban structure plan is an example of an intra-regional plan. (See inter-regional planning)

Intrinsic rate of natural increase: or true rate of natural increase, constant annual rate of increase for a long in a closed population subjected to constant age specific fertility and mortality rates³⁰⁰

Investment method: in valuation, 'method of estimating the present worth of the rights to future benefits to be derived from the ownership of a specific interest in a specific property under given market conditions'³⁰¹

Isodapane: in Weber's industrial location theory, lines joining locations where the total transportation cost for both raw materials and products with the assumption that labour costs are equal such that the location of the least transportation is the isodapane with the lowest value. Transport costs are related to distance, as well as weight of both the raw materials and the final product. (See critical isodapane).³⁰²

Isthmus: a narrow strip of land joining two land areas. (see also strait).³⁰³

ITCZ: the inter-tropical convergence zone, the rain causing low pressure belt or trough of air in the tropics including Malawi where north east and south east trade winds converge³⁰⁴

²⁹⁸ Urban Agriculture Magazine, No. 8 December, 2002

²⁹⁹ Glason, J (1978:27) op cit. Intra-regional at local (city) level regional planning has emphasis on land use planning such as urban structure planning

³⁰⁰ Walle, 1958 op cit

³⁰¹ Baum and Mackmin (1989:56-57), The Income Approach to Property Valuation 3rd Edition, London, Routledge. Future rights can be expressed as future income in form of resale of the interest. The conversion of future income flows to present value capital sums is called capitalisation i.e. summation of future benefits each discounted to the present at appropriate market derived discount rate of interest.

³⁰² Bradford and Kent, 1977:44-47 op cit.

³⁰³ A good example is the piece of land at Nkhata Bay Boma where the fisheries department offices are located almost opposite ADMARC. The land was almost cut during the 1981 lake level raise that caused destruction to other lakeshore towns like Karonga.

³⁰⁴ Strahler, 1975: 192 op cit

J

Junction spray: *(junction visibility spray), funnel mouth of a road joining into another (usually a larger) road to give adequate visibility to the driver of a vehicle on the road joining another. Building or any other obstruction is not allowed in this area.*

Junction: *a point where one road joins another. The roads may be of varying sizes or functions.*

Jurisdiction area: *area within the administrative boundary of local governments where they exercise their planning and management authority.*³⁰⁵

³⁰⁵ *There is debate that area of jurisdiction over bound the actual areas which local governments can manage effectively. For example, in some areas within the administrative boundaries of local governments, people live completely rural life and do not benefit any urban services yet local governments would want to assert their authority. Such debate is exemplified by the wrangle between Blantyre City and residents of Machinjiri THA who claim that they land they live is customary because the City Assembly (MHC before 1992) did not compensate them for the takeover.*

K

K=3 network/ hierarchy: or marketing principle in Christaller's central place theory, the smallest central place would be located 7 kilometres apart. The next order centres would be three times the size (area and population), hence they would be 12 km apart; also the next order centres would be three times larger. In short, the size of centres increases following a geometric progression (1,3,9,27, etc). The main principle here is that a central place needs to be as close as necessary to customers the centre serves.³⁰⁶ (see central place theory)

K=4; traffic principle, in the central place theory, spatial arrangement that demonstrates ease of travel between centres located in such a way that lower order centres lie along the straight line paths between higher order centres, and is equivalent from only two higher order centres. Thus the higher order centre serve one-half population of six-lower order centres ($6 \times \frac{1}{2} + 1 = 4$). See administrative principle.

K=7, administrative principle, in central place theory, spatial arrangement whereby six lower order centres are administered by one higher order centre³⁰⁷

Kamuzuism: appetite for grandeur and so, hatred of (or mere cosmetic intention) anything to do with basic needs for the poor and weak. Kamuzu, first president of Malawi was noted for his dislike of low-income residential areas close to central city areas, hence he ordered the demolition of over 1959 site and services in Lilongwe's Area 47 and replaced them with high income housing in 1977. Some 5970 plot holders were compensated and resettled. The move was against a planning justification of the area's proximity to the city centre and therefore would reduce on transport costs. The move led to the British Government withdrawing aid to the housing sector in 1980.³⁰⁸ (see apartheid)

KAP survey: in demography, special survey on knowledge, attitude and practice of public health and family planning programmes such as the use of contraceptives

Katangale: corruption, fraud, in Europe called sleaze

Katapila: unorganised money market, informal and often usurious credit system common in poor countries like Malawi where low-income businessmen with little or no collateral borrow from moneylenders often at exorbitant interest rates. Any failure to pay on the agreed date results in the money doubling every other day to the point whereby the borrower may have personal property like cars, household furniture or house confiscated. The money may be borrowed also as transport money by rural- urban migrants or migrants travelling to other countries like Tanzania, Zimbabwe, Zambia, and South Africa. Usually the borrower has to pay back on return twice or three times the initial sum borrowed

Khola: kraal, shelter for domesticated animals and birds

Khonde: veranda

Knowledge based economy: also called new economy, an 'economy directly based in the promotion, distribution and use of knowledge and information' [quoting OECD], economy powered by technology, driven by ideas, rooted in innovation and enterprise ' [quoting Bill Clinton], especially one that has high economic growth and low inflation by taking advantage of globalisation

³⁰⁶ Johnson, J.H, 1972:101 op.cit

³⁰⁷ Bradford and Kent, 1977:10-13 op cit

³⁰⁸ Crooke, P (1981:9) *Low Income Housing in Malawi: An Evaluation of British Aided Programmes*, London, ODA

(global economy) of production factors and markets as well as the rapid development of information technology.³⁰⁹ Advantages of knowledge-based industries include: production value per worker is high; floor area per worker is small than non-knowledge based industries hence land resources create higher production value.³¹⁰

Kyoto protocol: summit held in Kyoto (Japan) to agree to strengthen 1992 climate Change convention by mandating reduction of polluting agents by 6-8% from 1990 level by 2008-2012 for rich industrial countries. This protocol was met with set back when in 2001 USA refused to ratify it despite being the largest world polluter (see also global warming, climate change convention)

³⁰⁹ Lin, J.C.Y (2003), *Knowledge based Economy and Land use Planning*’ paper for seminar on land use and Planning, ICLPS&T, Tao Yuan, Taiwan, September 22-October 3. A 2001 census of manufacturing industries in Taiwan found that 104,227 firms or 11.2 of total were knowledge-based industries contributing 1.89 million jobs, 53557 of these firms were service industries and 50670 were manufacturing. This is evidence that Taiwan industry is mainly knowledge based. The concept merged in US after the traditional economic growth of about 2.6% since 1940s declined to about 1% in the 1980s as a result of Japanese competition. The US economy recovered after a restructuring exercise for 5 years by taking advantage of globalisation. For example, US companies outsource manufacturing to Taiwan companies while they themselves concentrate on research and development. The restructured and growing economy was hence forth called ‘new economy’

³¹⁰ Lin, J.C.Y, (2003), ‘Efficiency and Flexibility: Keys to the Reform of Industrial Park development policy in Taiwan’ paper for symposium on Industrial Park Planning and Development, National Taiwan University, Taipei, 25 September

L

LA-EMAS: *Local Authorities Environmental Management Audit System (or Scheme), an evaluation tool to environmental planning and management into sustainability: 'the means by which communities systematically and regularly monitor the quality of their environment and review the impact of public policy on the environment.'*³¹¹

Lagoon: *a shallow stretch of water which is partly or completely separated from a larger body of water like a lake by a narrow strip of land e.g. Chia Lagoon, Chintheche Lagoon*

Land administration: *mechanism for controlling the use of land such as land use planning, surveying of land parcels, registration and maintenance of land information, conveyancing, mortgaging policies, property valuation, EIA and all legislation imposing regulations on land matters (see land use, zoning,)*³¹²

Land Act: *legal mechanism for land administration especially its acquisition and disposal. The 1967 Land Act, meant to promote the development of customary land led to the rich acquiring customary and in the process alienating the peasantries (see achikumbe)*³¹³.

Land administration: *or land management; the process whereby the resources of land are put to good use; entails decision making and implementation of decisions about the land, concerned with stewardship of land for the present and future use including processes whereby land resources are allocated over space and time according to needs, aspirations and man's desire within technological inventions, political and social institutions and also legal and administrative arrangements.*³¹⁴

Land consolidation: *also called land readjustment (or land pooling, land sharing, land assembly) a land management instrument whereby fragmented pieces of land are consolidated into one and then*

³¹¹ Barton, H and Bruder, N (1996: 7) *A Guide to Local Environmental Audit*, London, Earthscan. The system has its history in commercial national concerns in US where as early as 1970s laws were passed to make companies responsible for environmental damage they caused (polluter pays principle). This made companies adhere to law by conducting performance reviews and compliance audits. However, the move to LA-EMAS began in UK with publication of "Friends of the Earth Environmental Charter for Local Government in 1989 and production of audit for Kirk lees MBC in West Yorkshire. By 1992 one-half of English towns had attempted it. Nonetheless the impetus for LA-EMAS was UK government instruction on waste disposal, Rio Summit and EU environmental initiatives especially EMAS for industry. UK extended the EU EMAS to local authorities. The system has three elements: (a) establish and improve local authority environmental policy, programmes and management plans; (b) systematic review of objectives, periodic evaluation of policies, plans & programmes; (c) provision of information on environmental performance to the public which find expression through external (SoER) and internal (RIP- review of internal practices) audits. The preparation of the audits follows seven steps. See also Saleman, P (1996), *Local Sustainability: Managing and Planning Ecologically Sound Places*, London, Chapman Pub Ltd; ICLEI (1996) *Local Agenda 21 Planning Guide: An Introduction to Sustainable Development Planning*, Toronto, ICLEI; Levett, R (1996) 'From Eco-Management and Audit (EMAS) to Sustainability Management and Audit (SMAS),' *Local Environment*, Vol. 1 NO. 3:299-311

³¹² Standard leasehold term for land lease for investment purposes in accordance with investment promotion act is determined on the basis of specific industry requirement or for a renewable term not more than 50 years. (Land Policy, 2002:17)

³¹³ In South Africa, the Natives Land Act No. 27 of 1913 made it illegal for blacks to purchase or lease land from whites except in reserves. This led to blacks who constitute 87% of population owning less than 8% of the land www.africanhistory.about.com/library.

³¹⁴ It includes property conveyancing, valuation, utility management, land resources management (e.g. soils, forest, agriculture) land use policies and plans, EIA, legal framework for land administration e.g. Land Act, Land Survey Act, Town and Country Planning Act, Environmental Management Act etc

*sub divided into serviced plots in a rational and planned manner with the original land owners accepting to contribute portions of their land for basic public infrastructure. The idea is to provide land for development purposes and increase environmental quality by upgrading the area, securing orderly development and achieving planned development. For the process to work well government buys some land so that it participates in the process as a landowner.*³¹⁵

Land degradation: *destruction of land surface due to poor or unregulated land use activities (see derelict land)*

Land economist: *person who appraises the economic consequences of the use or development of land considering both planning and financial factors*

Landfill: *a planned and regulated excavation used for the disposal of urban solid wastes. In Malawi most landfills are not regulated so that wastes of all sorts are disposed of in similar manner regardless of dangers associated with them.*

Land franchise: *legal term denoting the authority that a person or organisation has over a piece of land (see land title, lease).*

Land increment tax: *same as development gain tax*

Land information system: *information or data on land issues and this is managed to give exact spatial, environmental and cadastral information or legal rights to support land administration.*

Land law: *legislation for management of land matters especially the Land Act and local level by-laws. A city plan can effectively be part of land law since its provisions on land are legally enforceable. By the 2002 Land Policy, local governments are the main agents for land administration*

Land lease: *legal rights from a superior tenure holder or owner to a piece of land or plot for several years varying according to the use for which an application was made. A land lease by local authorities is for 199 years, while an individual plot lease in a city is for 99 years. Agriculture leases are shorter, between 5 years and 31 years.*³¹⁶

Land lord: *the proprietor or owner of leasehold or freehold interest in land with right to lease out to tenants in return for cash or other form of payment for the use of the land. This is extended to include the property on the piece of land which can be rented out in return for cash at specified regular periods on one month, 3 months, 6months or 12 months etc depending on the agreement between the lessee and owner.*

Land policy: *blue print document explaining the legal mechanism for land acquisition, holding and management and how land resources are to be distributed to all Malawians, hence it also entails*

³¹⁵ Fourie, C (2004) *Land readjustment for Peri-Urban Customary Tenure: The Example of Botswana* in Home, R and Lim, H (eds) *op cit*. Typically four steps are followed (a) inventory of rights on affected land and valuation is done; (b) drafting and confirming reallocation plan showing new land rights and owners which in urban areas implies preparation of detailed layout plans; (c) implementation of reallocation and detailed plans and (d) financial arrangements. Apart of land readjustment, other land instruments include: compulsory land acquisition, development of vacant land (Greenfield development), resettlement, upgrading. Land readjustment goes beyond upgrading and involves wide ranging change to the layout and people's rights.

³¹⁶ Note that the 'right to use land created by granting a lease, irrespective of the tenure regime, is private and formerly restricted to the term of years and the conditions (covenants) defined in the contract by the grantor or land owner. The reversionary interest remains vested in the landowner even after a lease has been granted.' *Land Policy*, 2002:13

³¹⁷ Malawi Govt, 2002, *Malawi National Land Policy*, Lilongwe; Ministry of Lands and Physical planning: 4

'decision-making and the implementation of decisions about land.'³¹⁷ The 2002 policy prohibits freehold tenure titles to foreigners³¹⁸ and seeks to register all customary land 'as private customary estates with land tenure rights that preserve the advantages of customary ownership but also ensure security of tenure.' Private leasehold estates will be 'created as subsidiary interests out of any private land, including registered customary estates without relinquishing the ownership of the customary holder of registered customary land to grant leases.'³¹⁹

Land pooling: also called land consolidation, 'technique to redefine ownership of land in such a way that (a) the shape and configuration of plots is more appropriate for urban structures and uses and (b) the size of all plots is reduced by an agreed proportion to create sufficient public land for the planned provision of roads, infrastructure, social facilities, open space and reserve plots.'³²⁰ (See also upgrading, adjudication, and informal settlement).

Land readjustment: land pooling (see land consolidation)

Land registration: national or local level administrative system for recording, keeping and maintaining land ownership rights (and transactions in land) held through custom, private leasehold or freehold. Title registration is a process by which evidence of a person's rights to any particular area of land is investigated, certified for physical location and legal accuracy and recorded.³²¹ There are two major forms of land registration in Malawi- deeds and title registration. (See deeds registration, title registration).

Land slide: the sliding downwards of a mass of land on a mountain or hill side under the force of gravity; also called land slip (see back cover)

Land subsidence: situation whereby the earth's surface in certain locations is depressed or collapses because of several reasons such as earth quakes, under ground mining or over drawing of ground water.³²²

³¹⁸ With the coming into effect of the policy, only citizens will be permitted the privilege of owning freehold title in Malawi. Access to land for non-citizens will be for residential or investments purposes: 'non citizens will no longer be allowed to acquire new freehold rights in Malawi after 17th January 2002' unless they form partnership with Malawians...or they attain Malawian citizenship in seven years. Any failure will reduce such rights to leasehold contract' (Land Policy, 2002: 16-17). The question is what is in freehold title?

³¹⁹ Malawi Govt, 2002, Malawi National Land Policy, *ibid*: viii

³²⁰ Irwin, D.M (1998:1 & 14) Land Pooling Manual: Strengthening Capacities of Urban and Human Settlements Sector Planning Project, UNDP/UNCHS. Land pooling is needed especially in an informally settled area to make urban development process simpler. In short it means re-drawing the cadastral map for an area. It is called land pooling because all land owners pool their land into a single large plot normally held in the name of the planning agency. A new plan is prepared by the agency and used as a basis for subdivision of the large plot into a number of smaller plots that are redistributed to the original owners. The size of the new plots is less than the original size by a calculated percentage as agreed (these are called contribution ratios). The total public land contributed by contribution ratios is sufficient for the newly planned roads, services, and open space, public facilities. Surplus land is allocated as reserve plots which can be sold or auctioned to raise funds to cover project management costs, compensation or infrastructure provision.

³²¹ Note that, though the term land ownership is commonly used, it is the right to use the land that is owned, rather than the land itself. It has nothing to do with security of tenure, land taxation, mortgages, and inheritances. Land registration is useful in proving titles when they are challenged and for assuring property buyers that the seller is actually the owner. In Malawi the majority of the people do not bother about title and can invest in property development anywhere as long as they have money to start construction. Where titles are available such as in THAs upgraded under SCDP, beneficiaries actually refuse to get the title deeds arguing they do not need them since they have lived in those areas for a long time.

³²² McGranham, G et al (2001:62) The Citizens at Risk: From urban Sanitation to Sustainable Cities, London, Earthscan: Mexico City is graphic example of land subsidence due to over use of ground water. The city relied on spring water until the 1850s when potable ground water through artesian pressure and later well-drilling surges was discovered.

Land tenure: legal mechanism for determining legal right or title by which land is held or owned in a society (see also land lease)

Land title: a legal document confirming the right of a holder to the exclusive use of the defined piece of land³²³

Land transfer: the disposal of public land from government ownership to local authorities at 199 years with a 10 years grace period before rental fees become payable. It also meant the same process from Malawi Housing Corporation to Local Authorities. It was argued that urban land use planning and management were ineffective because government owned the land while the management was by urban assemblies. In case of SCDP land transfer because a precondition for fund disbursement from KfW.

Land usage control: private and statutory restrictions on use of land or property imposed on lessees or freeholders³²⁴

Land use map: map showing the current land uses that is so prepared as a basis for urban structure planning.

Land use plan: the outcome of land use planning; a sheet of paper showing various categories of land uses like land for housing, industries, commerce, roads and public parks among other uses. There is a difference between an urban land use plan and other land use plans.

Land use planning: parcelling out land for various human activities in order to reconcile social, economic, environmental interests of private individuals without compromising the welfare of the whole nation.

Land use: human activities on parcels of land so demarcated professionally or otherwise including housing, industries, agriculture, commerce, recreation etc (see also land use planning)

Land value: the worth in monetary terms of land, especially urban land. The rule of thumb is that where there is concentration of urban development, as at central business districts of cities, land values increase, and this tends to decrease with distance away from the centre.³²⁵

Over the year pressure dwindled and natural springs dried up. In 1940s an aqueduct was constructed to import water from the neighbouring basin. One quarter of the water (16 cc per second) is imported from Lerma and Cutzamala basins. Total extraction from the city's aquifer is over 55 cubic meters per second (of which 42 cubic meters are used for the city and rest for agriculture). Ground water abstraction and artificial drainage of city's valley led to land subsidence over the past 100 years and the central part of the city lowered by an average of 7.5 metres. This has created flooding problems because even in earlier times the Aztecs had constructed dikes to separate freshwater lakes and salt water blackish ones and to control flooding. Now pumping is used to lift water initially flowing by gravity. Due to variations in the subsidence some buildings lean dangerously in an earthquake zone and other infrastructures have been weakened. The closure of many wells since the 1950s has reduced subsidence rate to 6 cm per year (in others it is 40cm per year).

³²³ Mumtaz and Ramirez, 1991:125. It is argued in many quarters that in developing countries, 'one of the most important reasons why squatter inhabitants are reluctant to improve their dwellings is the uncertainty and insecurity of their present status... why should someone invest in a better house if there is a high risk of demolition of settlements and eviction from the area?' (Carl Duisberg-Gesellschaft E.V, 1983:23, *Self Help Housing Groups in Squatter Settlements of Zambia*, DESWOS, Cologne). In my view, title to land does not matter in Malawi, what matters is whether one can afford or not. Otherwise why so many rich peoples' houses in squatter areas of Mbayani-Chirimba?)

³²⁴ Private control includes covenants, easements and profits a prendre, licences and way leaves; statutory controls include planning control, building control etc. See Richmond, (1985:30-36), *Introduction to Valuation*, Hampshire & London, Macmillan

³²⁵ Two groups of forces underlie the contrast between the centre and the periphery. Centrifugal forces drive out certain land uses from city centres because of increased site costs and congestion; centripetal forces attract specialised land uses to the city centre because of its accessibility to customers and close proximity to related activities. See Johnson, (1972:178) op cit

LASCOM: *Local Authorities Service Commission, the central government body for setting conditions of services and recruiting personnel working in local governments.*³²⁶

Latitude: *angular measurement in degrees north or south of the equator. There are 90 degrees between the equator and north pole; between the equator and the south pole. Lines of latitude are drawn parallel to each other on a map, hence called parallels of latitude. Each degree is divided into 60 minutes (not the same as those used to measure time). Together with longitude, latitude is used to give position of a place on a map. To give the position of a place on the map the rule is to give latitude first before longitude. (see longitude, national grid)*

Lava: *magma that has been extruded onto the earth's surface*

Layout plan: *also called detailed layout plan, a detailed land use plan of a part of an urban area or a particular major land use zone as shown in an urban structure plan (See urban structure plan, subject plan, urban civic plan).*

Leachate: *total compounds or ions resulting from leaching of solid wastes disposed on the earth's surface. The wastes are then acted upon by percolating rainwater infiltrating the ground surface. Thus water picks up all the ions from the wastes and carries then (as leachate) to the water table where they follow the flow of ground water to lower points such as wells and streams.*³²⁷ *(see salt water intrusion)*

LEAP: *local environmental action plan, the main actions at local authority level for implementing Local Agenda 21 (see also DEAP, NEAP)*

Lease offer (or offer of land lease): *letter from Lands Department informing an applicant that government is offering land to him for lease for a specific period of time and giving specific conditions and amount of money payable which must be accepted by the potential lessee by paying the money*³²⁸ *and signing the 'contract'.*

Leasehold estate: *land created out of government land or any private land including customary estate so long as the term of lease is less than that of the owner*³²⁹

Leasehold land: *land owned by an individual or company on the basis of a lease grant from government or local authority for a specified period that can be renewed. The lease varies depending on the purpose. Most of the commercial, residential*³³⁰ *and industrial leases are for 99*

³²⁶ *Staff turn over in local governments has been blamed on the fact that staff are employed by central government, hence no local working conditions can help retain staff.*

³²⁷ *Strahler, 1975; 218 op cit. The use of well water and boreholes is wide spread in Malawi. In urban areas where the use of pit latrines and septic tanks is dense, the risk of polluting ground water is quite high. The high rate and almost annual occurrence of cholera in high-density squatter areas of Mbayani and Kachere in Blantyre can be explained on this logic. For example, water quality tests in Mbayani by the Water Department show that ground water is highly polluted through leachate. However, the use of pit latrines in these areas is recommended by planners, under the guise of increasing the number of legal housing in urban areas. The quality of housing must never be compromised by quantity. Pollution from leachate can be very serious considering that the majority of urban dwellers live in squatter or traditional housing areas. In Lilongwe's Area 25 almost every house has a well for drinking water and other household uses. Generally in Malawi drinking water from wells and streams is not boiled.*

³²⁸ *In practical terms the money paid is ideally the first annual ground rent that is supposed to be due at the end of the year. To avoid default on first rent and as assurance of the lessee's commitment, the amount of money is brought forward.*

³²⁹ *Leasehold interest under common law is a private contractual right subject to the enforcement of development conditions imposed by the owner equivalent to a tenancy arrangement and will be a legitimate source of land title.*

³³⁰ *Land lease for THAs are shorter than for permanent housing areas. THAs lease may be 30 years. The logic of 99 years is based on the assumed lifespan of 100 years for a permanent building*

³³¹ *Malawi National Land Policy, 2002:22*

years while those for agriculture may be for lower periods.³³¹

Leasehold tenure: *'personal contract granting the exclusive right and use of land for a fixed period shorter than the private ownership rights held by the person issuing the lease' (see also freehold tenure).*³³²

Leeward side: *also called rain shadow area, an area that has relatively light rainfall because it is sheltered from the prevailing rain bearing winds by a mountain range. As moist winds reach the relief feature, it is forced to rise and condense and after this happens the winds descend the other side while dry(see windward side)*

Leeway: *reserve for water, power, telephone, sewer lines varies from minimum of 3 m (see also way leave).*

Legality: *whether the practice or activity is recognised by laws, bylaws and regulations of the authority (see illegality)*

Legislation: *planning law or land law. There are also several laws that compliment these laws e.g. EMA, Water Resources Act, Local Govt Act etc*

Level of urbanisation: *percentage of national population that is in areas declared as urban areas). The level of urbanisation in Malawi is still at 14% in 1998 census. The rate of urbanisation is however very rapid so that in the next few years the level of urbanisation will increase. (see degree of urbanisation*

LGDP: *Local Government Development Project, a project implemented in 1990s with World Bank funding to improve the performance of the four major urban areas of Blantyre, Lilongwe, Mzuzu and Zomba with emphasis on infrastructure and service provision and human resource development. (see integrated development strategy)*

Life expectancy: *the expected number of years to be lived on average by a human being the information for which is obtained from life table studies.*³³³

Life span: *the extreme limit of age in life under optimum conditions for living organisms including human beings. Life span varies from country to country depending on many factors like health services availability, diet, climate etc*

Life table population: *(stationary population) hypothetical population used in life table which could be obtained if the number of births per year remained the same at assumed 100000 for a long time and each cohort of births experienced the current observed mortality rates through out life. The annual number of deaths would thus be equal to 100 000, hence no change in the size of the population.*³³⁴

Life table: *statistical model used to measure mortality, but also to study longevity, fertility, migration, population growth and making projections of population size and characteristics. It is also used in studies of married life, length of working life, widowhood, orphan-hood etc. The table itself is generated from age – specific mortality rates and the resulting values are used to measure mortality, survivorship, and life expectancy.*³³⁵ *(see also stable population, stationery population)*

³³² Malawi National Land Policy, 2002:14

³³³ Shryock, H.S and Siegel, J.S (1976: 253 op cit). In Malawi life expectancy has over the years declined from 47 to 37 largely because of the impact of HIV/AIDS and increasing poverty.

³³⁴ Shryock, H.S and Siegel, J.S, 1976 *ibid*: 251-251.

³³⁵ A Life table can also be seen as lifetime mortality experience of a single cohort of new born babies (called radix of the table and assumed at 100 000) subjected to age-specific mortality rates on which the table is based (Shryock, H.S and Siegel, J.S (1976:249-252 op cit)

Lifetime migrant: one whose current area of residence is different from the area of birth

Lifetime migration: migration that has occurred between birth and time of census.

Light industry: industries using light machinery and generating less waste than heavy industry and can therefore locate near residential areas e.g. tinsmiths, etc (see service industry, heavy industry)

Linked development fees: money charges instead of provision of facilities or services, which is required of a developer, who want to construct one type of project, So a developer may be asked to develop a certain project in addition to his own (for example, an office block in addition to a bus stop).³³⁶

Literacy rate: the percentage of the population aged 15 and above able to read and write which is one of the indicators of the level of a country's level of development in Malawi male literacy is higher at 72.1% than female literacy rate at 48.6% (see affirmative action)

Local Agenda 21: Chapter 28 of the Agenda 21 document, which was outcome of Rio. Local Agenda 21 is a 'Local Authorities' initiative in support of Agenda 21, which states the important role of local authorities in implementing the agenda.³³⁷

Local authority: local government (a city, municipal, town, and district council or assembly) whether urban or district assembly established under local government act. Previously, it meant urban area council under Urban Areas Act.³³⁸

Local consultants involvement fund: a fund proposed to help local urban assemblies pay for services offered by local consultants in the fields of engineering, architecture and urban planning to solve problem of staff shortage after implementation of decentralisation programme in the late 1990s. The Proposal was made by the German Government in the Institutional Development Study Report for SCDP in 1992 but was never implemented.

Local economic development: local initiatives to increase capacity (issues such as governance, infrastructure development to attract investors whose investments can generate jobs) at local level by involving all stakeholders to improve economic future and quality of life for all the people,; a process by which public, business and Ngo sector partners work together to create better conditions for economic growth and employment generation³³⁹.

Local Government Act: legislation for the administration of local government areas. The most recent was passed by parliament in 1998 to replace one passed in 1954, amended in 1966 to

³³⁶ Malawi National Land Policy, 2002:52. This is thus a mechanism of land use regulation that forces developers of certain classes of land to help local authorities finance the provision of public facilities such recreation facilities, clinics, reforestation, affordable housing, community amenities etc. These may be a condition for permission to develop by a planning authority

³³⁷ The chapter states that since 'many of the problems and solutions being addressed by Agenda 21 have their roots in local activities, the participation and cooperation of local authorities will be a determining factor in fulfilling its objectives. Local authorities construct, operate and maintain economic, social and environmental infrastructure, oversee planning processes, establish local environmental policies and regulations and assist implementing national and sub-national environmental policies. As the level of governance closest to the people, they play a vital role in educating, mobilising and responding to the public to promote sustainable development.' See Satterthwaite (1999) *The Earthscan Reader in Sustainable Cities* Box 1.2

³³⁸ Under 1968 TCP Act (sec 2), this meant urban area council or district commissioner in other cases

³³⁹ To do this a collaborative strategically planned process to understand, act on strengths, weaknesses, opportunities and threats must be done to attract business, workers and supporting g institutions. World Bank (2003), 'Local Economic Development: LED Quick Reference.' For details visit <http://www.worldbank.org/urban/led>

accommodate political changes of 1964, but reviewed again in 1971 to control local governments that had apparently become too strong over the years. The 1998 Act institutionalises devolution of several of central government functions to local authorities.

Local government area: gazetted area of jurisdiction of a local authority (jurisdiction area).

Local government development project: project initiated with IBRD funding to reform the local government structure in Malawi in the 1990s among whose results were the merger of district and district council offices.

Local government finance committee: (also called national local government finance committee) committee set up by government under the devolution process to discuss, approve budgets from and disburse funds to district assemblies. The committee receives 5% of the national revenue for disbursement to districts.³⁴⁰ The committee can be seen as a form of 'treasury department for local government areas in the same manner that treasury is for government departments and parastatals (see District development fund, pronatalist population policy, cumulative causation, census). However this money is never given in full.³⁴¹

Local level: local government level

Local physical development plan: plan prepared for an urban area; three levels of plans prepared for or by a local authority such as a city, municipality or township: urban structure plans, detailed urban layout plans and urban civic plans (See national physical development, district physical development plan).

Local tax: a 'collective analogue of user charges...the means by which tax payers within a country can express their demand for services that are consumed collectively';³⁴² taxes such as property tax, ground rents etc which local authorities charge to earn revenue for the provision of public services (see also user charges)

Location plan: position of a subject piece of land in relation to other developments in the area it is, e.g. if in a layout, the site must be shown together with other surrounding plots, houses, a nearby major road or other features (see site plan, block plan, building line).

Locational rent: (economic rent), in agriculture land use or location model, this is the difference between total revenues received by a farmer for an agriculture activity on a parcel of land and the total cost of production and transport of that agriculture produce; the revenue being determined by market price. Locational rent decreases with distance away from the market because land prices are

³⁴⁰ From October 2002, government policy is that 80% of the 5% funding to the committee will be distributed according to district population while 20% will be according to poverty indicators (a 40% poverty headcount, a 25% IMR, 20% illiteracy rate and 15% access to safe water). (Nation, 30/10/2002). However, this policy creates new problems relating to equitable resource distribution. Firstly, it is an implicit pronatalist population policy- districts will refrain from family planning to opt for higher population growth rates to access more funds; secondly, it will affect population census as experienced in Nigeria as districts will collude with census officers to record high figures to receive more funds. Thirdly, for already poor regions and districts especially in the northern region, this retards development further instead of deliberate affirmative action to spread development by allocating more funds to poor districts irrespective of population which would in fact redistribute population from densely settled districts in the south and centre. However, there was evidence that this money was not being disbursed regularly: 'Assembly is presently experiencing financial hardships...When Government does not meet its budgetary responsibilities the Assembly fails to meet its obligations and cannot render meaningful service to the residents. As of now we have not received funding for some months and we are in arrears with wages and salaries for two months. This is not healthy.' (Chairman/mayor for Salima Town Assembly addressing deputy Local Government Minister on his visit to see SCDP Projects in 2001)

³⁴¹ In 2001 the central government was supposed to give 2.3% to LGFC, but only a small amount was actually disbursed. In 2002 the percent was increased to 5%, this again was not honoured. The conclusion from this is that government is not committed to devolution save at the level of political rhetoric

³⁴² Dollinger, op cit: 27

highest at the market (central town or CBD), hence the greater the transport costs, or the farther away from the market, the smaller the locational rent.³⁴³ A farmer can realise more profits by establishing his business as close as necessary to the market to reduce transport costs. Thus, intensity of production (that is, inputs per unit of land including labour, capital and fertilizers) of a crop declines with distance from the market.

Lodge: similar to cottage but mainly for business / tourism where patrons spend only a night and have breakfast. These may locate anywhere especially along main roads and in residential areas in towns (see cottage, motel, hotel)

Longitude: angular measurement in degrees east or west of the prime meridian (or zero line). The prime meridian is 0° line passing through Greenwich town in South London, hence also called Greenwich Meridian. Measurements for longitude are from 0° to 180° east or west. Lines of longitude converge at the poles and have the same length. The lines of longitude are not parallels. (See latitude).³⁴⁴

Longshore drift: the zigzag process of movement of sand particles or pebbles along the lakeshore due to erosion and deposition processes. Eroded materials tend to be carried in the zigzag fashion along the shore and is so called because waves nearly always strike the shore at an angle to the line of the shore³⁴⁵ and indeed explains the formation of the beautiful sand beaches along Lake Malawi

Loschian landscape: characteristic arrangement of central places (in contrast to central place theory) suggested by August Losch which proposed up to 150 k-values if the central places were not rigid. Specifically, Losch argues that since population is concentrated along radial routes, rather than being evenly distributed, which lead to and from a built up area (metropolis), central places develop along wedge like sectors alternating with areas with few central places. Thus there emerge city-rich (high population density) and city-poor (low population density) sectors that maintain the hexagonal arrangement in central place theory along these radial routes (See central place theory).³⁴⁶

Low cost housing: housing project meant for low income groups, but the term specifically means using cheap locally sourced raw materials in housing development. Hence, in case of Habitat for Humanity or Rural Housing Project of OPC, asbestos tiles were used for roofing instead of iron sheets.

³⁴³ This is the Agriculture Land use Model of Johann Heinrich von Thunen (1783-1850). Von Thunen argued that, assuming one market availability, isotropic plain, one transport mode, and transport is proportional to distance while farmers are rational beings, the intensity of agriculture activity, a measure of the amount of inputs per unit of land (labour, money, fertilizers etc) and the type of agriculture land use, decrease with distance from the market (central area of a city). Thus bulky activities will locate away from, while perishable activities will locate close to, the market. (Bradford and Kent, 1977: 28-41)

³⁴⁴ Take care not to confuse latitude and longitude with eastings and northings. All these may appear on the same map but with differing prominence. The world is about 49000km round at the equator and there are 360° in a circle, the distance between degree of longitude at the equator is therefore 49000/360 which 111km; distance from the north to south pole is about 20000km, and there are 180° between them, the distance between one latitude and another is about 20000/180 which is 111km. Note the equator is the longest latitude, the rest getting shorter as we approach the poles (Waters, G, 1984:4-5, op cit)

³⁴⁵ Waters, G (1986:78) op. cit.

³⁴⁶ Unlike Christaller, Losch argues that, though the city centre is the most developed, it is not necessarily having everything because higher order goods can also be found in smaller centres. So there emerges specialisation rather than hierarchy of centres. In the city rich sector, centres increase in size with increasing distance from the metropolis. Why? (Bradford and Kent, 1977:16 op. cit; Losch, A 1954, The Economics of Location, Yale University Press).

M

Makande: *black soils found mostly in the Lower Shire Valley and other low lying areas within the rift valley system with characteristic that makes them crack in dry season which poses serious problems for building constructions unless proper soil studies are undertaken apriori. The soils are similar to those in the prairies of northern America and are suitable for cotton cultivation, hence also referred to as cotton soils (see prairie).*

Making cities work: *partnership programme created for USAID missions to build partnerships with national, local governments, private sector, NGOs etc in addressing urban development problems in a comprehensive manner so that its benefits spread across sectors of development. Under the programme a grant of up to \$100 000 towards projects related to, among others: upgrading so that large populations have access to water, sanitation, housing, transport, energy, food, education and health services; local government management capacity; and access of the population to benefits of economic and political participation.*³⁴⁷

MALGA: *Malawi Local Government Association. An association or interest group, of local authorities or in the context of Local Government Act, 1998, district assemblies. The organisation replaced the Association of Local Government Authorities of Malawi (ALGAM).*

Malthus theory: *theory by Robert Thomas Malthus (1766-1854), a British economist and demographer, who warned that the human population was doomed because geometric population growth would outstrip productive capacity of land leading to famine and poverty because food production could only grow at arithmetic rate.*³⁴⁸

Malthusians: *environmentalists or academics who strongly subscribe to Malthus Theory, that population growth is the fundamental cause of environmental problems and that the solution to environmental or food problems rests in population control*³⁴⁹

Mansion: *very large imposing residential house*

Manufacturing industry: *(or secondary industry), the processing of raw materials and food stuffs or semi-processed or recycled materials, into usable articles or materials, by physical or mechanical power*³⁵⁰

Map: *diagram that represents the surface of the earth or part of it on a piece of paper. There are different types of maps according to the purposes they are required: road maps, topographical maps, political maps, climate maps etc*

³⁴⁷ www.makingcitieswork.org

³⁴⁸ Malthus, 1798, 'Essay on the Principle of Population.' He argued that unless checked, human population had potential to grow at geometric rates (2,4,8, 16, 32,64 etc) and double every 25 years while the means of survival from land (food and other resources) only increased at arithmetic rates (1,2,3,3,5,6 etc). As a result, population would grow to the limit of subsistence. The only checks would be wars, famine, misery (positive and negative checks). His arguments were undermined in the 20th Century by technological advances in agriculture and use of birth control, which brought population growth rates in industrialised countries under control

³⁴⁹ One of them is Kalipeni, E (1992) 'Population Growth and Environmental degradation in Malawi,' **Africa Insight**, Vol 22 No 4:273-282. He argues 'that environmental degradation currently under way in Malawi, and for that matter in other parts of Africa, can be linked directly to population growth and pressure on land as a result of deforestation, overgrazing, over use of land for subsistence, and government development strategies that favour large scale agriculture development.'

³⁵⁰ Clark, 1987 op cit

Mapping: the making of maps based on aerial photographs

Marital fertility: fertility among women who are or have even been married, the denominator includes all married or ever married women, the numerator excludes illegitimate children, i.e. children ever born per 1000 women ever married. It tends to be higher, age for age, than general fertility especially at 15-19, 20-24 and decreases with age of women³⁵¹ (See general fertility rate).

Market gardening: also called truck farming, intensive production of vegetables on small fields with high returns usually close to large urban centres because of the product perishability.³⁵²

Market value: price that one would expect under specified market conditions (also called most probable selling price) with the assumption that more than one buyer and seller operating within a market with reasonable knowledge of the market, rational behaviour, open market etc (see open market value, valuation)³⁵³

Marketing principle: the main principle used in the central place theory to explain varying levels and distribution of central places, that is, the supply of goods and services should be as close as possible to the place supplied, hence a higher order central place will serve two centres of the next lower order (see also $k=3$, central place theory)

Marriage: situation whereby persons of opposite sex agree to live together for purposes of conjugal relationships

Mass wasting: spontaneous downward movement by gravitation force of debris usually helped by rainfall (as happened in Phalombe 1991) (see also earth movement).

Master plan: a comprehensive or detailed and precise urban design used to estimate the capital improvements budget for a whole urban area³⁵⁴ detailing all investment plans that is expected to be implemented as such hence they are often translated into zoning ordinances and other controls. This means that once the final plan has been approved for infrastructure projects any deviation or change is not accepted.³⁵⁵ The approach has not worked very well because the plan takes too long to prepare and when it is ready it will have been overtaken by development, it provides no advice about how to implement the infrastructure system and it ignores the infrastructure costs. (See urban structure plan, strategic urban plan)³⁵⁶ The difference between master plan and urban structure is simply that the master plan is final and as a requirement must not be changed while an urban

³⁵¹ Shryock and Siegel, 1976: 305 op cit

³⁵² Burnett, R.B. (1973:215), *General geography in Diagrams*, Harlow, Longman

³⁵³ Baum, A and Mackmin, D (1989:54) *The Income Approach to Property Valuation 3rd Edition*, Routledge

³⁵⁴ Master plans are prepared for different sectors and are meant to be the driving force for the implementation of investment projects. So there may be a master plan for health sector, water sector, electricity, agriculture etc. However, the main logic is that the master plan is the final plan for implementation; no changes are allowed after its completion.

³⁵⁵ Such strict intentions usually fail for various reasons, like failure of the intended development project e.g. the 1972 Liwonde Plan which was intended to be an industrial town. The industries did not come as expected, areas designated for development were not developed because most of them were water logged or had bad soils, while those which were frozen to development were developed because of their good soils and accessibility. The main reason for the failure of the plan was limits of data and planning education that was not locally oriented.

³⁵⁶ As the most common form of physical planning, master plans frequently fail for many reasons: too static; too much emphasis on zoning and detailed planning; take too long and cost too much to prepare; do not offer guidance on phasing or technique of implementation; ignore costs, financing or prioritisation of proposals; do not consider the town's real economic potential and do not consider actual economic demand for space. (Dowall and Clark, 1996:17 op. cit)

structure plan is subject to review regularly. Master plans are more suited to a small area for one project e.g. for major hospital, university site, and not for a whole city³⁵⁷

Material index: index devised by Weber used to determine the least transport cost location for a production industry. It is calculated by dividing the total weight of local material inputs by the total weight of final products.³⁵⁸ (See isodapane)

Mayor: the elected political leader for an urban assembly. The position is for five years³⁵⁹

Mean monthly temperature: addition of maximum (highest) and minimum (lowest) temperature for each day of the month, and then, divide each day's total by two (see daily temperature range).

Meander: a curve or bend in a river course where it flows slowly across a plain. With time meanders become more pronounced and may be cut off as the river straightens its course. Once this happens and entrants to the meanders are closed with silt, an **oxbow lake** is formed.

MEET, Malawi Environmental Endowment Trust; non- governmental organisation that provides financial support for environmental micro-projects (see environmental micro-projects)

Megalopolis: many cities joined through urban sprawl stretching over a long distance e.g. the Randstad in The Netherlands which is a chain of cities of Rotterdam, The Hague, Leiden, Harlem, Amsterdam, and Utrecht comprising about 40% of that country's population. (See also conurbation)

Menarche: age at which the first menstrual periods occur in women

Menopause: the age at which a woman stops menstruating and therefore the age at which she can no longer conceive and have children, also called climacteric

Metropolitan region or area: the official boundary of an urban area plus developments in the peri-urban area including nearby urban centres with direct linkages to the urban area. The distance coverage depends on the size of the centre itself. For argument sake, Metropolitan Blantyre would include Blantyre itself, plus urban centres of Chileka, Lunzu, Lirangwe, Mdeka, Mbombwe, Chiradzulu, Namadzi, Mpemba, Chigumula, and Bvumbwe as well as the peri-urban areas of Blantyre City.

MHC: Malawi Housing Corporation, a public parastatals established in 1960s to develop housing in cities, townships and district centres. Since then it has built only less than 20,000 units against a waiting list of over 70,000. The major problem has been lack of government subvention since 1979, low rent for houses occupied by civil servants and in recent years corruption. (see public housing problem)

³⁵⁷ The difference between master plan and urban structure plan is also implied in such references as: '...25-30% of our assistance went into the preparation of master and urban structural plans, which are implemented in most countries. We [UNDP] supported those from 1971 to 1989.' Shabbir Cheema, (1991), 'The Challenge of Urbanisation' in Harris, N (ed) Cities in the 1990s: The Challenge for Developing Countries, London, UCL Press

³⁵⁸ If the value is greater than 1, the industry is material oriented (should locate at source of raw materials), if less than 1, the industry is market oriented (should locate at the market where products will be sold) and when it is unity, the industry can locate any where along a straight line between the source of raw materials and the market including either at the source or the market (Bradford and Kent, 1977; Glason, 1978:129) op cit

³⁵⁹ In 1995 all councillors were dismissed by UDF government elected in 1994 ostensibly for conflicting policies of their newly elected government. Although the assemblies have autonomy, the president can dissolve them at any time. In 1999 the UDF government wanted to introduce legislation in parliament to allow president Muluzi to appoint all councillor s, a proposal many saw as intended to reverse the devolution process. Prior to 1971 local authorities had been very powerful and influential in local level development, but were since then till the 1990s mere rubber stamps of Kamuzu's one party dictatorial policies.

Migrant: *a person who moved from one political area to another, such area being a district, region, country etc and includes rural or urban areas.*

Migration policy: *aspect of population policy restricting movement of citizens outside or foreign nationals into a country, but may also have aspects of internal population redistribution which may be implicit (such as through development projects like rural growth centres project, secondary centres development programme etc) or explicit such as by public statements from political leaders.*³⁶⁰

Migration rate: *measure of frequency of migration within a country's population (see migration)*

Migration stream: *the number or group of migrants having the same origin and destination during a certain period, but includes migration between two different areas of study interest such as rural – urban or vice versa, if vice-versa, it becomes counter stream.*³⁶¹ (See return migration)

Migration: *the process involving the movement of people from one locality to another either for short or long term visits or stay (see also rural-urban migration, internal migration)*

Millionaire city: *city with over one million people*³⁶²

Minimum building standards for THAs: *public health (minimum building standards for traditional housing areas) rules; subsidiary rules under section 75 of Public Health Act Cap 34:01 specifically legislated for traditional housing areas, where houses are built of traditional materials like grass thatch, pit latrines are used etc to help implement planning policy advocating to increase the number legal housing without compromising all the quality in planning areas declared under the town and Country Planning Act Cap 23:01(the rules do not apply if the house is of permanent nature or built of permanent materials).*³⁶³

Ministerial approval: *when certain development applications, because of their importance determined through the cost estimates require the approval of the minister responsible for physical planning. A Town Planning Committee has power to approve applications of only up to a certain project cost. In Blantyre City the Minister must approve any application that has value of over K5 million. Since government ministers are busy, the effect of this requirement is extreme delays in processing development applications. Many developers consequently use figures that are less than*

³⁶⁰ For example, in 1989, president Kamuzu Banda publicly ordered the transfer of all teachers whose origin is the northern region from the central and southern regions allegedly for promoting nyau and teaching badly in order for northern pupils to pass with better grades than pupils from these regions. The perception that at all levels of education in the countries students from the north were brighter influenced Dr Banda's order. The policy effectively meant the transfer of most northerners (together with their families) from work places other than teaching. Many northerners have since found it unsafe to settle in central and southern regions except in the cosmopolitan major cities /towns.

³⁶¹ Concept first used by E.G. Ravenstein. The difference between stream and counter stream is called net stream, the sum is gross interchange. Shryock and Siegel, 1976: 375 op cit.

³⁶² The number of millionaire cities is increasing rapidly. In 500 AD only X'ian China had one million people. Today few few countries do not have millionaire cities. Along with increasing world urban population estimates at 2.9 billion in 2000 to 3.2 billion in 2007 to 5 billion in 2030 making up 60% of global population. Most of the urban population is in Asia with China making up 479 million and India 285 million in 2000. See 'The World Comes to Town'; <http://www.peopleandplane.net/> accessed 10.09.2004.

³⁶³ The rules prescribe almost all building conditions expected: building lines, plot sizes, plot coverage, drainage, foundation, roofs, walls, floors etc. That these standards fall under the Public Health Act confirms that urban planning emerged especially as public health issue rather than to promote orderly development, as is today the case. In Malawi the institute of physical planners have already made proposals to have these regulations under the planning law.

*the requirement for quick processing of their applications. Also, re-zoning of land in statutory planning areas requires the minister's approval.*³⁶⁴

MIPP: *Malawi Institute of Physical Planners; All physical, urban, town, regional, urban environmental planners etc are required to register to practice in Malawi. A strict code of conduct ensures professional conduct.*³⁶⁵

Mixed farming: *intensive agriculture type involving the rearing of livestock like cattle and growing of crops like maize on the same, the crops being both for sale and as feed to the animals*³⁶⁶

Model: *simulating and abstracting from reality to easily understand by revealing patterns of interaction among different aspects of the subject under study*³⁶⁷ *in a generalised or subjective form. These may be statistical or 'academic' models. Another view is that of a representation of reality. For example, model of a person, model of a building or town. Such models may be displayed in the front entrance of the same building or a town at the town hall for easy reference by visitors. e.g. model of Mzuzu Central hospital is in the main entrance hall*

Monitoring: *the mechanism for ensuring that implemented actions operate according to set objectives on the basis of which an evaluation can be conducted (see evaluation)*

Mortgage: *the surrendering of title to a property by a borrower to a lender as security for a loan especially one incurred to purchase the property with the understanding that it shall be returned when and only when the loan is fully repaid*³⁶⁸ *and failure to pay suggests the lender can take over the same property regardless of how much may have been repaid up to then*

Motel: *facility providing accommodation, food and entertainment mainly for travellers who consider hotels expensive (see hotel, lodges, cottage, inn)*³⁶⁹

Mulanje conservation trust: *a trust funded by World Bank's Global Environmental Fund, providing long term support for biodiversity research and sustainable utilisation of the natural resources of Mulanje Mountain on which about 400 000 people depend for their livelihoods*³⁷⁰

Multi party plots: *residential plots created illegally by urban citizens in Area 22 Lilongwe City soon after the announcement of the results of the referendum in 1992 when over 63% chose multiparty politics and the rest preferred one party dictatorship. The incident was a glaring example of lack of client participation in planning processes, hence the 'protest.'*

³⁶⁴ *Since ministers in Malawi have a loathe for land, it can be questioned to what extent the minister would have public or national interests in making his final approval or disapproval. A leaf can be taken from approvals made with respect to Petroda most of whose applications have been against planning standards and advise.*

³⁶⁵ *With the establishment of the Land related laws review commission, MIPP is negotiating for a separate law to regulate the registration or licensing of physical planners*

³⁶⁶ *Burnett, R.B (1973:194) op cit*

³⁶⁷ *See Roberts, M (1974) An Introduction to Town Planning Techniques, London, Hutchinson & Co.p.93-108*

³⁶⁸ *Mumtaz and Ramirez, 1991:126 op cit; Richmond, D (1985:16) Introduction to Valuation, Hampshire & London, Macmillan*

³⁶⁹ *The Liwonde OPS (1972:35) defines motel as a 'building or group of buildings within the same cartilage primarily used or intended to be used for a temporary accommodation of persons travelling by motor car, provisions for parking of which [are] made within the cartilage'. The difference with a lodge is that a lodge may not provide entertainment, an inn may offer more superior services while a cottage is mainly for private use by the owners or their friends.*

³⁷⁰ *Mulanje Mountain is known for Mulanje Cedar, a hardwood tree for planks only found there. It is a tourist attraction, has several cultural stories related to its high peaks. Since the 1960s, bauxite was discovered on the mountain but exploitation has been hampered by the country's poverty and environmental concerns. The forest around the mountain extends about 56.3 hectares. The mountain is the highest in Malawi and central Africa at over 3000 m above sea level.*

Municipal development programme: *World Bank funded programme to help cities develop action plans, strategic plans. (See integrated urban infrastructure development programme)*

Municipality: (a) *an urban area or centre declared as such by the minister responsible for local government according to local government laws. A municipal status is a step towards city status and higher than township. However, though guided by the size, level of development etc does not matter, the decision is political. Hence, Zomba, the former capital was not declared a city but Mzuzu was, despite being smaller then (See city, township)³⁷¹* (b) *generic term for local governments especially in Latin America and Asia.*

³⁷¹ *Lilongwe was declared with effect from 1st August 1966, Zomba was declared with effect from 1st June, 1979. That is, and between 1966 and 1979 Zomba had been demoted from capital city to township status.*

N

Nacala corridor: *part of spatial development initiative involving Mozambique, Malawi and Zambia meant to promote regional and economic development ³⁷²along the Nacala railway and benefiting from the strategic location of Nacala port with two dry ports at Mocuba in Mozambique and Liwonde in Malawi. The corridor has been promoted because it is shorter than other corridors to major industries of Malawi. Other transport corridors for Malawi that have been used or are planned include Northern corridor, Beira corridor, Mtwara corridor (see dry port)*

Nativity: *also fertility, in demography, the frequency of occurrence of births, especially, live births in a population*

National centre: *an urban centre with (planned to have or already has) central place functions, facilities and services having influence over the entire country. The cities of Lilongwe and Blantyre were designated as such by the NPDP in 1987. By this projects of national significance can locate only in either city (see NPDP or urban hierarchy; urbanisation strategy, ³⁷³ regional centre, sub-regional centre)*

National Environmental Action Plan (NEAP): *plan launched by government at the end of 1994 outlining environmental strategies, measures and programmes necessary for promoting the protection and management of the environment and the conservation of, and sustainable utilisation of, natural resources (see SOER)*

National grid: *a network of evenly spaced vertical and horizontal lines drawn on a map in order to help in identifying the location of places. The vertical lines are numbered from left to right or eastwards and are called eastings; horizontal lines are numbered from down upwards or northwards and are called northings. These lines form squares over the map each side representing 1 km (see eastings, northings, grid reference)*

National State of the Environment Report (NSOER): *a situation analysis or collection of facts about the conditions of the environment at national level which highlights environmental problems and their causes and effects (positive and negative) on health, economic well being and state of the ecosystem, prepared under the Environmental Management Act (1996). The first NSOER was prepared in 1998. The EMA requires each district assembly to prepare SOER once every two years. The District SOER is a sum of state of environment reports from villages and traditional authority areas (see EMA, Village State of Environment Report, Area State of Environment Report).*

National Urban Development Committee: *an advisory panel / committee in OPC set up to oversee issues of urbanisation and urban policy in relation to SCDP funds. There was a proposal under SCDP to rename this committee as National Urban Policy Committee within Ministry of Local Government to operate as a decision making body for all policy matters in urban development. The initiative failed.*

³⁷² *Nacala Development corridor, Ministerial Committee Meeting with Private Sector on Liwonde Dry port and Nacala –Liwonde Pipeline, 19 September, 2003, Liwonde.*

³⁷³ *The objectives of the plan include the development of hierarchy of centres for promoting balanced pattern of development and economical use of resources, to provide guidelines for the preparation of district, local and special physical development plans and to provide a spatial framework for the coordination and implementation of development projects. The justification for the classification can be challenged professionally; why was Mzuzu not classified, as national centre if balanced national development would be promoted via the NPDP? Zomba of course was not a national centre because, despite having the university, it was within the sphere of influence of Blantyre and most of its political and administrative functions would be transferred to Lilongwe. But why it became a district centre, rather than sub-regional centre, still requires explanation because Dedza, Kasungu and Salima are also within the sphere of influence of Lilongwe (see NPDP, Vol. 1: 65-70).*

Natural increase: *population increase resulting from natural factors calculated by subtracting deaths from births i.e. crude death rate from crude birth rate, simply excess of births over deaths (excludes effects of migration and boundary changes)*³⁷⁴ (see rate of natural increase)

Natural resources: *parts of the environment that are not made by man; which can be renewable such as trees, fish, animals etc and non-renewable such as land, soils, minerals.*

NCICM: *National Construction Industry Council of Malawi*³⁷⁵, *body regulating the construction industry to ensure quality of services delivered*

Ndunda System: *a tenure system designed for Lilongwe West Development Project to give security of ownership over customary land through title registration*³⁷⁶ *The title so given had freehold status in the hope owners would invest in the land.*

NEAP: *national environmental action plan (see DEAP)*

Need (for planning): *rationale for an urban development or physical development plan, which has to be established and expressed by the local government concerned.*

Negative checks: *(or preventing checks), actions meant to reduce population growth through natural means such as abstinence from sex, marriage, delay in age at marriage etc which reduce total fertility rate. This is one of the two solutions suggested by Malthus to curb population growth. (See Malthus theory, positive checks).*

Negative population growth: *population decline. In Malawi only Likoma has experienced negative growth of minus 1.4% per year according to 1998 Census.*

Neighbourhood: *a small defined area, usually part of a housing area, within an urban district (See urban district, neighbourhood unit)*

Neighbourhood Unit: *an urban design in which houses face away from the road and onto gardens meant to attach importance to the environment and provide people with safe traffic-free environment and access to all frequently needed services like primary schools, clinics etc within walking distance*³⁷⁷

Net migration: *difference between arriving migrants and departing migrants; balance between in-migration and out-migration (see migration, migration stream)*

Net reproduction rate: *'Measure of the number of daughters that a cohort of newborn girl babies will bear during their lifetime assuming a fixed schedule of age-specific fertility rates and a fixed set of mortality rates.'*³⁷⁸ (See gross reproduction rate)

³⁷⁴ Note that natural increase is the ultimate source of population growth in the world, but within a country or region, migration plays a part. For an urban area reclassification is also crucial. Also note that natural increase in urban areas does not just occur to the long settled population, but also among recent migrants. (O'Connor, A (1983:53) *The African City*, London, Hutchinson & Co. Ltd

³⁷⁵ NCIC seems to have unilaterally made itself the national federation (centre) for all professional bodies in planning, architecture, engineering etc.

³⁷⁶ Malawi National Land Policy, 2002:vii

³⁷⁷ A good example of the concept was the development plan for Radburn (New Jersey, USA) prepared by Stein and Wright. Though not a self contained town, it showed the idea of garden layout by making houses face gardens rather than streets in the process making the streets mere service roads providing rear access to the houses. This was in response to the growing importance of the motor car in the 1930s See Johnson, J.H (1972:37) op cit

³⁷⁸ Shryock and Siegel, 1976:315. This is a measure of the extent to which a cohort of newborn babies will replace themselves under given age-specific fertility and mortality rates. Note that some will die before reproductive age, others will die before completing childbearing ages and others will complete the childbearing period. If rate is 1.0 there is exact

Nautical mile: approximately 1.85km or one minute of latitude 1/5400 in part of length of meridian between equator and the pole ³⁷⁹

New towns: a policy developed in Britain as a result of an inquiry on tackling congestion in London headed by Reith (hence the **Reith Report**) and the subsequent legislation passed to implement the policy (New Towns Act, 1946). The towns so implemented were meant to counter attract industries and population to London and thereby minimise urban problems in the London region. Such towns were to be well planned, self-contained and complete with housing, employment and services. In Malawi no new towns were developed. However, the wind of new towns also swept the country and towns earmarked for new investment such as Liwonde were referred to as 'new town.' ³⁸⁰ Such towns of course were / are called secondary centres. (see secondary centres, pre-planned cities, garden city) ³⁸¹

New urbanism: a largely academic push for cities to be more compact and transit-oriented as opposed to being sprawled and private car oriented which started as a response to the sprawling nature of American cities and the environmental problems this has since caused. The basic premise is that if cities are compact around public transportation hubs, urban sprawl and the resultant environmental problems (land degradation, pollution from fossil fuels used to run cars etc) can be reduced. ³⁸² The problem is that even in countries that have the most serious traffic congestion, car ownership is a dream for many households.

NGO: non government organisation, usually not-for-profit organisation, working as advisors or implementing projects (usually also linked to CBOs) that follow step-by-step approach to social development; they normally do not engage in business activities because most of their funds are from well wishers or governments. If they engage in business, it is meant for sustainability

NIMBY: acronym for 'not in my back yard,' syndrome originated from USA, used to describe opponents of new developments who recognise that a facility is needed but are opposed to its location within their locality or at least close to their homes. Projects usually resisted include hazardous or noxious facilities, prisons,

replacement, above one it means population is more than replacing itself, less than one suggests the population is not replacing itself.

³⁷⁹ Strahler, (1975:14-15)

³⁸⁰ See Liwonde Outline Planning Scheme, 1972:12 (TP/LW/3). The first new towns in the UK were developed to relieve pressure on Greater London and establish self-contained units beyond the London Green Belt. Industrial estates were created in the new towns to absorb new industries destined for South East England and hence prevent the majority of people commuting to London. The first new towns were Basildon, Bracknell, Crawley, Harlow, Hatfield, Hemel Hempstead, Stevenage and Milton Keynes.

³⁸¹ Where new towns as a policy were adopted outside UK, for all their beauty, they did not attract many people and remained white elephants sometimes with less than 50% occupation. For example in Egypt, residents working in new towns outside Cairo still commute from Cairo instead of living there. See Johnson, J.H, (1972:37-38; *Flowers Report*, 1986:9 op cit.

³⁸² I owe this definition to my friend, Loudon Luka, Urban Planning Appeals Advocate, Moreland City, Australia. ^{3rd} July, 2003). Luka studied journey-to-work patterns in Australia and discovered that the tendency for people to live and work within commutable distance (employment self-containment) had not occurred and that the journey to work had actually increased. He argues that employment self-containment could not work unless with massive public investment in infrastructure services and policy push to suburbanise jobs, which is now a trend in American cities.

³⁸³ Burningham, K (2000), 'Using the Language of NIMBY: a topic for research, not activity for researchers,' **Local Environment**, Vol.5 No.1: 55-67. Burningham argues that Nimbyism should be abandoned because it is simplistic and inflammatory and instead those interested in managing, mediating or resolving local disputes should engage with the diversity and complexity of local concerns: 'To describe certain protests or protesters as NIMBYS is likely to exacerbate conflict and result in those labelled feeling excluded and aggrieved. The effective facilitator or mediator needs to ensure that all participants feel that their views are respected and not dismissed as irrelevant or worthless.'

mental hospitals, waste incinerators, new airports, nuclear plants etc.³⁸³

Nodal region: a functional region that serves as the centre or core for surrounding areas or centres (called hinterland or polarised region) (see functional region, region, central place theory)³⁸⁴

Node: a point along a transport network e.g. Chintheche, Ntcheu, Nkhota kota

Non-renewable resource: resource (e.g. copper, coal, oil etc) that exists in a fixed amount in various places in the earth's crust and has the potential for renewal only by geological, physical and chemical processes taking place over a long period of time³⁸⁵ (see renewable resource)

Non-sampling error: errors in census or sample survey data resulting from wrong data recording during the collection, office editing, coding and data entry (see sampling error, census, sample survey).

Northings: horizontal lines on national grid numbered northward wards. The lines are used in combination with eastings to give grid reference of points on a map (see eastings, national grid)

Notice for development permission (notice to require application for development permission): a request by a planning authority to an illegal developer to apply for development permission when development has already taken place illegally with respect to TCP Act 1988 sec 50 (1). The application by the illegal developer is supposed to conform to sections 36-41 of the act and must be submitted in 30 days after which the said illegal development becomes illegal again as section 72 becomes applicable.

NPDP: National Physical Development Plan: plan prepared in 1987 which deals with spatial aspects of the country's social and economic development and consists of a background report, plan drawing and maps meant to establish (if not impose) an urban hierarchy for Malawi based on a 1982 central place survey. The plan provides the basis for physical planning policy in the country and so was to become the basis for location of investment / development projects with a 6-tier urban hierarchy which made Blantyre and Lilongwe the national centres, Mzuzu as regional centre, 8 towns of Karonga, Kasungu, Dedza, Salima, Liwonde, Mangochi, Bangula as sub-regional centres; and Zomba and all district centres, as district/main market centres.³⁸⁶

NRC: Natural Resources College: a training institute in natural resources. Recently its re-launch as a public trust rather than its previous status as a department within Agriculture Ministry, has won it credibility as it has found consultancy agreements to train for example land clerks for the Ministry of Lands and Physical Planning³⁸⁷.

NUDC: National Urban Development Committee, a committee set up under SCDP as loan committee of the Secondary Centres Development Programme Fund. The fund was created to oversee the disbursement of loans to townships benefiting from the programme. The loans were repayable to the fund for other centres to benefit from the programme. However, the fund suffered because of non-payment (most serious in Luchenza). This made NUDC almost redundant, though there were proposals to transform it into an urban development policy committee. That this has not

³⁸⁴ Glason, J, 1978:38-39 op cit

³⁸⁵ Miller, G.T (1996:12) op cit

³⁸⁶ The hierarchy was: national centre, regional centre, sub-regional centres, district /main market centres, rural market centres, and village centre. According to NPDP, Ngabu, Monkey Bay and Mponela are rural market centres, but the NSO categorises them as townships

³⁸⁷ The NRC could make a good university college if for example, it was amalgamated with Bunda College to form a National University of Agriculture and Natural Resources

*worked despite severe urban problems suggests urban issues are lowly ranked on the government development agenda.*³⁸⁸

Nuptiality: *in demography, frequency of marriages or unions between persons of opposite sex. (see gays)*

³⁸⁸ *Gitec (1995) Financial Cooperation with Malawi: Secondary Centres Development Programme: Fact Finding Mission. The mission was undertaken to explore whether political institutional and financial conditions had improved after the programme was suspended in 1992 to the extent of starting funding it again.*

O

Oasis: area which has supply of underground water in a desert existing on the surface because of local artesian water³⁸⁹

Occupancy rate: in housing studies, the average number of persons per room, a measure of the level of congestion. The UN recommends 2.5 persons per room³⁹⁰

Old population: a population with people mainly in older ages usually with median ages of 30 or more; the proportion of young people is very small³⁹¹ (see young population, ageing population)

Open ended mortgage: or incremental loan mortgage: series of small loans made under a single mortgage document which helps reduce costs, the next loans being available when the earlier one has been repaid which may correspond with housing stages (clearance, foundation, roofing, finishing etc)³⁹²

Open market rental value: in valuation, also called rack rent, rent which would be expected if a property were offered to let in an open market³⁹³

Open market value (OMV): also called market value, in property valuation, 'the best price at which an interest in a property might reasonably be expected to be sold by Private Treaty at the date of valuation assuming: (a) a willing seller, and willing buyer (b) a reasonable period within which to negotiate the sale taking into account the nature of the property and the state of the market, (c) values will remain static throughout the period, (d) the property will be freely exposed to the market of an additional bid by a special purchaser.'³⁹⁴ (see market value, valuation)

Open population: population open to migration so that population growth consists of balance of migration (net migration) and natural increase.³⁹⁵

Open space: space in a layout plan left without buildings in order to promote natural vegetation, develop public parks, protect river reserves, for play areas or at road junctions so that buildings do not distract vehicles. Urban assembly authorities will beautifully landscape the spaces.³⁹⁶ (see local physical development plan)

³⁸⁹ Waters, G, 1984: 48 op cit.

³⁹⁰ Manda, MAZ, 1998 op cit. The problem with the recommendation is that it may give the impression there is no overcrowding because the size of room under reference is not defined. For this reason floor area per person becomes a better measure of housing quality.

³⁹¹ Shryock and Siegel, (1976:132 op cit): A population with median ages 20-29 is intermediate

³⁹² Mumtaz and Ramirez, 1991:124 op cit. While this type of loan limits the exposure of the borrower, it enables him to know that further funds can be borrowed. However, it may slow down completion.

³⁹³ It assumes as for capital value, the property is advertised in a reasonable fashion for a reasonable period and rental value is best rent likely to be paid. The rent is stated per month or year.

³⁹⁴ Baum, A and Mackmin, D (1989:54) *The Income Approach to Property Valuation 3rd Edition*, London, Routledge.

³⁹⁵ Walle, 1958 op cit

³⁹⁶ In reality there is no land in an urban plan that can be open. Afforestation, play fields, river reserves among others are land uses. Of course some land uses are more active than others.

Operationalisation: *the identification of methods for implementing action plans to achieve (and check the extent to which it can realise) the stated goals and objectives. Also referred to as operational planning.*³⁹⁷ *In research undertakings, it is the development of specific procedures or steps that will result in empirical observations representing concepts in the real world (see concept, conceptualisation)*³⁹⁸

Operation PRIDE: *Jamaican project that seeks to help low income households acquire land for housing or to regularise tenure of land that they already occupy*³⁹⁹

Optimum population: *region's population that is just large enough for the available resources, whether economic, land and other natural resources. If the population grows beyond its optimum, a region may be considered over populated. In other words, there is a limit beyond which population increase depresses living standards.*⁴⁰⁰ *(see Malthus Theory, Boserup Theory, Carrying capacity)*

Orographic rain: *or relief rain, rain that forms when moist air from water mass like a lake is forced to rise because of the physical presence of elevated land. As air, it cools due to adiabatic expansion at a rate of 10° c per 1000m rise until it is saturated. The heavy rains along lake shore district of Nkhata Bay but also in Chiringa area of Phalombe district is due to this process (see windward side)*

OS Maps: *Ordinance Survey Maps*

Outline application: *An application made to a planning authority when one wishes to ascertain, before preparing detailed drawings (which are expensive) whether the proposed development will be acceptable in principle.*⁴⁰¹ *(See also application in principle)*

Outline planning scheme ordinance: *rules made to effectively impose an outline planning scheme provisions by defining terms used and prescribing use zones appearing as part of the planning scheme document/report. A planning scheme therefore comprises maps, ordinance and report*⁴⁰²

Outline planning scheme: *the same as outline zoning plan. It appears that in the old usage, scheme was used for smaller centres while 'master plan' was used for larger centres. For instance, all major plans for the 4 large urban areas were called master plans, while those for smaller ones like*

³⁹⁷ See Mhango, Du 1998:4 op.cit.

³⁹⁸ Babbie (1992:137) op cit.

³⁹⁹ Tindigarukayo, J (2004), 'An Attempt to empower Jamaican Squatters,' *Environment and Urbanisation*, Vol 16 No.1: 199-209. The project, Programme for Resettlement and Integrated Development Enterprise (PRIDE) was launched in 1994. To receive support low- income households have to undertake community assessment and form community organisations that are legal entities. Each household has to save and contribute to a community infrastructure fund. There is a provision for some members to contribute work in lieu of cash. The community organisations are meant to direct the programme in acquiring land and in developing the infrastructure with support from NGOs or staff of operation PRIDE.

⁴⁰⁰ Bradford and Kent, 1977:149 op cit

⁴⁰¹ The applicant must clearly show this in bold lettering and no plans except those to identify the site are submitted at this stage.

⁴⁰² As implied in the distinction made by Malawi National Land Policy document (2002:33) with urban structure plan even though contents do not differ

⁴⁰³ It appears there was no clear understanding of the word 'scheme' despite being a key concept in urban affairs ever since. For instance, in the 1968 Act (2) like in 1948 Act, scheme was only defined as 'a scheme made under this act.' What was clear though is that the scheme was meant to secure 'proper conditions of health, sanitation, communication,

*Liwonde are called outline-planning scheme.*⁴⁰³

Outline zoning plan (OZP): *a plan showing the different zones of an urban centre smaller than a city or municipality: industrial, residential, recreation, commercial etc including a report explaining and justifying the zones and other provisions shown on the map (see also urban structure plan)*

Outline zoning scheme: *outline-zoning plan shown in various colours for the different zones. Yellow is for low density, orange for medium density, brown for high density etc*⁴⁰⁴ (See urban structure plan)

Out-migration: *the number of people going out of a country, region, district, or urban centre*

Over-urbanisation: *situation whereby too many people migrate to urban areas resulting in serious housing shortages, poor housing conditions, poor sanitation, diseases, crime, traffic congestion, pollution, high unemployment etc*⁴⁰⁵

Owner occupied house: *house lived in by its owner*

Oxbow lake: *a lake formed where a river meander is cut off from migration stream that straightens its course over time especially in flood plains (see meander)*

Ozone depletion: *depletion of reactive gas ozone that absorbs harmful ultraviolet rays in the upper atmosphere. However, ozone itself is a major contributor to smog in the lower atmosphere (see climate change, global warming)*

Ozone layer: *layer of gaseous ozone in the stratosphere that protects life on earth by filtering out harmful ultraviolet radiation from the sun (see ozone depletion)*

Ozone: *a highly reactive gas that absorbs harmful ultraviolet rays in the upper atmosphere yet contributes a lot of smog in the lower atmosphere. Under the 1985 Vienna Convention for the Protection of the Ozone Layer, countries are expected to reduce generation of gasses that deplete ozone.*

amenity and convenience in connexion with the laying out and use of the land' (Part III sec 9(1) and was to show main roads, communications and building lines, drainage and sewerage, water supply and limitation of zones for different land uses, and impose conditions and restrictions regarding open space, building height and character (9(2)). In 1948 Act (4) an outline planning scheme was to be accompanied by a plan or plans of the area.' In the plan for Liwonde (1972) there are two references to same plan, 'outline planning scheme' for the report and 'structure plan' for the map.

⁴⁰⁴ As late as 1996 the plan for Balaka was referred to as 'outline zoning scheme' (DRN. No. BK/18)

⁴⁰⁵ Is the situation in Malawian cities an example of over-urbanisation or mere failure to provide services because of lack of political will?

P

Pampas: *the arid to semi- arid temperate grasslands of South America that are called veldt in Africa, steppes in Europe and prairies in North America*

Pan handle plot: *a plot in a layout plan so demarcated as to resemble a frying pan with the pan as the plot and the handle being a narrow stretch of land permitting the plot holder to have access to a road. It has the advantage of reducing the costs of total road construction in a neighbourhood, but causes confusion and conflicts among neighbouring plot holders.*

Pangaea: *the great landmass of pre Cambrian age, which probably split into two parts, called Gondwanaland (which comprises the present southern continents) and Laurasia comprising the present northern continents as explained by Wegner's continental drift theory. A large body of water called Tethys separated the two. The break up of Pangaea may have occurred 190 million ago⁴⁰⁶*

Paradigm: *'a constellation of values, beliefs and perception of empirical reality, which together with ... theory based upon the foregoing, is used by ...scientists...applying a distinctive methodology, to interpret the nature of some aspects of the universe we inhabit'⁴⁰⁷*

Participation as a means: *a form of mobilisation to get things done, or 'to accomplish aims of a project more efficiently, effectively and cheaply,'⁴⁰⁸ usually advocated by the World Bank at implementation stage with self-help being encouraged to reduce costs and time (as in MASAF, Public Works Programme) with assistance of outsiders as advisors or supervisors. It may be state directed top down approaches or bottom up community-based mobilisation when local people want to obtain a share of resources.⁴⁰⁹ (See participation as an end)*

Participation as an end: *this is when the objective of participation is not a fixed quantifiable object, but a process, a bottom-up process of empowerment of the weakest and poorest which also involves*

⁴⁰⁶ Clark, 1987 op cit.

⁴⁰⁷ Kuhn (1962) quoted by Hunt, D (1989:1-4 op cit). The definition of course varies between different authors. Young (1990: 16, *Justice and the Politics of Difference*) sees it as a configuration of elements of and practices which define an enquiry including metaphysical presumptions, unquestioned terminology, characteristic questions, lines of reasoning, specific theories and their typical scope and mode of application. According to Hunt (1989:2) it is applicable to interpretation of development and underdevelopment and commands support of a significant group of scholars, generates further theoretical development and is applicable to policy formation. As a result, there may be a paradigm shift like from emphasis on economic growth, to basic needs, to human development, to sustainable development; from women in development to women and development, to gender and development.

⁴⁰⁸ Nelson and Wright, (1985) 'Participation and Power' in Nelson, N and Wright, S (eds) *Power and Participatory Development*, London, IT Publications.

⁴⁰⁹ Moser, C (1989:84-89), *Community Participation in Urban Projects in the Third World: A Progress in Development Monograph*, Vol. 32 Part 2, Oxford, Pergamon. Participation as a means has several weaknesses: it assumes community homogeneity though communities comprise people of various ethnicity, interests and gender, the realisation of objectives is limited to the project, there is no community ownership, it is exploitative. Further, since one aspect is for people to equitably share in the benefits arising from their participation, when the end result is socially unjust as when not all benefit, sustainability of the project is not guaranteed. For example, a gravity fed rural water supply project in the 1980s in Nkhata Bay for villages between Vizara and Mdyaka (over 20km) was vandalised by villagers who felt cheated when the project was abandoned 2km to finish due to officers stealing of pipes and cement (personal knowledge) The project is however described as successful by officers who were involved (Hill, C.B and Mtawali, K.M, 1989; 'Malawi: Lessons from Gravity-Fed Piped Water System' in Economic Development Institute of The World Bank, *Successful Development In Africa: Case Studies of Projects, Programs and Policies, Analytical Case Studies, Number 1*, Washington DC, World Bank, 57-58).

shifts in power within communities, between the people and policy making and resources holding institutions.⁴¹⁰

Participation: 'Participation is a much overused word and underused activity' which means 'involvement in formulating planning and implementing policies and projects. It involves empowerment and the development of self-reliance...involves officials listening to the people and recognising that a person's worth and rights do not depend on his /her socio-economic position...it involves transparency in administration; people must know the basis for decisions, rules, and actions, and these bases must be given in advance, in a comprehensive form, and must be adhered to'⁴¹¹

Participatory budget: allowing the citizens of a local authority to contribute to decision making on the budget of the local government which started in Brazil in the late 1980s and has since spread to many countries as a way of enshrining democracy and decentralisation⁴¹²

Participatory planning: inclusion of grassroots representatives in all processes of plan making. The advantage of this is that it makes plans complete if demands and needs of the client population are incorporated; and the plan becomes a property of the client population, which can help, in effective implementation⁴¹³ (see also hybrid planning)

Participatory rural appraisal (PRA): research tool in rural development projects (these days also in urban development projects especially upgrading projects) that developed due to shortcomings of conventional research methodology that excluded beneficiaries in study analyses. Thus 'PRA is intended to enable people to conduct and share their own investigations and analysis... and to empower resource-poor people'⁴¹⁴ (see also rapid rural appraisal)

⁴¹⁰ Nelson, N and Wright, S (1995) 'Participation and Power' in Nelson and Wright (eds) *op cit*. According to Clayton et al (1997:5) UNDP Guidebook on Participation: intrac.undp.org/csopp/paguide.html, participation in this sense is a goal in itself and can be described as empowering of people in terms of their acquiring skills, knowledge and experience to take greater responsibility for their development which goes beyond projects to a more political nature that sometimes results in violence and may not always be palatable to those in power. See also: Fenster, T (1993) *Settlement Planning and Participation under Principles of Pluralism*, Progress in Development Monograph, Vol. 39 Part 3, Pergamon; Moser, C (1989) *Community Participation in Urban Projects in the Third World*, Progress in Development Monograph; Schuftan, C (1996), 'Community Development Dilemma: What is really Empowering?' in *Community Development Journal* Vol. 31 No 3:260-264.

⁴¹¹ Farvaque, C and McAuslan, P (1992:90 *op cit*); According to Slocum & Thomas-Slayter (1995) it means: 'Involvement of People in Making Decisions about implementation of processes, programmes and projects which affect them;' Eyben and Ladbury (1995): 'process whereby those with legitimate interests in a project influence decisions that affect them.'

⁴¹² Cabannes, Y (2004) 'Participatory Budgeting: A Significant Contribution to Participatory Democracy,' *Environment and Urbanisation*, Vol 16 No.1: 27-46. Some of the ideas of participatory budgeting relate to the need for every citizen to participate directly in ward, district, neighbourhood meetings if they are elected for the exercise; through delegates; to take final decision on the budget- whether it is full assembly or otherwise; who checks if the works approved in the budget are implemented- the community or the executive; what type of democracy- city based or community based etc?

⁴¹³ By the same token it can be argued that illegal and irregular development prevalent in most urban areas is a manifestation of lack of participation apart from other reasons as the people desire to express openly their dislike of the planning system.

⁴¹⁴ De Zeeuw, H and Wilbers, J (2004:3) *PRA Tools for Studying Urban Agriculture and Gender*, RUAF. The role of outsiders in PRA is that 'of convener, catalyst and facilitator of processes within a community which is prepared to change its situation.' The logic of PRA is that rural people themselves are knowledgeable about many subjects that touch their lives and this knowledge needs to be tapped. PRA emerged after RRA on recognition that beneficiaries needed to play an active role in conducting and analysing their own living conditions and evaluating results. However the line between PRA and RRA remain very faint.

Pass: narrow depression between two hills found at high altitudes e.g. Njakwa near Rumphu

Passive regional growth policy: also called reinforcing policy, regional development policy which 'accepts the rationality the existing of centres and seeks to aid development by concentrating on the most promising of these centres.'⁴¹⁵ (See active regional growth policy, Secondary Centres Development Programme)

Patriarchy: a system where the men hold social, economic and political power and exercise control as heads of households and in the public service. Since the concept literally means rule by the father, in gender discourses this is considered the major hindrance to the upliftment of women in society.⁴¹⁶ In Malawi there seems to be a conspiracy of silence, as the majority Chewa tribe believes in the maternal authority.⁴¹⁷

Pastoral nomadism: practice of moving animals from one pasture field to another common in eastern African and other regions practiced on subsistence basis (see transhumance which is more on commercial and permanent basis).

Pathogens: in water quality assessment, disease causing agents including bacteria, viruses, protozoa and parasitic worms that enter water from domestic sewage and untreated human and animal wastes (See also BOD)⁴¹⁸

Peasant: a member of the peasantry, smallholder farmer producing primarily for own consumption and surplus can be for sale and the main resource being land (see peasantries).

Peasantries: pre-industrial social entity or households engaging in small scale agriculture largely for subsistence and located in villages⁴¹⁹

⁴¹⁵ Glason, 1978:182. op cit .

⁴¹⁶ In Malawi except in the northern region and lower shire, the majority of the population have a maternal inheritance and authority. Among the Chewa specifically, the father, who has to settle at the wife's village, is considered a mere machine producing for the family of the wife and in time of divorce or death of wife he is forcibly sent back to his village without anything including children who may also have been indoctrinated to believe that the father had come with nothing and no children. This aspect is deliberately ignored by gender analysts, which begs the question of the ultimate purpose of the debate

⁴⁰² At dissolution of a marriage, a Chewa man is sent home and loses everything: house and children. Attempts to ask for the same are met with such answer as: did you come with any child even from his own children. The issue is never discussed publicly but commonplace, and those who fall prey are men from patrilineal tribes.

⁴⁰³ Miller, G.T (1996:497). Op cit. This is one indicator of water quality for drinking e.g. number of colonies of coliform bacteria present in 100ml sample water can be calculated to measure the water quality.

⁴¹⁹ Worsely, P (1981) 'Village Economies,' in Raphael Samuel (ed) *People's History and Socialist Theory*, London, Routledge & Kegan Paul. Worsely has argued that there are two approaches to study peasantries (a) inward view whereby economists look at the internal workings of households and villages purely in economic terms, hence see peasant communities as static and homogenous practising the so-called moral economy or economy of affection. The approach is barrier to understanding the dynamics of agriculture production; (b) village society is seen as incomplete in itself but is linked to outside world-markets, towns, and the state and does not only see the internal economic, but also social and political aspects. Given the opportunity, peasantries can enter the market economy, but when in their present form they sell their surplus, it is just to meet subsistence needs. The surplus product does not mean it is regular and expected, though desirable. Potentially, peasantries are entrepreneurial if the state gives good prices. Some are stronger or well off (chiefs, larger land owners with some control on labour) than others and can seize any opportunity to join capitalist economy. Read: Shanin, T (ed) 1987, *Peasants and Peasant Societies*, Oxford; Popkin, S.L (1979) *The Rational Peasant: The Political Economy of Rural Society in Vietnam*, Berkeley, University of California Press.

Pedology: *the scientific study of soils, their composition, structure etc and the effects of such characteristics*

Peninsula: *piece of land almost surrounded by water (see headland)*

Percentage: *a ratio multiplied by 100 which denotes the frequency of events or counts; a proportion expressed per hundred (see rate, ratio)*

Peri-NET: *network of institutions and researchers engaged in urban and peri-urban research and exchange of local, regional and global development experiences that seeks to link and enhance intellectual capacity and to produce knowledge for use by and in partnership with local governments, central governments and community groups in urban governance, peri-urban development, land management, sustainable local economies and poverty alleviation*⁴²⁰.

Peri-urban area: *area just outside urban area boundary where some urban functions occur. It is rural because it is outside the official urban boundary and hence engages in rural activities otherwise prohibited in statutory urban areas, it is urban because its character and most of its activities are urban oriented and dependent e.g. electricity, water supply etc. e.g. Lunzu corridor in Blantyre, Chitipi in Lilongwe*⁴²¹

Peri-urban interface: *co-existence of urban and rural characteristics just outside the official urban borders which casts doubt on the existence of the dichotomy of rural and urban especially because there is increasing urban type activities and declining rural type activities like agriculture.*⁴²²

Permanent housing areas: *conventional housing areas where only permanent type of houses are permitted. There are three types in Malawi: high density where plots are less than 0.1 ha, medium density where plots are 0.1ha to 0.2ha and low-density areas where plots are 0.2ha and above. Though some plots may be larger, the largest plot is supposed to be 0.4ha. Before construction in these areas building plans must be scrutinised by planning authority.*

Person years (of exposure to risk of experience an event): *in demography, total amount of time spent at risk by all individuals who were at the risk of experiencing an event of interest at some stage during the given period (e.g. one year).*⁴²³

pH: *scale of value used to measure if a substance such as water is acidic or alkaline calculated from hydrogen content and measured on a scale of 0-14 where 7 means neutral and values below 7 to 0.0*

⁴²⁰ The network was started and is coordinated by South Bank University, London. One of the major outcomes has been research and publication of a manual: *Development and Management of Markets and Street Trading in Africa: A Good Practice Manual* edited by Michal Lyons and Beacon Mbiba (2003)

⁴²¹ The issue of interest here is the fact that in the peri-urban area there tends to be people who live a more urban life than some people who are settled within the official boundary. This casts doubt on defining 'urban' in terms of boundary extent, hence the need to incorporate 'way of life' and 'population' threshold in the definition of urban.

⁴²² 'The constantly expanding periphery around a city constitutes the peri-urban interface [which] offers far more choices than other spaces as the population here has a foot in both the rural and urban worlds...three systems are in constant interaction: namely the natural resources system (forests and water ways), the agriculture system and the urban system.' (Halkatti, M. et al, 2003, 'Participatory action planning in the peri-urban interface: the twin city experience, Hubli-dharwad, India,' *Environment and Urbanisation*, Vol. 15 No.1: 149-158). Peri-urban is in developing countries what suburban is in the developed countries, the difference being that peri-urban growth is unregulated while suburban growth is regulated (home, 2004, op cit)

⁴²³ Essentially, for example, if each individual is exposed to the risk of dying at the beginning of the year, then survives at the end of the year, each individual is said to have contributed one-person year of exposure to risk; also each individual who actually died during the year (i.e. stopped being exposed to the risk of dying) contributed only part of a person year of exposure to the risk. The fraction of a person year contributed equals the fraction of the year spent at risk. Note that there are also those who start being at risk after the year has already started.

indicate the substance is acidic while those above 7 are alkaline or basic, pH value is one of the measures used in water quality assessment

Physical planner: generic term for town planner, town and country planner, regional planner, urban planner, transport planners, environmental planner, urban and rural planner. A professional in designing the use of land and advising on all forms of land use and problems relating to planning and development

Physical planning: planning of an area's physical structure in terms of land use, utilities, communications etc for the purpose of reconciling social and economic interests and hence promoting orderly development which would otherwise not be the case in a free market economy⁴²⁴; discipline focussing on organising, facilitating and managing human settlements development and growth and their efficient and sustainable use of land and land resources. In general it is a generic term for town, country, regional, transport, district, and environmental planning⁴²⁵ (see also development control)

Pit latrine: the basic sanitation requirement in Malawi consisting of a hole of about 3 meters depth, a platform and hut for privacy. The use of pit latrines has been praised as good idea to increase the number of legal housing. However, the danger of polluting aquifer through leachate has not been seriously considered and might be a major cause for the near annual cholera outbreaks in THAs where the use of pit latrines is advocated as a policy measure (see leachate).

Place: a particular area in space where people and the environment interact over time to give it characteristics distinct from surrounding areas. It also means a particular part of space occupied or unoccupied by a person, object or organisms and may sometimes refer to a position in a hierarchy (see space)

Placer: in mining, alluvial deposits of sand or gravel with particles of valuable minerals (like gold) weathered from rocks and washed down by streams⁴²⁶

Plain: an area of generally flat land recognised on a map by few widely spaced contours (see also contour lines).

Plan deposit: placing of the plan report and drawings on public display for the general public to make comments and criticisms. The plan is put on deposit for 60 days according to the TCP Act section 13 (1988). However, since the members of the public will not have participated in its drafting, they may or indeed do not comment. The plan is nonetheless considered to have taken public comments. With the new planning system, the public participates from the start (see urban development system).⁴²⁷

⁴²⁴ Glason, J (1978:19-20). This differentiates physical /town planning from economic planning. Economic planning is concerned with the economic structure of a region and its level of prosperity, which operates through the market mechanism and is measured using abstract concept like GDP, GNP etc. However, economic gains can only show reality if expressed spatially through physical planning. There is a case for coordination between economic and physical planners, which in Malawi is presently not forthcoming.

⁴²⁵ Physical Planning in Malawi is the responsibility of the Minister responsible for Physical Planning who delegates the task to the Commissioner for Physical Planning. The commissioner can also delegate to planning committees in competent urban assemblies. Since 1995 only Blantyre, Lilongwe and Mzuzu have been considered competent enough for such functions. Other urban assemblies are only responsible for development control under the same-delegated powers. The local government devolution policy however mandates all local governments to be responsible for these functions of course in accordance with provisions of the town planning legislation.

⁴²⁶ Clark, 1987 op cit.

⁴²⁷ The deposit of the plan is published in the gazette and at least one newspaper. The idea is to allow all people and organisations have some say, though their views may have been expressed through their elected councillors. The plan can thus have comments and recommendations for improvements

Plan review: *changing some aspects of a plan after the period it was targeted for has elapsed done to adjust objectives or adapt to the changing situation.*⁴²⁸ *The review may be at the request of planning authority or the minister responsible for physical planning matters.*

Plan scrutiny: *the checking of development application and accompanying plans for their conformity to town planning standards and guidelines, building codes and town by-laws. Plan scrutiny is a requirement of any planning authority for two major reasons: to ensure public safety and health, and as a source of revenue. (see also scrutiny fees).*

Plan strategy: *mechanism to solve a problem the first step being to define general problems and actions required to resolve them on the basis of which internal and external problems are considered to improve financial, administrative and service performance. The plan can then be implemented.*

Plan: *a document together with a drawing describing how the future of a spatial area should be developed in relation to the location and siting of physical infrastructure, the document being the justification for the layout of physical infrastructure; a projected or future course of action that can be implemented depending on the availability of resources (see planning)*

Planned THAs: *site and services (see upgraded THAs, informal settlement). Examples of planned THAs include the locations in major urban areas for example Chiputula and, Chibabvi in Mzuzu, Area 25 and Kawale in Lilongwe, South Lunzu and Chilomoni in Blantyre etc (see UTHAs, Bantustan)*⁴²⁹.

Planned Traditional Housing Areas: *sites and services, containing houses individually built on plots allocated by housing authority / urban authority. The houses stand on plots in a layout plan. In these areas pit latrines and communal water points are permitted but individual can have septic tanks and individual water connections. If one wants to build a permanent house, it is treated as in permanent housing areas. (see planned THAs, unplanned housing areas, traditional housing area)*

Planner: *urban planner, town planner, regional planner, physical planner etc*

Planning administration: *policy and the mechanism for implementing the Town and Country Planning Act including rules and regulations, development control and enforcement, planning committees, processing of development and subdivision applications inter alia.*

Planning agency: *(planning committee); advisors or suppliers of scientific intelligence and decision makers interacting on policies. For example, a town planning committee is a planning agency (authority) where elected councillors and ex-officios need planners from the planning department to make legal and planning decisions. The assumption is that planners as advisors come 'into the game at the pleasure of the decision makers'⁴³⁰ even though in practice these decision makers are 'appointed' by these planners and rubber stamped by the minister responsible for planning. At times the minister has refused to officially appoint the names of proposed members for various reasons. A planning agency may be a planning department, planning committee, planning commission together with the planners advising the policy makers (See planning committee).*

⁴²⁸ Greenwood and Edwards (1973:371-372 op. cit.) explain the need for plan review thus: 'neither planning nor metropolitan government will be effective unless the planning process includes a built-in review system. Policy and techniques should be reviewed at least every five years and perhaps annually if circumstances warrant. This is not to say that plans should be continuously revised, since the general guidelines would remain quite constant. But neither should they be adhered to mechanically; no master plan should become master of the planners who created it. Changing birth rates, economic conditions or legislative climate may all necessitate changes in planning goals and priorities.'

⁴²⁹ The justification for planned THAs is similar to Bantustan of Apartheid South Africa

⁴³⁰ Faludi, A (1973) "What is Planning Theory" in Faludi (ed) op.cit.

Planning area boundary: *the boundary of an urban area that has been declared as a planning area.*⁴³¹ (see planning area)

Planning area: *an urban area or centre declared as such under the Town and Country Planning Act (1988). The declaration has the effect of making plans so prepared for such an area legal and planning authorities attain power to enforce development control and any development requires planning approval. Also, by implication property tax or rates can be introduced in such an area; it is short for statutory planning area, hence plans so prepared are statutory plans.*⁴³² *The arbitrary declaration of planning areas by government hitherto led to conversion of customary land into public. As a result there were often conflicts in the urban land management as customary landowners resisted the conversion through refusal to accept planning provisions and instead opting to sell out parcels of their land*⁴³³ (see urban area).

Planning authority: *planning Committee; or town planning committee and its officers (see also planning agency, planning committee)*

Planning brief: *short statement written ahead of a planning exercise explaining or outlining the benefits, rationale (or need) for a plan, methodology, objectives, proposed strategy and how to finance, not just the planning exercise itself, but also implementation of a plan proposed to be prepared for a particular area*

Planning committee: *Town and Country Planning committee appointed for a planning area according to section 6 of Town and Country Planning Act, Cap 23:01 to be responsible for planning, development control and to approve or reject plans prepared for an urban area by planning departments or plans by applicants seeking planning approval (see also planning authority)*⁴³⁴ *Since planning is only advisory in areas that are not declared as planning areas (that is the country), effectively this is a town planning committee.*⁴³⁵

Planning constraint: *anything which would stand in the way of achieving an objective, of course few things or situations are constraints in themselves, but become so because of what is intended.*

⁴³¹ Note that this boundary does not necessarily coincide with the boundary of the urban area. In Blantyre, the planning area extends over the city boundary (Mapanga area on Zomba road). In practice some parts of the city expected to be under statutory control actually operate under customary rules e.g. Chirimba area and whole Chileka Road from the round about). This suggest that development control does not require declaration of planning area, but commitment of planning authority and cooperation of developers.

⁴³² In the 1968 legislation, the declaration made it incumbent on the Planning Authority to prepare plans within five years of declaration failing which the declaration would cease to have effect (section 3) and the minister had power to appoint a government officer to prepare the plans (section 9.)

⁴³³ However, Malawi National Land Policy (2002: ix) clearly states that 'the declaration of a planning area will not automatically require the conversion of all customary land to public land as has been the practice prior to this Land Policy. Instead, all landowners in such planning areas will be required to comply with approved planning and development regulations'. This suggests that the problem of illegality was not about land ownership, but development control. One can question whether and how the planning authorities would manage this just because of a new policy in place.

⁴³⁴ Although the committee sits at urban authorities' premises, it is a committee of Physical Planning Department and the Minister responsible for physical planning appoints members who include assembly members and outsiders. With devolution, urban assemblies have planning and development committees. Due to lack of proper understanding, these two committees set up fewer than two different laws often conflict. However, section 10 (1) of Town and Country Planning Act provides that the minister responsible for physical planning can seek concurrence of local government minister to designate a local authority as a planning committee. Only Blantyre, Mzuzu and Lilongwe were designated as such since 1995 and by section 25 (2) these cities are also responsible for planning their cities.

⁴³⁵ The members are appointed by the minister responsible for Physical Planning. Of course the nominations are made by officers in the Physical Planning Department. This therefore brings in subjectivity and political influence in the operation of the planning committee.

Hence sometimes changing an objective or course of action can transform a constraint into an opportunity⁴³⁶

Planning control: or development control, restriction on the use of land unless according to existing approved plans, sometimes contrary to what land owners' intentions are, e.g. restrict housing on agriculture land (see development control, zoning)⁴³⁷.

Planning debate: a newsletter launched in 1999 for planning professionals belonging to the defunct Malawi Planners Association

Planning department: Usually the Physical Planning Department, but now also a town planning department in an urban or district assembly.

Planning education: training to educate people who are to become planners, most of which has taken place in Europe (for Malawi in UK) based on European syllabus. This aspect has been blamed, as being responsible for urban planning weaknesses because planning is not locally adapted. Secondly, the training itself has been misguided to such extent that planners are too technical in approach.⁴³⁸ (see planning school)

Planning gain: fees negotiated between developers and planning authorities in areas of high land demand and increasing land value to gain the exclusive right to develop the land for a specific project. Also referred to as developer fee.⁴³⁹

Planning goal: major thrust of a plan e.g. to improve the living standards of Malawians

Planning law: the Town and Country Planning Act (1988) and related legislation including by-laws, standards and regulations.

Planning objective: measurable undertaking to achieve a planning goal e.g. to improve housing conditions in Malawi (see planning goal)

Planning procedure: planning system, what steps are followed to prepare a legally recognised urban plan (see planning process)

Planning process: The legal or formal steps or procedures and rules that should be followed to prepare an urban (development) plan⁴⁴⁰ that should be institutionalised in planning law in order to promote social justice which is the rationale for planning

⁴³⁶ cf. Mumtaz and Ramirez, 1991:120 op. cit.

⁴³⁷ The origin of planning control is the British Town and Country Planning Act (1947), which empowered local planning authorities to prepare plans and control development. Local planning authorities were/are requested to prepare development plans for their areas. The plans allocate land for different uses e.g. residential, commercial, industrial, roads and earmark some land for development or redevelopment and for future uses. See Richmond, 1985:32-33 op cit.

⁴³⁸ Davidoff and Reinner (1973) op. cit. hold: education of planners 'has been excessively directed to substantive areas and has failed to focus on any unique skills or responsibilities of the planner. Such planning education has emphasised understanding of subject-matter: cities, regions, facilities, housing, land use, zoning, transportation, and others...[making the planner] a jack-of-all-trades...and a master of none.... planning education until now, has paid little or no attention to methods for determining ends and relating ends to means. And although some tools to effectuation are studied, their relation to a planning process is largely neglected. The very obvious shortcomings of current master plans reflect both the bias and the inadequacy of their formulators' training' though procedure and substance cannot be treated separately. (See 'A Choice Theory of Planning,' in Faludi (ed) *A Reader in Planning Theory*, Oxford, Pergamon Press: 11-39).

⁴³⁹ Malawi National Land Policy, 2002:52

⁴⁴⁰ The process should end 'with submittal of the plan for acceptance, rejection or modification by the citizens of the plan area.' (Greenwood and Edwards, 1973:369 op.cit). In Malawi, under the Town and Country Planning Act (1988), the process ends with acceptance, rejection or modification by the minister responsible for physical planning. Under the Mtafu Almiton Zeleza Manda

Planning region: (a) a specified unit of land for which a plan is to be prepared for integrated orderly physical and socio-economic development e.g. Lakeshore area, Lower shire valley, etc. The Agriculture Ministry has 8 planning regions called ADDs, while Physical Planning Department has four planning regions (north, central, east and south),⁴⁴¹ (b) areas declared or demarcated as planning areas etc (see planning areas, township).

Planning school: an education institution, recognised by a planning institute, established specifically to train planners (town, urban, regional, transport, architect planners) usually but not always as a department within an established university. There is no planning school in Malawi as of 2003. This means that planners must go for training outside the country usually in the United Kingdom, but recently in other Countries like Australia, Germany.⁴⁴² (See planning education).

Planning system: the policy, the law, the procedure and regulations governing the administration of planning in a country.

Planning⁴⁴³: 'generic activity of purposeful anticipation of and provision for, the future.'⁴⁴⁴ It is the application of scientific method (or conscious effort) to policy making (or to increase validity of policies) in terms of present and anticipated future of the environment.⁴⁴⁵ It is 'a process of determining appropriate future action through a sequence of choices'⁴⁴⁶; process of thinking and deciding about the future by establishing goals and objectives before taking action on all aspects of human life. However, since there are many types of planning there are also many definitions of planning all of them none the less are about making decisions with the future in mind⁴⁴⁷ or deciding in advance what is to be done in future, an intervention to change existing or anticipated course of events.⁴⁴⁸ A major difference noteworthy is between physical planning and economic planning.⁴⁴⁹

Local Government Act (1998), the process is expected to end with acceptance, rejection or modification by the full assembly meeting.

⁴⁴¹ Glason, 1978 op cit

⁴⁴² The pitfalls of foreign training have been noted elsewhere as not considering the local climate and problems. The only advantage is that the training is mostly sponsored by the training country hence cheap for the beneficiary country.

⁴⁴³ Definition varies according to whom and for what type of planning. Only a sample are given, but note that planning is about making choices of actions in future either to gain something or prevent or minimise problems.

⁴⁴⁴ Selman, P (1973) 'Environmental Planning: The Conservation and Development of Biosphere Resources' in Faludi (ed) op. cit.

⁴⁴⁵ Faludi, A (1973) 'What is Planning Theory?' in Faludi (ed) op. cit.

⁴⁴⁶ Davidoff, P and Reinner, T. (1973) 'A Choice Theory Of Planning,' in Faludi (ed) op. cit.

⁴⁴⁷ It is the application of scientific method (or conscious effort) to policy making (or to increase validity of policies) in terms of present and anticipated future of the environment (Faludi, 1973); it is 'a process for determining appropriate future action through a sequence of choices.' (Davidoff and Reinner, 1973 in Faludi, ed. Op. cit.) See also Mhango, GL Du (1998:1) *Planning and Managing Socio-economic Development: The Integrated Participatory Dimension*; Ga-Rankua, South Africa, Century-Turn Publishers,

⁴⁴⁸ Dror, Y, 1963, 'The Planning Process: A Facet Design' *International Review of Administrative Sciences* Vol.29 reprinted in Faludi, A (ed) 1973, op cit. Dror suggests a definition for urban planning as follows: 'planning is a process of preparing a set of decisions for action in the future, directed at achieving goals by preferable means.'

⁴⁴⁹ Physical planning is the planning of an area's physical structure –land use, communications, utilities etc and relies on direct controls while economic planning is concerned with economic structure of an area and its overall level of prosperity working through the market / price mechanism (Glason, 1978, 19-20). The main purpose of planning is to deal with market failure and to protect the public interest especially interests of the weak and poor, otherwise referred to as the disadvantaged

(See also land use planning, physical planning)

Planted area: in agriculture geography, total hectarage from which crop harvest is made in a year but over several growing seasons (see cultivated area), e.g. for perennial crops like tea, coffee etc.

Plate tectonics: theory that emerged in the 1960s and developed from theory of continental drift that states that the earth's crust consists of several rigid irregularly shaped plates which form the continents and ocean floor and that these move continuously slowly due to currents in the asthenosphere (mantle). Evidence of plate tectonics is continental drift, hence oceans and rift valleys as well as volcanoes, earthquakes, fold mountains etc usually at divergent, convergent plate boundaries or where plates move in different parallel direction (transform faults) (see continental drift)⁴⁵⁰

Plateau: wide elevated area with a generally flat surface, e.g. Livingstonia, Nyika. It is shown on a map by widely spaced contours in the middle of contours which are close together (See contour lines)

Plot allocation committee: committee established to allocate plots to potential developers whether on land administered by the central government department of Lands or local government authorities or Malawi Housing Corporation. MHC procedure and criteria are purely on economic basis. The central government plot allocation committees exist at the regional lands offices but their composition and criteria and indeed procedure remain a guarded secret much to the suspicion of corrupt motives behind the secrecy. The only open system is the plot allocation at local government authorities where explicit guidelines on who and how to allocate a plot are in place in order to ensure social justice, even though this is not fool proof⁴⁵¹.

Plot coverage: space covered by a building on the plot. In Malawi plot coverage should be 2/3. The rest of the plot is reserved for vehicle turning, landscaping, septic tanks or pit latrines, left out as requirement for building lines etc. Coverage elsewhere varies by country and land usage, plot coverage may be up to 90% in the CBD, 40% in green areas and 50% in some residential area.

Plot development: construction of on a plot, whether approved or not

Plot over development: construction of more structures on the plot than approved or recommended

Plot subdivision: creating more plots from one existing plot under sub-division control rules of the Act. Only qualified registered physical planners are allowed to do so.

Plot: a piece of land parcelled out from a larger one for a specific development project such as for construction of a house, a shop, development of a farm. Also called 'lot' or 'stand'. This piece of land may be parcelled out by survey or not.

Plural planning: a form of planning whereby several plans for the same area are prepared and compared, the plans being prepared by the agency responsible and interest groups rather than only

⁴⁵⁰ Miller, 1996: 198 op cit.

⁴⁵¹ Blantyre City (1994) A Guide to Traditional Housing Area (THA) Plot Allocation; SCDP, Administration and management Procedures for traditional Housing Areas and Other Site and Service Areas, PIU, Lilongwe

⁴⁵² According to Davidoff (1973 op.cit) plural planning has three advantages: (a) the public agency would be relieved of the burden of presenting alternatives; these would be presented by interest groups. 'Such alternatives would represent deep-seated convictions of their proponents and not just the mental exercises of rational planners seeking to portray the range of choice,' (b) the public planning agency would 'compete with other planning groups to win political support' otherwise the public agency has no incentive to 'improve the quality of their work or the rate of production of plans.... The political consumer has been offered a yes-no ballot in regard to the comprehensive plan; either the public agency's plan was to be adopted or no plan would be adopted,' (c) plural planning would 'force those who have been critical of establishment plans to produce superior plans, rather than only to carry out the very essential obligation of criticizing

by experts in the agency as usually is the case.⁴⁵² The better plan is adopted, and if need be, improved with aspects from the one that has not been adopted. The belief is that by so doing, plans can express the public interest (see also advocacy planning, agency planning)

Pluralism: institutional arrangements for distribution of power whereby all members of a society democratically reach compromise agreements when conflicts arise. Such arrangements are expected during the planning process for all stakeholders so that planning is considered locally originated.

PLUS: public lands utilisation study, one of the studies undertaken in late 1990s to provide information and insight for the land policy reform process.

Point: a low headland jutting out into the lake or sea e.g. Msuli point in Nkhata Bay⁴⁵³

Policy statement: public statement about an authority's intentions and how to achieve them within a specified time period (see policy).

Policy: (a) principles that govern action towards goals that are crucial for the management or administration of plans; (b) written statements by government meant to be guiding principles the implementation of which requires the enactment of a law by parliament (see explicit population policy, implicit population policy).

Political economy approach to planning: emerging in the 1970s, the approach attempts to reformulate urban planning theory by introducing a Marxist (capital-labour conflict- principle in planning thought. The basic argument is that physical planning fails to understand the distribution mechanisms for public and private goods and hence perpetuates or enhances inequalities. The approach sees planning as a social activity embedded in historical dynamics of capitalist urbanisation. To understand the production process, planning must be located within the state and production processes of capital, land and property markets all of which must be related to capital accumulation and ideological reproduction.⁴⁵⁴ It will then be found that 'traditional planning serves bourgeois interest' with the state and planners only working to serve capitalists' interests.⁴⁵⁵

Political geography: branch of human geography which deals with boundaries, extent, divisions, territories, resources as well as internal and external relationships of politically organised areas in particular of nation states. It is also concerned with the effects of political actions on social and economic conditions, and with the significance of geographical factors behind political situations, problems and activities.⁴⁵⁶

Political will: a determined, deliberate, purposeful independent choice of a course of action by people in political leadership/ authority at national or local level to solve pressing problems such as

plans deemed improper.' Thus, 'Lively political dispute aided by plural plans could do much to improve the level of rationality in the process of preparing the public plan.'

⁴⁵³ See *Atlas of Malawi*

⁴⁵⁴ McDougall, G (1982) *Theory and Practice: A Critique of the Political Economy Approach to Planning* in Healey, P et al (eds) *Planning Theory: Prospects for the 1980s*, Oxford, Pergamon.

⁴⁵⁵ Fainstein, N and Fainstein, S (1982), 'New Debates in Urban Planning: The Impact of Marxists Theory within the United States' in Paris, C (ed) *Critical Readings in Planning Theory*, Urban and Regional Planning Series Vol. 27. Oxford, Pergamon Press. Read also: Scott, A.J and Roweis, S.T (1977), 'Urban Planning in Theory and Practice: A Reappraisal,' *Environment and Planning*, Vol. 9: 1097-1119.

⁴⁵⁶ Clark, 1987, op cit. Where there is political will, money to implement urban plans can be found. In Malawi the failure of urban plans is largely because of lack of political will as little if any funds are allocated to planning agencies for plan implementation

*elimination of inequality, social injustices, poverty, corruption, regionalism, tribalism etc through social, institutional and economic reforms.*⁴⁵⁷

Pollutant: *any substance in liquid, solid or gaseous form which either (a) directly or indirectly adversely alters or destroys environmental quality or (b) is dangerous or potentially dangerous to public health, plant or animal life.*

Pollution: *direct or indirect alteration of the physical, thermal, chemical, biological, or radioactive properties of the environment caused by the discharge, emission or deposit of waste or pollutants into the environment in such amounts and for such duration and under such conditions as to cause an actual or potential danger to the environment.*⁴⁵⁸

Polyandry: *in demography situation when a woman has more than one husband (see polygyny)*⁴⁵⁹

Polygamy: *in demography, situation whereby a man or woman has more than one spouse; when used it usually is meant to refer to polygyny*⁴⁶⁰

Polygyny: *in demography, a situation whereby a man has more than one wife.*⁴⁶¹ (See polygamy). Usually, when people talk of polygamy they mean polygyny (see concubine)

Population ageing: *or population greying, increasing of old people in a population due to (a) falling mortality rates leading to longer survival and (b) declining birth rates leading to a higher proportion of persons in older age groups*⁴⁶²

Population and housing census: *census of both people and housing units e.g. 1987 Census.*

Population census: (a) *simply, the enumeration of human beings within a defined territory. (b) Technically, 'the total process of collecting, compiling, evaluating, analysing and publishing demographic, economic and social data pertaining, at a specified time, to all persons, in a country or in a well-defined part of a country;'*⁴⁶³ the 'total process of collecting, compiling and publishing

⁴⁵⁷ See Todaro, M.P (1994) op cit

⁴⁵⁸ EMA 1996 Section 2

⁴⁵⁹ This is rare in Malawi. I saw it once in 2002 in Mzuzu Mzilawaingwe location where one woman had two recognised husbands who officially switched days to satisfy her and indeed sometimes fought over unfulfilled contractual terms relating to the days for conjugal relationship each week.

⁴⁶⁰ Which of polygyny or polygamy can cause population increase? Both cannot because, women in such relationships are likely to have less children than they would in single relationships. Of course in polygyny, when a man marries another wife, it is usually a younger woman; hence in terms of number of children by one man he may have many.

⁴⁶¹ This situation is declining in Malawi, from 21% married women in polygynous unions in 1992 to 17% in 2000 during the same period (MDHS, 2000:76). However, empirical evidence suggests this may be because of the rise in concubines or secret marriages especially in urban areas (personal observation)

⁴⁶² Kalache, A. (1991) 'Ageing in Developing Countries' in Pathy, M.S.J (ed) *Principles and Practice of geriatric Medicine*, John Wiley & Sons. Though Kalache claims elderly population has tremendously increased in developing countries since 1960s, the effects of HIV/Aids have had a negative effect since the 1990s and many countries report declining life expectancy. Thus any positive projections done in the early 1990s, or indeed arguments based on the demographic theory are superseded. An important point to note is that 'individual ageing reflects most of all prior living conditions, in the long run what really matters is not the number of years lived, but the quality of life of survivors... a poor peasant man who might have ... worked 12 hour days since childhood will have aged by the time other more fortunate people are celebrating life 'starting at 40'. The proportion of old people in developing countries is therefore an underestimate, since only those 60 years and older are included. Many young adults in developing countries are already functionally aged by the time they reach the age of 60'

⁴⁶³ UN, 1969:2, op cit

demographic, economic and social data pertaining, at a specified time or times, to all persons in a country or delimited territory.⁴⁶⁴ (See also *de facto*, *de jure* census, sample survey)

Population change: absolute population difference between two specified periods

Population density: number of people per unit of land (people per square km). Population density can be calculated for arable land only, at national, district, and city level. Population density is essentially about population to land ratio. For example, the 1998 population of 9.8 million generates a population density of 105 persons per square kilometre against a total land area 9.8 million hectares (Malawi total size is 11.8 million hectares).⁴⁶⁵

Population distribution: variation of population density over a particular geographical area e.g. population density is generally higher in urban areas than in rural areas.

Population dynamics: main aspects that determine population change viz: fertility, mortality and migration.

Population forecast: short term projections in which assumptions are considered to yield a realistic picture of the probable future development of a population

Population geography: a division of human geography concerned with the scientific study of people and their spatial distribution, density, growth, mobility, structure etc (see demography).

Population growth: increase in the total number of people counted at a particular point in time over the number counted at a previous point in time within a defined geographical area (see population change).

Population increase: the difference between births and deaths over a specified period

Population migration: movement of population from one defined location to another

Population Policy: direct or indirect measures (such as projects, laws etc) undertaken to influence the size, distribution and composition of human population by specifically or otherwise influencing the basic demographic variables of mortality, fertility and migration⁴⁶⁶ (see also explicit population policy, implicit population policy, fertility transition)

Population potential: the number of people who might be able to live in a certain area at a standard of living that is reasonable in relation to the resources available.⁴⁶⁷

Population pressure: linked to concept of relationship between population and resources

Population projection: calculations showing the future development of a population when certain assumptions are made about the future course of population change usually with respect to fertility, mortality and migration.

Population Pyramid: a bar graph which shows age-sex composition of a population with males on

⁴⁶⁴ Shryock and Siegel, 1976:13 *op cit*. The scope of a census is size, distribution and characteristics of the population. The main purpose of a census is to determine the total number of inhabitants

⁴⁶⁵ T. Benson et al (2002) *Malawi-An Atlas of Social Statistics*, NSO/ IFPRI

⁴⁶⁶ Wogugu, M (1995), '**Why Population Policy?**' Paper for Census Dissemination Seminar, Gaborone, Botswana, 1-4 May. Since fertility and family planning are given attention, population policy is often confused with family planning policy. Population policy, though narrower than national development policy, is broader than family planning. A Population policy is necessary in poor countries because of high levels of poverty. In rich countries fertility decline was witnessed in the absence of family planning. With economic development, fertility decline occurred on its own. In poor countries, population pressure resulted from improved medical care since the 1950s. Population policy is thus intended to relate population growth rate with economic growth rate. The economy should grow at a rate higher than population. In Malawi, population growth at over 3 % per year is higher than economic growth rate at less than 2% per year.

⁴⁶⁷ Clark, 1987, *op cit*.

*the left and females on the right (on the horizontal scale) and the last age group are left open ended. The age groups are shown on the vertical scale graduated into five- year intervals with the youngest at the base.*⁴⁶⁸

Population replacement: *natural process through which a population replaces its numbers through reproduction*

Population studies: *studies about population dynamics and its relationship to resources. (see demography, population dynamics)*

Population: *the number of living organism, usually meaning human beings in a defined area. Population may be resident (de jure) for people who habitually live in that area including those temporarily absent, or actual (de facto) making up the people counted on census day including visitors or those in transit.*

Positive checks: *policies that can be instituted to control the size of the population in an ideal set up according to Malthus Theory including famine, lack of clothes, disease, war and infanticide all of which have **direct** or positive effect on total population. The aspects related to nature are called 'misery' while those that are man made like war and infanticide are called 'vice' by Malthus (see Malthus Theory)*

Positive planning: *planning 'in which a planning authority initiates developments schemes, as opposed to negative planning in which the authority merely reacts to development schemes initiated by others,' for instance by public authorities or private developers.*⁴⁶⁹

Possibilism: *philosophical concept which, while accepting that every environment has its limits that restrict human activity, argues that within the same limits, there are opportunities for intervention or freedom of choice of action (see determinism, environmentalism)*⁴⁷⁰

Post-modernist approach to planning: *planning approach which has developed out of the modernist view of planning in which the purpose of planning was to reduce the excesses of industrial capitalism by engaging an orderly city to create a middle class society.*⁴⁷¹ *The basis of modernism was investment capital, consensual society, progressive state and scientific rationalism. In post modernism, these are seen as redundant because capital is financial and mobile, the state is conservative, society is diverse with the only consensus being embougeoise (i.e. everyone desires becoming middle class) which have made planning precarious and planners open to capitalist domination and manipulation, hence non-planning (or illegality). Post modernism calls for deconstruction of logic as planning methodology and reconstruction of knowledge through communicative rationalism as replacement of the unitary logic of master / physical plans; and seeks involvement of a diversity of group loci like gender, race, age etc and appeals to relativism while guarding against regressive and undemocratic tendencies. It is this challenge, both calls for*

⁴⁶⁸ *If the pyramid has a wide base and narrow top, it is an expansive pyramid (showing an expanding population with many children and declining death rate); if the pyramid is like a dome, it is stationary (denoting stable, slowly growing population with a decline in mortality and low birth rate); if the shape is oval with a pointed top, the base cutting the oval below its widest part, the pyramid is constrictive (denoting a declining population with birth rate lower than death rate). The shape of the pyramid is affected by difference between births and deaths, migration and the tendency for females to outlive males (Clark, 1987: op cit).*

⁴⁶⁹ *Clark, 1987, op cit*

⁴⁷⁰ *Clark, 1987 op cit*

⁴⁷¹ *Beauregard, R.A (1996) 'Between Modernity and Post-modernity: The Ambiguous Position of US Planning' in Campbell, S and Fainstein, S (eds) Readings in Planning Theory, Blackwell.*

replacement and reconstruction, to the modernist or enlightenment project that is called post modernism.⁴⁷² In this process planners must make critical listening,⁴⁷³ hence planning becomes an interactive process debated by a diversity of interest groups under mutual respect. In the context of Malawi, this is simply participatory planning advocated through the devolution process institutionalised through the Local Government Act (1998) (see participatory planning, comprehensive planning, entrepreneurial planning).

Potential housing demand: demand that might exist in future, which is currently latent, because the houses do not exist or buyers are prevented by other factors

Pothole: a pot (sometimes drum) like hole of varying size on a tarmac road that occurs as a result of water standing on the road surface due to low cross flow and also symbolising lack of road maintenance for reasons related to lack of funds or poor management (such as allowing heavy goods vehicles on roads designed for light vehicles) within road authorities at the national or local level.

Poverty gap: calculation of the difference between the absolutely poor households and the datum line in order to identify room for manoeuvre to raise the income of the poor to or close to that level.

Poverty: the extent to which a household cannot afford to meet basic physical needs of life (food, shelter and clothing) which is a function of basically two factors: (a) the average level of national income and (b) the degree of inequality in income distribution. For any level of national income, 'the more unequal the distribution, the greater the incidence of poverty. Similarly, for any given distribution, the lower the average income level, the greater the incidence of poverty'.⁴⁷⁴

Power of eminent domain: power given to government by land law to acquire privately held land either for government use or for development so that the government is not prevented when that land is needed for development (see eminent domain)⁴⁷⁵

Practical (gender) needs: (a) 'needs that women (sic) identify in their socially accepted roles in society which do not challenge the gender division of labour or women subordinate position in society and often concerned with inadequacies in living conditions such as water provision, health care and employment' (see also strategic gender needs)⁴⁷⁶ (b) in gender discourses, immediate needs related to the inequality of people's living conditions such as supply of water, foods, jobs, health care etc which when satisfied do not imply changes in gender relations (see strategic gender needs)

Prairie: an extensive land area of unbroken grassland generally without trees found in mid latitudes of north America and considered equivalent to steppe of Europe, pampas of South America, veldt of southern Africa, and occurring where rainfall is low and temperature high (see Makande).

Premiums: sum of money paid by a lessee or tenant at the start of or during the period of lease of a property in the view that the rent will be reduced⁴⁷⁷

⁴⁷² Healey, P (1996) 'Planning Through Debate: The Communicative Turn in Planning' in Campbell, S and Fainstein, S (eds) *Readings in Planning Theory*, Blackwell.

⁴⁷³ Forester, J (1986) *Planning in the Face of Power*, Berkeley, University of California Press.

⁴⁷⁴ Todaro, 1994:42 op cit

⁴⁷⁵ However, to prevent abuse of this power, the government is required to spell out the public services that require the land. To realise the power of eminent domain, government will revoke leasehold rights already granted and pay compensation for improvement if lease term has not elapsed or been terminated (See Land Policy, 2002:18)

⁴⁷⁶ Morna, C.L (ed) 2002, *Gender in Media Training: a Southern Africa Tool kit*; IAJ & GL.

⁴⁷⁷ Richmond, (1985:110) op cit. The lessee's advantage is the purchase of annual profit rent while the landlord capitalises a part of his future income; he receives a capital sum for immediate investment, which may be partially tax-free and increases security of his annual income. It increases landlord's confidence in the tenant while the tenant has permission to alter or improve the property.

Preplanned city: *the new towns philosophy in USA, a town planned from scratch 'for a specific population on a predetermined land area and limited to that size. Planning the ultimate size in advance permits urban land use to bestow its greatest potential benefit: the concentration of people on land in the maximum density consistent with comfortable living. The custom of housing urban families in separate residences spread over many square miles is inconsistent with optimum urban form. A hospitable and satisfying human environment can be created on much less land if better design principles are incorporated'*⁴⁷⁸ (see new towns)

Price mechanism: also market mechanism, belief that free market (free operation of demand and supply) is best path to economic development

Price: in valuation, price is synonymous with, but not equal to value.⁴⁷⁹ (see value in exchange)

Primacy: *the tendency to concentrate urban functions (to promote the development of) in one large city at the expense of any other urban area very common in less developed countries through biased spatial location of development projects which then leads to rapid population increase in the favoured city. Rural to urban migration, urbanisation policy (and population policy), and local political ideologies like regionalism are among the major causes*⁴⁸⁰ (see rank size rules secondary centres, primate city).

Primary centre: *in Malawi, the large urban areas specifically Blantyre and Lilongwe, so defined by Physical Planning Department based on central place surveys conducted in 1982. Primary centres have influence over the whole country and are also called national centres. (See regional centre, sub-regional centres, district centre)*⁴⁸¹

⁴⁷⁸ Greenwood and Edwards, (1973:225) preplanned cities can have open space without waste. A city planned in advance can be designed as a whole organism; with essential service systems continually adjusted to fluctuating demand such as rapid transit network. The new city can be prevented from growing beyond its planned capacity by means of a green belt device. However, the major problem in creating new cities has been to avoid making them satellites of existing cities. Thus there is need to have a built in economic base as in Britain. Elsewhere like in Egypt this has failed, as new town only became residential towns for Cairo City. In Short new towns entails economic decentralisation.

⁴⁷⁹ Baum and Mackmin (1989:55) op cit.

⁴⁸⁰ The concept was introduced by Stewart, who in an attempt to test the applicability of rank size rule by studying the first and second largest cities of 72 countries found that instead of the rank size rule, there was a tendency for the largest city to be several orders of magnitude larger than the second largest. This tendency, which he called primacy, applied mainly in countries where economic development was low, hence there was high rural – urban migration to the biggest city. In other words, rank size rule applied mainly in developed industrialised countries because these usually have several large size industrial centres and thus differences are less significant. According to Stewart, in fact the second largest city tended to be one-third the size of the largest city. (Stewart, J. Q, 1958, 'The Size and Spacing of Cities,' *Geographical Review*, Vol.48). Other researchers like B.J.L Berry (1970) note that apart from economic development, formerly colonised countries also showed primacy. (See Bradford and Kent, 1977: 64 op.cit).

⁴⁸¹ Because of high rate of rural-urban migration towards mainly Lilongwe and Blantyre, it was envisaged in the National Physical Development Plan Project to promote decentralised urbanisation by developing secondary centres which would operate as counter magnets in the process preventing perceived and real urban problems such as overcrowding, housing shortages, poor sanitation, crime, unemployment etc. See National Physical Development Plan, Vol. 1 Policy Document; 1987. Myrburgh, D.W. and Zyl, J.A.V (1992) 'Size Relationships in the urban System of Malawi,' *Africa Insight Vol 22 No.2; 128-133*, suggest the strategy was not warranted because the 'two largest cities of the country are neither so big nor their growth so rapid that the diversion of migration to secondary centres is warranted.'

Primary data: data collected directly from surveys specifically designed to collect information on a specific subject e.g. household surveys, demographic surveys, agriculture surveys etc collect primary data. All data needs are included in the design of data collection tools such as questionnaires (see secondary data). Primary data is expensive to collect.

Primate city: a city several magnitudes larger than its second and others in a region e.g. up to late 1970s, Blantyre was primate city of Malawi. With decentralised urbanisation strategy, there is no primate city in Malawi.⁴⁸² (see secondary centres).

Private land: freehold, leasehold, customary⁴⁸³ and government land as defined by the Malawi National Land Policy of 2002. Before 2002, private land simply meant freehold and leasehold land.

Private sector: firms, organisations and individuals whose business decisions are not directly controlled by the government or public sector; sometimes includes parastatals

Privatisation: a form of decentralisation (power and responsibility transfer) to private entities.⁴⁸⁴ Generally, it refers to divestiture of state enterprises forced by the economic crises of the 1980s in the hope that if state organisations are run on the basis of private enterprises they can make profit and government can benefit in taxes. The process was enhanced by strict conditions of the Saps of IMF and World Bank.

Profession: collection of individuals who serve as a cause group in a specific occupation (as contrasted with interest group⁴⁸⁵) and work in the general public interest or service.⁴⁸⁶ Such an occupational group has achieved a position of control and application of a body of expertise and skills the character of which is the possession of a technical body of knowledge independent of specific institutional context⁴⁸⁷ in which such knowledge is used. A profession exists 'to protect the vulnerable non-expert and to regulate the occupation in the interest of the state, the client, the occupation group itself or some combination of these three.'⁴⁸⁸

Professional planner: chartered planner registered with MIPP or international institute also recognised by MIPP (see MIPP)

Professional: an individual, also called expert, who subscribes to a particular profession and has requisite body of knowledge (expertise) attained through training and experience, who works for the

⁴⁸² Clear examples of primate cities include Kinshasa in Zaire (DRC), Dar es Salaam in Tanzania, Addis Ababa in Ethiopia, London in Britain, Cairo in Egypt, Bangkok in Thailand, Kuala Lumpur in Malaysia. In 1966 and 1977 census reports, Blantyre was primate city of Malawi with its population in 1966 of 109,461 five times the size of second city Zomba with only 19,616 people and Lilongwe with 19,425 people. Since Lilongwe became capital city, and Mzuzu City there is no primacy in Malawi.

⁴⁸³ The Land policy states that any private land including customary estates, acquired for use for the benefit of the general public or for national development purposes will be valued and compensation based on the open market value paid to the owner for both the land and improvements. Before 2002 Malawi National Land policy, customary land was only a sub set of public land from which leases could be issued by the government with approval from chiefs to individuals, parastatals, companies and government departments.

⁴⁸⁴ Dollinger W (1995:7) *Urban Property Tax Reform: Guidelines and Recommendations*, UMP, UNDP/WB, Washington DC

⁴⁸⁵ The following are professions: town/ physical planning, surveying, architecture, law etc and the following bodies are professional (cause groups) organisations: Malawi Institute of Physical Planners, Malawi Institute of Architects, Surveyors Institute of Malawi etc. However, the Law Society of Malawi is an interest organisation.

⁴⁸⁶ Taylor, N (1992) 'Professional Ethics in Town Planning: What is a Code of Conduct for?' *Town Planning Review*, Vol. 63 No. 3: 227- 241.

⁴⁸⁷ Healey, P (1985) 'The Professionalisation of Planning' *Town Planning Review*, Vol.56 No. 4: 492-507.

⁴⁸⁸ Evans and Rydin, 1997 op cit.

general public interest, even if he belongs to a private firm (e.g. a town / physical planner, lawyer, architect, surveyor, engineer, auditor etc)⁴⁸⁹

Professionalism: the activity of an expert or professional, that is, for a planner, this means working from a neutral position (not influenced by politics or vested interests), hence he can cross international and institutional boundaries⁴⁹⁰

Profit a prendre: right to take something from another person's land such as soil, natural produce of land or wild animals existing on the land which is created by law or express grant e.g. for laying of drains or access over land by a neighbour (see easement)⁴⁹¹

Programme: multi-sectoral or sectoral formulated packages of development projects to be implemented in an orderly, integrated and specified period of time to realise specified goals and objectives.⁴⁹²

Property rights: legal title enabling the owner of land or buildings to freely sell or for other people in the country to freely buy the said land or building⁴⁹³

Property taxation: charging tax on properties owned by individuals or organisations in an urban area in order to raise money for urban management and service provision.⁴⁹⁴ On a regular basis, new developments must be discovered and valued, tax rates adjusted, and billing and collection cycles followed through so that the system is fair⁴⁹⁵ (see also city rate, property valuation)

Property valuation: calculation of a relative value of a property discovered within an urban area

⁴⁸⁹ There is debate in literature on the extent to which planners work in the public interest. 'An enduring characteristic of planning is its class bias...map where the planners themselves live...[planning is] biased against the poorer communities' (Colenutt, B, 1997, 'Can Town Planning be for People rather than Property?' in Blowers and Evans (eds) *Town Planning into The 21st Century*, London and New York, Routledge.

⁴⁹⁰ However, the reality is that planners cannot be totally neutral because the essence of planning is decision making. By their ability to distribute resources through land use planning, planners decide who gets what, where, when, how and why. In Malawi, the political decision to move the capital from Zomba to Lilongwe was later justified professionally in terms of centrality of Lilongwe. Hence as Healy (1985 op cit) holds, scientific and technical expertise cannot be value-free; its specific content has political implications. The 'value of professionalism lies in the extent to which the professional control mechanisms act as a guarantor of the quality and principles governing the delivery of the expertise in question, and thus protects the public from incompetence or malpractice. Schon (1983:288) has also argued thus: 'the mystique of technical expertise is seen as an instrument of social control of have-nots – the poor, the disposed, ethnic and racial minorities, women- by a social elite.' (Schon, D.A., 1983, *The Reflective Practitioner: How Professionals Think in Action*, Avebury).

⁴⁹¹ Richmond, 1985:31 op cit

⁴⁹² Mhango Du, GL (1998:6). According to Mhango development programme and development plan are used interchangeably. Note that a project is only a subset or component of a programme. Programmes can be annual if planned to be implemented in one year; medium term programmes if planned to be implemented in two- five years; or long term if planned to be implemented in more than five years.

⁴⁹³ Todaro, 1994:337 op cit. property rights are based on four conditions: universality (resources are privately owned) exclusivity (it is possible to prevent others from benefiting from privately owned resources), transferability (owner can sell when he desires) and enforceability (market distribution of benefits from resources must be enforced)

⁴⁹⁴ Other sources of urban finance include user charges, development charges, business licences, toll fees, plan scrutiny fees, government transfers etc.

⁴⁹⁵ Dollinger, W (1995: 10-14) op cit. Regular updating of valuation roll does not call for unnecessary raise of property tax which places the burden of the increase only on the few whose properties have been valued accurately and from whom taxes are actually collected. What is required is a system covering all properties and rates collected effectively and efficiently.

on the basis of which a property tax is calculated, billed to taxpayer and collected by the local authority.

Property value: the calculated worth of a property. This can be in two ways. One, is based on rent the property would yield (annual rental value), the other is based on expected sales price (or capital or market value) of the property. (see also property valuation and taxation)

Property: building or plot; legal interest in land and buildings (see estate)

Proportion: a ratio of a certain number to a bigger number in which the smaller number is a subset; proportion is a special type of ratio in which the numerator is included in the denominator e.g. proportion of urban population to national population. $(x/x+y)$. (See ratio)

Protected area: Area reserved for protection of wildlife

Public buildings: office buildings, but usually confused with building for public use such as bars or churches, hence areas zoned for public buildings were developed for bars, rest houses or churches in some urban areas. It is advisable to use institutional buildings (see institutional area)

Public Health Act (minimum building standards for traditional housing areas): subsidiary legislation under section 75 of Public Health Act Cap.34:01 introduced since 1960 for enforcement of development control in planned traditional housing areas in urban areas. It is unclear why the regulations appear under this act and not the Town and Country Planning Act under which the regulations are enforced in particular as the regulations are applicable only in planning areas (see planning area).⁴⁹⁶

Public good: an entity that has its benefits spread to all individuals whose use or enjoyment by any one person does not affect or reduce the use or enjoyment of another⁴⁹⁷, e.g. public roads, school, hospitals etc

Public health: the extent to which the population is free from communicable diseases such as cholera, malaria, tuberculosis etc. Since these are closely linked with issues of safe water, excreta disposal etc, public health issues are also closely related to water supply and sanitation. In the colonial era planning was rationalised on the need to protect public health, public health defined as public health for whites. Hence blacks were not supposed to live close to whites and urban planning made this practical by zoning according to race so that whites were in low density areas, Indians and coloureds in medium density areas and blacks in high density areas.⁴⁹⁸ (see Bantustan, sanitation)

Public housing programme: housing programme launched in the 1960s to construct permanent houses and provide ancillary services and infrastructure as a solution to the proliferation of slums and squatter settlements. In Malawi this meant the establishment of the Malawi Housing

⁴⁹⁶ Specifically, the regulations impose building lines, minimum plot size of 4000 square feet, siting of pit latrines, minimum floor area of 40 sq feet, building height, provision of external kitchen etc. (see also Town and Country Planning Act, 1988).

⁴⁹⁷ Todaro, 1994: 340 op cit

⁴⁹⁸ For example, even planning law was racially motivated in Malawi. Medical cum urban planners complained of: 'undesirable proximity of native hovels to European dwellings' and 'the constant menace to the health of the Europeans from the presence of so many coloured people is obvious' (Annual Medical Report, 1992 cited by Pennant, 1985 quoted by Manda, 2002:39)

⁴⁹⁹ The problems of the approach to housing included: (a) shortage of the necessary resources to match the burgeoning housing needs of the urban population, (b) rising costs of public housing because of rigid planning and building standards and persistent cost and time overruns led to missing the target groups, (c) housing finance institutions could hardly keep up with the growing demand for housing loans and remained patently conservative and inflexible regarding collateral requirements. It thus became logical for many governments to switch to new approaches. Hence in the 1970s,

Corporation.⁴⁹⁹

Public housing: housing units financed directly by the government agencies, such as local authorities and housing parastatals for rent to tenants. In Malawi the housing units considered directly funded by government are usually funded by foreign governments or international organisations like the World Bank.

Public interest: elusive term describing what the general (general because a minority may not have concern for it) population or public would like to have in an ideal situation (such as no disease, no crime, no accident, no overcrowding, no traffic congestion, no pollution of whatever type, no unemployment etc) the achievement of which is the ultimate purpose of planning⁵⁰⁰

Public land: land held in trust and managed by agents of the government and by traditional authorities and openly used or accessible to the general public and includes land gazetted for national parks, conservation, historical sites etc. The land includes that vested in the government as a result of uncertain ownership, abandonment or land that is unsuitable for various reasons, in traditional land management areas, this includes common access or unallocated land- but this land is public only to members of that community (see also customary land, private land)⁵⁰¹

Public open space: public park (see open space)

Public Park: An open space for public relaxation or recreation where anyone has the right to enter without fees. The park may be developed with wooden or concrete chairs and facilities for games. Take away shops and toilets may be provided. Urban authorities properly maintain the area and sometimes may fence the whole area; where vandalism has been noted the local authority can entrust the management of the park into community based organisation, who for purposes of sustainably managing the park may charge token fees.

Public participation in physical planning: (a) usual meaning in is to allow citizens make comments on plans placed on public display for 60 days as legal planning requirement under Town and Country Planning Act, 1988. Also when citizens give response to questions during social studies conducted as part of the preliminary planning process (b) current view adopted under decentralisation is that local beneficiaries through their representatives participate in policy formulation, planning and implementation of projects.⁵⁰² This view has made the Town and Country

sites and services were experimented as were slum and squatter upgrading funded mainly by the World Bank, then in the 1980s, enabling approaches based on partnership crept in. (Tebbal, F and Ray, K, 2001, 'Housing the Urban Poor,' *Habitat Debate*, Vol. 7 No. 3)

⁵⁰⁰ The concept has many assumptions attached to it: planners know the public interest; as final decision maker in planning, the minister is best placed to safeguard the public interest. As an ideal this is impossible because government ministers have selfish interests to which planners must succumb to retain their jobs. Indeed ministers are the rich citizens who invest heavily. The support that illegal development by high placed developers such as Petroda receive from the Minister and the undeterred appetite for public land and property acquisition by senior government officials is testimony enough

⁵⁰¹ Malawi National Land Policy (2002:12; 73). Note that some public land may be managed by traditional authorities or communities and falls under customary land. Agriculture leaseholds established on land previously classified as public land will be reclassified as 'leaseholds on customary land. The basic idea of the land policy on this issue is to give private ownership status to customary land owned by individuals or families and make clear distinction with land held by the community; also to make it clear that land owned by the government is different from land held in trust by the state.

⁵⁰² Participation through representatives however has its own shortcomings. The representatives may represent their own interests for their own benefits usually because of allowances paid for attending meetings. Indeed there are examples the world over where community leaders have made themselves dominant at the expense of the community (Mitlin, D, 2001; 'Civil Society and Urban Poverty-examining Complexity,' *Environment & Urbanisation*, Vol.13 No 2, pp.151-173). It is also possible for representatives to strike deals with outsiders who want projects to be implemented quickly even without regard to the interests of the public.

Planning Act (1988) out of place because of its reliance on direct control⁵⁰³

Public participation: *elusive concept meaning different things to different people depending on why it is advocated. Either it is used as a means, or an end. In planning, the idea is to permit citizens express their interests before and during (rather than after) the planning process.⁵⁰⁴ (see also unitary plan, participation as an end, participation as a means)*

Public sector: *organisations or firms and institutions whose business operations are directly controlled and financed by the state, hence are 'publicly' owned e.g. MHC, Water Boards, ESCOM, ADMARC, MDC (see private sector)*

Public service home ownership scheme: *a loan scheme introduced in the late 1980s by the Malawi government to enable civil servants and other public servants to either buy houses built by MHC in which they were residing or to build own houses or indeed buy houses from the private sector. The idea was that an individual would access the loan facility, but the practice has been that those with power and connections have bought more than one houses while the majority have failed to buy any.*

Public utilities: *Electricity, water, telephones, sewerage removal and other services that are provided by the public sector for the use of the general population.*

⁵⁰³ *Flowers et al (1986:77 op cit) in the UK, participatory democracy, particularly in the form of articulate minority pressure groups is displacing representative democracy through elected bodies in the planning process*

⁵⁰⁴ *Even in the UK, public participation has remained elusive. The recommendation of the Report of the Committee on Public Participation in Planning: People and Planning (HMSO, 1969) noted that 'the appointment of community development officers to help citizens take part in planning and community forums for the discussion of planning issues, have never been put into effect' (cited by Flowers et al, 1986:47 op cit). In the UK participatory democracy particular*

Q

Quality of housing: *how good is the house (and the housing area) defined in terms of materials used for construction, the means of water supply, the means of faecal disposal (and availability of social services in the areas) etc. (see quantity of housing)*

Quantity of housing: *total number of houses in an area or country regardless of their quality (See quality of housing). The policy of planned THAs in Malawi is meant to contribute to legal housing quantity (see planned THAs)*

Quantity survey: *survey of building plans to determine the quantity of construction materials required*

Quasi-stable population: *a formerly stable population with constant fertility and gradually changing mortality (see stable population)*

Quota: *limit on quantity of commodities that can be produced, exported or imported imposed on individual producers, companies or countries.⁵⁰⁵*

QVR: *Quinquennial Valuation Roll; a list of all properties prepared every five years, in a planning area to determine their value and on the basis of which to calculate the property rate chargeable by a local authority.⁵⁰⁶*

⁵⁰⁵ *The quota system has been used in the tobacco industry and with relation to import substitution industries*

⁵⁰⁶ *Regular QVR serves two purposes: firstly, it brings on the roll new properties which ensures that a local authority has a wider rate base, secondly since more properties are covered the rate may be lower and not only a few are burdened on behalf of those not in the roll.*

R

Rack rent: amount of money paid by a tenant for leasehold interests for agriculture and building purposes to occupy and use the land for a specified term and fixed according to value and location of the land⁵⁰⁷

Rain shadow area: an area that receives low rainfall as a result of mountains blocking rain causing moist winds from the sea or lake⁵⁰⁸

Ramsar convention:⁵⁰⁹ intergovernmental treaty on wetlands signed in Ramsar (Iran) in 1971 that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are 141 contracting parties to the convention with 1387 wetland sites totalling 122.7 million hectares designated for inclusion in the Ramsar List of Wetlands of International Importance

Range: average maximum distance from the supplier at which the consumer will just be willing to travel to purchase the goods offered. This will then determine the outer limit of a market area (influence area) beyond which no one can purchase the goods due to frictional effect of distance (see threshold, central place theory)

Rank (centre rank): the position in a hierarchy of an urban centre if the centres are listed according to ascending or descending order. The rank may be in terms of population alone or in addition to other variables. (see urban hierarchy, NPDP)

Rank size rule: empirical generalisation 'which states that, if all the urban settlements in an area are ranked in descending order of population size, the population of the n^{th} town will be $1/n^{\text{th}}$ size of the largest city, and the population of other urban settlements will be arranged according to the series $1, 1/2, 1/3, 1/4$.'⁵¹⁰ (see primacy)

Rapid rural appraisal (RRA): 'semi-structured activity carried out in the field by a multi-disciplinary team and designed to acquire quickly new information on, and new hypothesis about, rural life.' 'RRA study aims at generating information on rural life and conditions that is relevant, timely, accurate and usable in a cost-effective way' (see participatory rural appraisal)⁵¹¹

⁵⁰⁷ Under common law such leasehold agreement requires the tenant to submit the land or building in good repair to the landlord at the end of the lease term. The land owner can be compelled to renew or sell the reversion to the tenant (Malawi National Land Policy, 2002:15)

⁵⁰⁸ Mountains force prevailing surface moist winds from large water bodies to rise, cool and form rain on the windward side. The drier air mass then flows down the leeward slope of the mountain where it is compressed, warms up and hence can get more moisture. The air draws moisture out of the plant and soil over which it passes which creates arid /dry conditions. Such an area with arid or dry conditions on the leeward side of mountain is the rain shadow area. (Miller, 1996: 134). In Malawi one good example is Rumphi Boma

⁵⁰⁹ Visit the web site for details: [http://: www.ramsar.org](http://www.ramsar.org)

⁵¹⁰ Johnson, J.H. (1972:107 op cit) .The rank size rule can be used to confirm the central place theory. The rank size rule suggests that if settlements in a region fall into a hierarchy as the central place theory suggests, the population size of any of these settlements can be estimated by simply considering the size of the largest town or highest-ranking central place. In other words, if we know the population size of any settlement in the hierarchy, the size of any settlement in the hierarchy can be calculated. The population of the largest town is divided by the town's rank. The second ranked town should have a population one-half the size of the largest (first ranked), the tenth ranked town should have one-tenth the size of the first ranked ($P_r = P_1 \times 1/r$). The rule has been seen to apply in some countries especially in USA. In less developed countries however, there is tendency towards primacy. See also Bradford and Kent, 1977:42 ff op. cit.

⁵¹¹ De Zeeuw, H and Wilbers, J (2004) op cit. As a research tool it is intended to provide information for outsiders; the role of an outsider is that of investigator

Rate of natural increase: *the difference between crude birth rate and crude death rate in a specified period (year, inter-censual period, intrinsic rate of natural increase)*

Rate of population growth: *rate of natural increase adjusted for net migration*

Rate: *a special type of ratio used to show the relative frequency of the occurrence of an event to the base of 100 or 1000 in a specified period of time usually one year e.g. growth rate per year. The numerator represents events generated by or occurring among members of the denominator (death rate for a year is found by dividing number of death in that year by population in that year and multiply by 1000).⁵¹² (see also ratio, proportion)*

Rating area: *or rateable area, an area where physical developments are required to pay property tax.⁵¹³ (see valuation, property tax)*

Ratio: *the quotient obtained by dividing any number by any other number, the numbers may be of any size and may represent related or unrelated phenomena (a / b), usually used in demography to analyse population total or numbers of events to other total or numbers.⁵¹⁴ That is, x/y (see proportion)*

Rational comprehensive planning: *type of planning characterised by procedural methodology or logical stages starting with problem definition, through data collection, and processing followed by goal and objective formulation which are followed by the design of alternative plans and decision making, implementation, monitoring and feedback or review. This type of planning is closely followed in urban or physical planning. The basic rationale is that the state and through it, planners know and are guided by the public interest to determine future courses of action and in doing this planners operate from a neutral position.⁵¹⁵ The essence of planning is seen as rationality or the application of reason through which planners can resolve conflicts among goals in expert fashion.*

Raw data: *observations originally collected which provide raw materials for statistical analysis until grouped, manipulated or summarised (see data set)*

⁵¹² Van de Walle (1958) *op cit*.

⁵¹³ The decision for a rating area depends on whether the area has a planning area status that insures property values by providing a basis for tenure through plot demarcation. Without planning the basis for rating is unclear and in most rural districts the question of urban planning is frowned upon. Apart from all urban assemblies, the rural districts of Nkhata Bay, Blantyre, Thyolo, Chiradzulu, Dedza and Mchinji have concluded property valuations but cannot implement them because they are not declared rateable areas.

⁵¹⁴ Van de Wale, 1958, *op cit*

⁵¹⁵ Altshuler, A (1973), 'The Goals of Comprehensive Planning' in Faludi, A (ed) *A Reader in Planning Theory*, Pergamon. Though still widely in use and in Malawi it has defenders in the Department of Physical Planning who do not see the logic of participation in the planning process, it faces several problems. The assumption that planning thought and action exist without reference to a particular object makes it 'content less and context less' as it fails to specify the content of people's behaviour and to locate planning in historical context. Indeed the approach is not concerned with people's needs as it concentrates on means rather than ends. Read also Moser, C.A.O (1985) *Gender Planning and Development: Theory, Practice & Training*, London and New York, Routledge; Thomas, M.J (1982), 'The Procedural Planning Theory of A. Faludi' in Paris, C (ed) *Critical Readings in Planning Theory*, Oxford, Pergamon

Recharge: in water resources management, artificial replenishment of underground fresh water supplies often done to save the aquifer.

Reclassification: change and extension of official boundaries of an urban centre with the aim of incorporating development in the peri-urban area to bring them within the purview of development control mechanism and to increase the number of rate payers. In many cities including Blantyre, Lilongwe and Mzuzu in Malawi this is a major contributor to population growth. Other major contributors are natural increase and migration.⁵¹⁶

Recycling: collecting and reprocessing a resource so that it can be made into new products; e.g. aluminium beer cans, can be melted and new cans or other aluminium products made (see re-use)

Re-demarcation: revision of a detailed layout, but especially to make corrections with respect to exact plots boundaries. This exercise requires both a planner and surveyor.

Reforestation: replacement of trees where they were cut down. Usually the replacement is with imported varieties, a move criticised by environmentalists who argue that such trees are less effective in biodiversity or controlling soil erosion. For example, replacement of indigenous trees with imported ones like pines was blamed for the gravity of mass wasting in Zomba (1946) and Phalombe (1991), which caused a lot of life and property loss

Refuse disposal: mechanisms or a system for collection, handling, transporting and dumping municipal wastes

Refuse site: site where municipal wastes are dumped and 'managed' to prevent environmental hazards

Region: (a) geographical area defined according to selected criteria including but not limited to climate, topography, vegetation etc for particular purposes such as political, administrative or planning etc (see formal region, functions, planning region)⁵¹⁷ (b) a political demarcation of a country comprising several districts for ease of administration. Malawi has three political regions, North, Centre and South. This has been exploited to the extent of influencing national allocation of development projects because these regions coincide with tribal groupings (See regionalism), (c) geographical area with almost uniform topography and climate e.g. lower shire valley, Lakeshore region; (d) geographical area so demarcated for planning purposes. This depends on the institutions making the demarcation, a sign that planning has not been 'comprehensive' enough (see rational comprehensive planning). For example, the Agriculture Ministry has 8 regions called agriculture development divisions; the Education Ministry has 5 regions called education management divisions. Physical Planning Department has four regions with head offices in Mzuzu, Lilongwe, Zomba and Blantyre viz Northern, Central, Eastern (also, south North division) and Southern (also south-south division) ostensibly meant to influence administration. Only the Malawi Police have used these regions for their operations.

Regional centre: an urban centre that provides central place functions, services and facilities having influence only over five districts or fewer districts in one region. According to National Physical Development Plan, only Mzuzu City qualified as such. The creation of Likoma District and establishment of national level services like the University, High Court etc makes the designation

⁵¹⁶ In 2003 Mzuzu City was engaged in negotiations with Nkhata Bay and Mzimba districts to extend its borders. The boundary for Blantyre City has over nine adjustments since 1900. Manda, M.A.Z. (1998), 'Urbanisation and Urban Housing in Malawi: The Case of Blantyre City, op cit.

⁵¹⁷ Glason, J, (1978:37-38) distinguishes between formal (i.e. natural – physical formal regions, economic regions based on economic activity like agriculture or industry types), and functional regions (such as villages, towns, cities which are functionally interrelated through traffic flows and shopping trips) 'Regions are a means to an end.'

redundant. (See primary centre, sub-regional centre).⁵¹⁸

Regional development: *inter-related processes including economic development, social development, political changes etc taking place within the region. It is often used in relative terms to compare poorer regions with rich ones or with the national context.*⁵¹⁹

Regional growth imbalance: *the tendency for some parts of a region (country or district) to be more prosperous than others of the same region due to initial endowments or nepotism (see cumulative causation)*⁵²⁰

Regional planning: *a form of planning with spatial dimension meant to find solutions to the economic inequalities between regions (in Malawi, for example, between the north and the rest of the country) and within a region such as for a city to reduce environmental problems of congestion (including health hazards, poor accessibility etc). What is crucial to note is that regional planning can take place at two levels: inter-regional level and intra-regional. Interregional planning must be within the national planning context while local level (urban) planning can neglect the area surrounding i.;⁵²¹ future oriented problem solving process specifically concerned with the regional level which lies somewhere between the national and local level (region being a continuous and localised area (see region, regionalism, regionalisation, urban planning, inter-regional planning).*⁵²²

Regional Science: *regional planning*

Regionalisation: *process of delineating regions that takes several forms depending on the objective (e.g. for administration or planning) criteria and available data⁵²³. For example, to solve problems of economic malaise, formal regions can be delineated. Data problems often lead to misty regional boundaries. For example, the delineation of formal regions requires grouping together of local units with similar characteristics according to set criteria but with different characteristics from those outside, among others.⁵²⁴ Politically Malawi is divided into three regions and 28 districts. However, for planning purpose, the regions vary depending on the institution involved in planning. Note that planning regions may not necessarily correlate with administrative areas- that is important if a regional plan is to be implemented. This poses a major problem for regional planning.*

⁵¹⁸ A regional centre should be reached within 5-6 hours of travel from any point in the country. NPDP Vol. 1, (1987:65-66. Table 3.6) lists services which must exist for a centre to belong to a specific hierarchy. The table should be seen as valid in 1987 and not later.

⁵¹⁹ Glason, J (1978: 33 op cit)

⁵²⁰ At the end of the 2004/05 Budget Session of Parliament, UDF MP Khumbo Kachali from Mzimba in the northern Region threatened that MPs from the north would take a stand against the government if the region continued to be neglected in the distribution of development projects. He complained that in the whole budget of K89 billion there was no development project earmarked for the north which showed nepotism: 'If this is the you are going to neglect us, we from the north will take a stand against government, none [of us] can run away from the fact that there are three regions in this country. If anything, the distribution of development has to be equitable.' See *The Daily Times* newspaper, Friday 24.09.2004.

⁵²¹ Regional Planning involves both economic planning and physical planning. Glason, J (1978:24-26 op cit)

⁵²² Glason, J. 1978:35 op cit

⁵²³ Glason, J. 1978:40-50 op cit

⁵²⁴ The weighted index number and factor analysis are two methods for delineating formal regions while flow analysis and gravitational analysis are used for delineating functional regions (Glason, 1978:40-43)

Regionalism:⁵²⁵ *'attempt to delimit areas usually larger than those of local government structure, with a view to making local and national government and planning more effective and efficient. Regionalism in this sense is essentially concerned with the problem of defining areas for a new, intermediate level of government and administration, rather than with purely geographical function of delimiting areas of the earth's surface according to physical features.'*⁵²⁶ In Malawi the concept is used in political circles to describe the tendency by politicians to favour people and professionals from the regions they come from in the distribution of development projects, jobs and other favours. Since the division of the country into three regions coincided with major tribal groupings, another term tribalism also emerged. And there seems to prevail some consciousness of belonging to a particular delineated administrative region because of a political and historical background that promotes a divide and rule policy (see tribalism).

Registered land: land to which the Registered Land Act of 1967 (cap58:01) and Customary Land Development Act (cap 59:01) applied i.e. customary land in Lilongwe West.

Registration fees: money paid to land registrar by a person who intends to register his interest in land or property (see also transfer fees)

Rehabilitation: major change to the superstructure of a building (or other facilities) with intention to strengthen and modernise it without actually pulling down the whole existing facility

Relative frequency: empirical measure of the probability of occurrence of a non renewable event assuming that individual appearing in the denominator have been exposed to the risk or chance that the said event could happen to them.⁵²⁷ (see person –years)

Relative humidity: a percentage measure of the amount of water vapour in a mass of air compared with the maximum amount that mass of air could hold at that temperature.⁵²⁸

Renovation: minor changes to a building without affecting the superstructure with intention to modernise the property or suit the requirements of new occupant or owner (see rehabilitation).

Repair: undertaking works to replace damaged facilities and strengthen others in a building (see renovation)

Reproductive health rights: the right of couples and individuals to decide the number, spacing and timing their children and to have information, education and the means to do so.

Resettlement: moving people from one location to another to enable implementation of a project targeted in their present area of residence or to implement population redistribution policy. The movement may be from a district in an urban area to another to remove squatters, from one district to another to redistribute population (see population policy).

Resource frontier: in Friedman's development model, areas where new resources are discovered and exploited for the development of the core region, but together with the core region they generate impulses of regional economic development (See core region, spread effects)⁵²⁹

⁵²⁵ It should be accepted there is confusion between regionalism and regionalisation

⁵²⁶ Smith, B.C (1965:36) *Regionalism 3: The New Regional Machinery*, Action Society Press as quoted by Glason, J (1978:50) op cit. The need for regionalism is three fold- administrative devolution from central government, local government re-organisation and efficient land use planning system.

⁵²⁷ Van de Walle, 1958 op cit. Risk does not suggest danger, or that the event is unwanted, hence terms like risk of marriage, risk of migrating, risk of conception etc are used

⁵²⁸ For example, a relative humidity of 60% at 27°C means that each kilogram of air has 60% of the water vapour it could hold at 27°C. (Miller, 1996:117 op cit)

⁵²⁹ Bradford and Kent, 1977:172 op cit

Restricted irrigation: applies to water used for irrigating a restricted range of crops like cereals, fodder crops, pasture, trees and crops which are processed before consumption ⁵³⁰ (see also unrestricted irrigation)

Restrictive covenants: agreements restricting the users of freehold land enforceable not just between original contracting partners, but also between subsequent successors of those parties. If the owner wants to sell part of the land, he may still impose conditions on the buyer of the land to protect himself (amenity, privacy) and maintain the market value of the property he still owns ⁵³¹ (see easement)

Reticulation: network of water, telephone, electricity or sewer lines

Return migration: movement back to the area where people formerly resided

Re-urbanisation: process whereby (mainly in the West) cities that experienced population loss reverse the trend and begin to grow again helped by redevelopment projects

Re-use: to use a product over and over again in the same form e.g. collecting, washing and refilling glass beverage (fanta, beer) bottles (see recycling).

Revolution: (a) movement of the earth along its orbit around the sun which takes 365.25 days (see rotation); (b) radical change to production methods meant to improve output, speed etc

Re-zone: change the zone of an urban district; e.g. from high density to low density as happened under presidential decree for Area 47 in Lilongwe in the 1970s. The change may also be from one different use to another; e.g. the change from residential zone for police houses near Lilongwe Community Centre ground to commercial uses under presidential decree in early 2000's. The police houses (and offices) would be moved to a location on Mchinji Road / Area 49 junction.

Ribbon development control order: order under planning law introduced in 1966 in Malawi to control development along main roads. Initially it was only meant for Blantyre –Zomba road, but now applies to all major roads. ⁵³²

Ribbon development: when an urban area grows along the main roads in the process rendering land in the interior under-utilised (see urban sprawl)

⁵³⁰ Urban Agriculture Magazine, No.8 December, 2002

⁵³¹ Richmond (1985:30) op cit e.g. number and type of buildings to be built, tree planting, fencing, landscaping. Of course the restrictions may change with time as neighbouring plots also change by agreement

⁵³² The order requires that no development take place within 61m (200 ft) from the centre line of the main road (approximately 30.5 m either side of the main road) except where there is an existing urban centre. (Moyo, M, 1982, The Formulation of a Plan for the Mzuzu Region of Malawi, New Zealand, Massey University, mimeo)

Ring road: a road almost encircling a built up area (a crescent is an almost half circle road), it may a residential area, the CBD or the whole urban area

Risk of exposure: in demography, chance or probability of experiencing an event e.g. a woman is exposed to the risk of conception if she engages in sexual intercourse (see person- year)

Risk of exposure to an event: likelihood that a person can experience an event to which he is exposed e.g. risk of pregnancy means that a woman has practised sexual intercourse

Risk of houselessness: situation whereby people live under threat of becoming houseless, e.g. people facing possible eviction such as those in squatter areas or those whose tenancy is expiring and are unable to pay rental fees (see homelessness, substandard housing) yet have no alternative⁵³³

Rock fall: a free fall of single boulders or rocks down a steep slope under the force of gravity commonly noticed along road cuttings in Chikwawa, Chiweta and Nkhata Bay (see mass wasting)

ROMARP: road maintenance and rehabilitation project, administered by the National Roads Authority with funding from world Bank and Nordic Development Fund meant to improve access and reduce transport costs in rural areas to contribute to socio-economic development and poverty reduction.⁵³⁴

Rotation: movement of the earth on its axis, which takes 24 hours (see revolution)

Roundabout: a circle road where four (or three) roads meet built to permit continuous traffic flow without having cars stopping for long to 'give way.' Strict traffic rules must be observed at roundabouts to avoid accidents.

Route centre: a settlement located at the meeting point of several transport routes

RTPI: Royal Town Planning Institute, the professional body for town planners in Britain

Run- off: rain water that runs off the earth's surface into streams or other water bodies

Rural-urban fringe: zone of transition between the urban area and the countryside where there is often competition between for land use, hence it is zone of mixed land uses- houses, light industry, poultry farms etc

Rural – urban linkages: the extent to which rural areas (activities and residents) benefit from urban areas (residents and activities) and vice versa⁵³⁵

Rural area: an area without urban functions, ideally the opposite of urban area even though the dividing line between what is rural and what is urban is subjective. (See peri-urban area, urban functions)

Rural centre: (a) centre not falling within the definition of 'urban' because of its small population size, but different from village centre; (b) special status centres under the National Rural Centres Programme which started in 1977/8 with the support of the German Ministry of Economic Co operation with capital finance and technical assistance given through GTZ and APFEL Consultants (see rural growth centre)

Rural development: attempt to focus projects in such a way that the rural population are

⁵³³ Marais, 2000, op cit

⁵³⁴ The rehabilitation of Chilambula Road in Lilongwe City in 2004 suggests that the mandate of the project has since widened

⁵³⁵ Satterthwaite, D (2003), 'Rural – urban Transformations' **Environment and Urbanisation** Vol.15 No 1. A growing proportion of rural households has urban components to their livelihoods and relies on urban areas for access to markets and services. Likewise, urban households have rural components to their livelihoods and maintain strong links with rural areas while some keep part of their assets in rural areas.

beneficiaries, whether in terms of actual physical infrastructure, facilities or credit and information

Rural district: all the districts in Malawi except cities, municipalities and towns that are called urban districts.⁵³⁶

Rural growth centre: an already growing trading centre with economic growth potential which can be developed to promote economic development. Generally the second phase (1988- 91) of rural growth centre development project can be considered as targeting rural growth centres.⁵³⁷

Rural growth centres development project: project initiated to develop rural centres by provision of a package of services and infrastructure in the hope this could retard rural-urban migration (as precursor to decentralised urbanisation). Can rightly also be referred to as rural service centres project, as the idea was not to promote growth but rather to provide services closer to the people⁵³⁸. Assistance was by German Government with technical assistance by GTZ and APFEL

Rural housing programme: revolving fund introduced by Malawi Government in 1981 with financial and technical assistance from UNDP, UNCHS and later UNCDF to provide among others housing loans to rural Malawians.⁵³⁹

Rural housing: the provision of, or mechanism for financing, housing, in rural areas

Rural market centre: centre of lower rank than district centre but higher than village centre so categorized in NPDP. Rural market centres include rural growth centres. While all rural growth centres are rural market centres, not all rural market centres are rural growth centres (see rural growth centre);⁵⁴⁰ an urban centre in a rural setting with functions, services and facilities having influence over less than one district, one chief's area or more than one chief's area e.g. Kaporo, Ngabu, Nathenje. (see village centre, district centre, township)⁵⁴¹

⁵³⁶ Under the Local Government Act, 1998, urban assemblies are districts in their own right. What this means is that boundaries for urban assemblies cannot be extended for planning purposes as the case was before 1998, hence the development control issues of peri-urban areas will now become problematic. Few of these assemblies are in good terms and cannot take advantage of provisions of the Town and Country Planning Act (1988) that allows for joint management of such areas.

⁵³⁷ In fact the second phase (1985-91) also included renaming of the project as National Rural Centres Project in 1988 and construction with more centres with KfW funding. In this phase Chikwewo, Phalula and Ulongwe all in one district were developed. (Lamb, 1991, 4, 19 op cit). The third phase meant for period after 1991 to develop five more centres, only ended at feasibility studies because Germany withdrew funding on account of lack of public participation: 'genuine analysis of needs of the target population was never carried out... the needs [were] put together by the planners' (FRG, 1990), Rural Centres and Secondary Centres, Malawi: Final Report on the Evaluation of the Development Programme, Bonn.

⁵³⁸ The package included a combination of sector service buildings and facilities like primary school, health centre, postal agencies, community hall and workshops premises, produce markets, slaughter houses, staff houses including roads, drainage and water supply at a total investment of about K600, 000 to K1 million per centre in the 1980s

⁵³⁹ The programme was to be revived in 2000 by the UDF government with local funding. The sustainability of the programme has been widely questioned because of the limited resources the country has. What has also been questioned is the criteria for selecting beneficiaries as so far only UDF supporters have been the major beneficiary

⁵⁴⁰ NPDP Vol.1 1987:74-78. These are the basic economic activities nodes at which rural people sell their agriculture produce and buy the goods and services they need having a sphere of influence of about 700 km². The service expected include retail shops, post office, health centre, mobile bank multi purpose halls, ADMARC facilities for agriculture inputs and out puts marketing. They serve up to 20000 –35000 people.

⁵⁴¹ However, the definition is for planning purposes rather than expressing the situation on the ground. For example, Chilumba though a rural market centres may have facilities with influence over the region or whole country being the first landing point for fuel imports via the northern corridor; Ngabu with its SVADD has influence over the whole Lower Shire Valley sub – region.

Rural population: *population living in rural areas and mostly engaged in agriculture or non-urban activities. In Malawi the rural population comprises 86% of national population. However, the definition of what constitutes urban or rural is unresolved because a fairly large town in Malawi may be classified a village elsewhere.*

Rural service centre fund: *treasury fund established in 1990 to finance the development of rural centres under National Rural Centres Programme⁵⁴² (see Centre Management Committee) similar to Secondary Centres Development Fund for secondary Centres.*

Rural service centre: *A rural centre developed to balance the provision of basic services. Phase one (1978-87) of rural growth centres project can be considered as promoting rural service centres. Hence most of them experienced little or no growth⁵⁴³*

Rural settlement: *scattered or large enough settlement with or no central place activities defined by physical planning as the lowest level of settlement in Malawi; a settlement where rural and agriculture activities are more dominant than urban activities (see urban settlement, settlement hierarchy)*

Rural –urban fringe: *An intermediate transitional zone around an urban area where urban functions and activities impinge on those that are rural or agricultural.⁵⁴⁴ Also called rural –urban continuum or interface (see peri-urban area, peri-urban interface)*

Rural: *what is not urban (opposite of urban); essentially where the dominant activities are non-urban or are agriculture oriented. However, there is no internationally accepted definition of what is rural or urban; what may be urban in Malawi is only rural elsewhere. (see rural area, urban area)*

Ruralisation (of urban areas): *growth of populations in living in rural areas (opposite of urbanisation). However, Ruralisation of urban areas implies that urban populations engage in activities reminiscent of rural areas. A typical example is the controversy over urban agriculture.*

Rural-urban migrants: *migrants from rural areas to urban areas (see Todaro model)*

Rural-urban migration: *movement of people from rural areas to urban areas in search of the virtues of urban life such as jobs and innovation*

Rural-urban stream: *the number of people moving from rural areas to urban areas during a specified period.*

Rurban area / zone: *area just outside urban zone with both urban and rural characteristics (where urban and rural areas meet) due to urban sprawl (see rural –urban fringe, peri-urban area)⁵⁴⁵*

⁵⁴² A distinction should be made between rural centres defined in the context of the programme and rural centres defined under National Physical Development Plan criteria. The fund operation has never been open to the public nor have the centres that benefited been known

⁵⁴³ The centre developed were Bolero, Chikwina, Likoma, Mbalachanda, Lobi, Mkhota, Tsangano, Makanjila, and Neno, Thekelani. See Lamb, 1991:19 op cit.

⁵⁴⁴ Clark, 1985 op cit

⁵⁴⁵ The areas generally have no preplanning and combine characteristics of intensive agriculture found in rural zones, suburban living areas and industrialisation zones. In Malawi, the best example is the Lunzu Corridor (area between Lunzu and Blantyre). See Griffon, M (2002), 'The Dynamics of Future Development in Rural- Urban Zones; Sustainable Development for the Rurban Zones? Conference paper: **European Forum on Rural Development Co-operation**, Montpellier, France, 4-6 September.

S

Sahara: world's largest hot desert found in north of Africa

Sahel: Semi-arid zone between the Sahara in the north and savannah in the south in west Africa prone to long periods of drought. Due to human activities the Sahara is extending into these areas (see Sahara, desertification)

Salinisation: pedogenic process that concentrates salts at or near the soil surface as evapotranspiration exceeds water inputs from precipitation

Saltwater intrusion: invasion of salt water into freshwater aquifer in coastal and inland areas. This condition is caused when groundwater that charges the aquifer is withdrawn faster than it is recharged by precipitation.⁵⁴⁶ The salt water will have intruded through pore spaces from the sea or ocean.

Sample accuracy: the extent to which a sample is free of any errors⁵⁴⁷

Sample design: specifications for drawing a sample

Sample size: number of sample units to be included in a sample

Sample survey: data collection method that selects a small proportion of the population units through statistically sound techniques from which estimates are derived and inferences made for the target population⁵⁴⁸

Sample unit (sampling unit): one of the units into which an aggregate is divided for purposes of sampling with each unit being regarded as individual and indivisible when the selection is made

Sample: small representative part or subset of a whole population deliberately selected for purposes of investigating and deducing the properties and characteristics of the whole.

Sampling error: errors in data due to small coverage of sample surveys (see non-sampling errors)

Sampling theory: mathematical deductions and assumptions underlying random sampling procedures which allow an estimate to be made from sample statistics to population values

Sanitation: mechanism for disposal of household wastes including human excreta.⁵⁴⁹

Saps: short for structural adjustment programme and related conditionalities

Satellite town: self-contained town with its own industry associated with a major city with which it has good communication (see garden city, Preplanned city, new towns). In Malawi such town does not exist but Lunzu and Chileka may be satellite towns for Blantyre, while Ekwendeni may be one for Mzuzu and Lumbadzi, for Lilongwe city.

⁵⁴⁶ Note that fresh water table is higher than sea level. Due to excessive pumping from wells close to the coast, salt water from the sea infiltrates the pore spaces vacated by fresh water. This situation affects most of the large cities on ocean coasts (Strahler, 1975:218-219)

⁵⁴⁷ No sample, however carefully selected can be perfect representation of the population from which it is drawn. However, if randomly selected the errors can be calculated (Clark, 1985 op cit)

⁵⁴⁸ DLG, *District Data Bank Manual*. Sample surveys are cost effective because they do not cover all population units, can collect more detailed or complex information as intensive training and supervision is possible. However, they may not be representative which may introduce sampling errors.

⁵⁴⁹ It should be noted that provision of safe water is the most important contribution to improving public health as most of communicable diseases like typhoid, cholera, dysentery, diarrhoea etc are spread through contaminated water. The second most important is safe excreta disposal. Studies also show that significant reduction in such diseases can be attained with improvement in quality and quantity of water. See a World Bank Paper (1976: 54, 37) *Village Water Supply*, Washington DC; GOM/UN (1993:180 op cit)

Savannah: tropical and sub-tropical vegetation characterised by trees and shrubs scattered among a cover of grasses

Saving in building: mode of household housing finance by 'building at costs that are well below market rates' ... 'through paring of construction and space standards to a minimum and partly through astute purchasing and management, haggling over every input' as well as use of 'own labour and that of other on an exchange basis' and even with professional help 'from moonlighting or less-than-qualified builders'.⁵⁵⁰ (see building while saving)

Scale ruler: ruler used in planning, architecture and surveying to show various scales on a map (it may be three sided or flat, but each side has different scales)

Scale: the relationship between the distance between two points on a map to the same two points on the actual surface. Three points which determine the scale of a map: amount of information and details to be shown, size of paper on which to draw the map and the size of surface to be represented on the map.⁵⁵¹

SCDP: secondary centres development programme. The programme funded by Germany through KfW is the only one targeting the upgrading of unplanned housing areas in urban areas to improve the well being of the poor. It also provides infrastructure from which local authorities can generate revenue for their own functioning. Unlike most donor projects, SCDP spends nearly 70% of the funds on infrastructure and 30% on administration.⁵⁵²

SCDPF: Secondary Centres Development Programme Fund, funding made available by the Germany government as a revolving loan to benefit urban assemblies since 1985. However, because of failure by the pilot centres especially Luchenza to honour their repayments, the fund was turned into a grant in 1995 even though the question of sustainability became unclear.

Scrutiny fees: amount of money paid to a planning authority by a potential developer for the scrutiny of his plans submitted to the authority for development permission. The actual value of the fees varies between planning authorities but is usually about 0.25% of the total cost of the proposed development project (see plan scrutiny)

Secondary Centres Development Programme: programme for development of secondary centres funded by German grants through KfW. The development of secondary centres is within the new towns philosophy initiated in Britain in the 1940s to operate as counter magnets to major existing national centres. The towns in Malawi are not 'new' but existing ones given additional infrastructure investment in form of roads, bus stations, markets, craft centres and upgrading of unplanned traditional housing areas to improve their outlook and thus attract people to settle and invest in them. The infrastructure and facilities developed in Malawi are those that generate revenue for self-sustenance of the local governments. The logic is that this can counter migration to large

⁵⁵⁰ Mumtaz and Ramirez, 1991:6. In Malawi this is common in both legal and illegal construction and actually more common than building while saving.

⁵⁵¹ Scale can be shown in three ways: (a) as a representative fraction (RF) (b) as a statement (c) by a linear scale

⁵⁵² The programme ceases to exist at the end of December 2004 instead German funds will be part of DDF in NLGFC utilised with assistance of a Technical Support Unit yet to be set up instead of the current programme implementation unit. See *Matauni News*, newsletter of SCDP Vol 1 No 2.

⁵⁵³ Whereas urban population has been dispersed, many urban centres across the country are still less attractive to population and investment than Blantyre and Lilongwe. A study is required to assess the impact of the programme on rural urban migration. The programme was first implemented under Physical Planning Department between 1985-1991. The shift in 1998 to Local Government was in line with decentralisation and symbolises a major policy shift from emphasis on design to socio-political aspects. Though infrastructure investment is a major aspect, in local government act, empowerment (urban management) is crucial to ensure sustainability. Between 1991 and 1995 it was suspended the main reason on the suspension of the funding has been the persistent failure of the first four centres under SCDP Pilot

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towns of Blantyre and Lilongwe (see new towns, secondary centres)⁵⁵³.

Secondary centres: towns that are below national centre and above district centres as defined by National Physical Development Plan that are targeted for infrastructure development under SCDP to contribute to local economic development and counter migration to the major centres of Blantyre and Lilongwe.⁵⁵⁴

Secondary data: data collected by an organisation for its daily operations which can be used as a source of scientific information for research or planning e.g. hospital records, transport (bus) records etc. This is a cheap way to collect data, but tends to be outdated and may not adequately cover data needs because it may have been designed only for administrative purposes.⁵⁵⁵

Second home: houses built or bought by rich urban dwellers in rural areas or in areas of natural beauty like the lakeshore for their holidays or weekends only but later in life also for retirement⁵⁵⁶

Section: side-view or profile of relief drawn along a line on a map; or side view of a building plan (as if cut open) which helps give a clear picture of the actual shape of the land or building. Also called cross-section.

Sector theory of regional growth: theory, developed from empirical observations by Clark and Fisher, that states that a 'rise in per capita income in different areas at different times is generally accompanied by a resource re-allocation with a decline in the proportion of labour force employed in primary (agriculture) activities, and a rise first in secondary (manufacturing) and then in tertiary (service) activities.'⁵⁵⁷ The rate at which this occurs and the internal emergence of specialisation and division of labour provides the dynamism for regional growth. The scope for internal resources reallocation is greater in the poor agrarian regions than in the more developed regions, which eventually leads to convergence of regional prosperity. The development of diseconomies of scale may limit the growth of the prosperous areas to the benefit of the poor (see convergence theories, sector model)

Sector theory: theory of land use patterns and urban growth developed by Homer Hoyt in 1939 based on a study of American cities which 'asserts that the wealthy occupy the most desirable areas, the less wealthy the areas around the most desirable areas, the less desirable areas being those lying adjacent to industrial development; that the high status residential area, identified as the central agent of change over time, combined with the disposition of the radial routes from the city centre, determine urban residential structure and growth. The high status residential areas move out radially along the most rapid, convenient transport lines...'⁵⁵⁸

Sectoral planning: planning pursued as development endeavours or requirements for the existence

Phase in servicing their loan repayments' arising from the weak financial management and generally weak human and financial resource base.' (Roughton International, 1996:72 op cit)

⁵⁵⁴ The only misfit has been Luchenza, a rural market centre. However, according to Myburgh and Zyl (1992 op cit), this was unwarranted because the two largest cities of Lilongwe and Blantyre are not very large nor are their growth rates high

⁵⁵⁵ Department of Local Government, *District Data Bank Manual*

⁵⁵⁶ The practice raises the rental prices for houses in the area much to the disadvantage of locally based working population. The newcomers also bring new social behaviours to the area. See Barcelona Field Studies Centre, Urban Glossary: http://www.geographyfieldwork.com/urban_geography_glossary accessed 23.09.2004.

⁵⁵⁷ Glason, J (1978: 103-104). The sector shifts are due to income elasticity of demand for their products and changes in labour productivity: 'As incomes rise, the demand for commodities supplied by the secondary and tertiary sector rises faster than the demand for primary products,' hence these sectors also grow faster. Since they grow faster, they pay higher wages, hence labour shifts from low paying sectors.

⁵⁵⁸ Clark, 1987 op cit

of individual sectors e.g. housing, health, education, agriculture, transport etc. Each sector conducts its own planning process following any approach suitable or liked to come up with programmes and projects and budget.⁵⁵⁹ (see ad hoc planning)

Security: ‘assurance that money lent will be returned and that if it is not, the lender holds something of the borrower that can be converted into money equivalent to, or greater than, the capital sum borrowed’⁵⁶⁰ (see mortgage, security of tenure)

SEA: strategic environmental assessment, a formalised mechanism for identifying and dealing with environmental impact of projects, plans and policies meant to ensure sustainable development rather than just protecting the environment that developed as a response to shortcomings of EIA (see EIA)⁵⁶¹

SEIA: social –economic and environmental impact assessment⁵⁶² (see EIA) systematic identification and evaluation of the potential impacts (positive or negative) of proposed projects, plans, programmes, laws in relation to the environment, the communities in proposed areas and the economy. This is a wide impact assessment than EIA that aims only to encourage consideration of the environment in planning and decision-making. SEIA is interested in how plans or projects can affect, for example, traditional lifestyles, job opportunities and well being of the communities apart from environmental issues (see EIA).

Seismology: scientific study of earthquake, earth tremors

Semi-detached house: one building comprising two housing units (see servants quarters, detached house)

Septic Tank: tanks built in the back yard of buildings for the collection of household waste where sewerage works are lacking. This is the most common form of waste treatment in Malawi where permanent structures have been built. The possibility of polluting ground water is very high because of soak away pits.

Servants’ quarters: also called boy’s quarters- where servants of main house occupant live. In Malawi these are just another residence for rent to home seekers. The occupant of main house sub-leases the quarters to others to reduce the cost of rent in the process increasing plot density.

Service centre: any central place

Service charge: fees charged by local authorities for services provided e.g. housing areas for water supply, street cleaning, rubbish collection, street lighting etc. Although the charge exists, such services are uncommon in Malawian cities

⁵⁵⁹ Mhango, Du G.L (1998:6) op. cit. Note that this type of planning can take into account analysis of modules like economy, social, financial, institutional, political, environmental etc in the planning process. Thus it is better than ad hoc planning, but still there is lack of co-ordination with other sectors. It is this gap which calls for comprehensive planning as advocated by rational comprehensive planning (see Faludi, 1973 op.cit).

⁵⁶⁰ Mumtaz and Ramirez, 1991:128

⁵⁶¹ SEA is broader than EIA in that EIA is project based but applies the same systematic, analytical approach to environmental implications of plans and project programmes. The hope is that if strategic policies, plans and programmes on which decisions are based are themselves environmental, then actions therefrom will be environmentally sound.

⁵⁶² The most common impact assessment is EIA, but there have been concerns that too much emphasis on the environment is not helpful if social and economic issues affecting (local) people are not considered. SEIA is meant to address all these aspects. Actually the EIA reports in Malawi are essentially SEIA reports.

Service industry: industries more inclined to servicing or repairing machines, and therefore producing little or no environmentally unfriendly by-products as a result of which can locate in proximity of residential areas (see light industry)⁵⁶³

Service road: road branching from and running parallel to the main road giving access to plots to prevent direct individual accesses to the main road. The road will usually be cut off from the main by a drain.

Settlement hierarchy: ranking of settlements according to functional importance and population size as defined by Physical Planning Department in 1982 and strengthened by the National Physical Development Plan Project in 1985 which introduced two types of settlements (urban and rural) with urban settlements having a six-tier hierarchy (see urban hierarchy, rural settlement, rank size rule, decentralised urbanisation)

Settlement: single or group of buildings for human habitation and other activities in an area which may be urban or rural; location of dwelling units and system to maintain them (see urban centre)

Sewer lines: large asbestos or steel pipe reticulations that carry household wastes to central treatment plants.

Sewerage works: the destination of household waste where it is treated. After treatment the water can be discharged into natural bodies without harmful effects.

Sewerage: fluid wastes from households, commercial and industrial enterprises

Sex ratio: ratio of males to females in a population; the number of males per 100 females in a given population in a country. In Malawi in 1998 sex ratio showed 51% of the total population were females giving overall sex ratio of 96 (96 males for every 100 females)⁵⁶⁴

Sex: the biological difference between males and females (see gender)

Shanty town: dilapidated residential area that was informally settled usually inhabited by the poor

⁵⁶³ In the Liwonde Outline Planning Scheme, service industry is defined in two ways: (a) an industry 'in which goods intended for sale on the premises are manufactured or in which the processes are directed towards the servicing of goods not being vehicles' (of course this has been overtaken by time as most service industry sites have vehicle repair garages e.g. at Kanjedza along Kenyatta Road in Blantyre); (b) an industry 'in which the building or works thereby occupied or employed, the type of materials, goods and commodities to and from the premises will not cause injury to, or prejudicially affect the amenity of the locality by reason of appearance of, or the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste paper, waste products, grit, oil or the presence of vermin or otherwise.' (Liwonde Outline Planning Scheme, 1972:36)

⁵⁶⁴ Calculated by dividing the number of males by females ($SR = \text{males/females} \times 100$). Sex ratio usually ranges between 103 and 108 at birth, in later years it is difficult to generalise because at birth we tend to have more males than female, after birth male mortality is higher than female mortality hence over all sex ratio is higher than sex ratio at birth; and sex differential in migration; Sex ratio varies with location; in urban areas sex ratio tends to be higher than in rural areas, for example, Blantyre, Lilongwe, Mzuzu, Zomba had more males than females. Lilongwe had sex ratio of 110.8 (about 111 males for every 100 females). Of course some districts have higher sex ratios (e.g. Kasungu, Mchinji, Nkhota Kota) and others have lower sex ratios (e.g. Likoma, 85.9, Mulanje, 89.3, Dedza 89.8, Thyolo, 90.8, Ntcheu, 90.2) NSO, 2000, ix)

⁵⁶⁵ There is a serious conceptual confusion among Malawians journalists. For example, The Nation (9/10/2003) reporter writing on World Habitat Day talks of 'shanty locations and slums like Ching'ambo and Chibabvi in Mzuzu, Mchesi and Mtandire in Lilongwe and Mbayani in Blantyre' when Mbayani and Mtandire are squatter areas, Mchesi and Chibabvi are planned Traditional housing areas (or sites and service schemes); Ching'ambo is unplanned THA. Chimoka just like Mona, Mtandire and Phwetekere in Lilongwe are squatter areas. All these may be shantytowns but not necessarily slums.

and recent migrants ⁵⁶⁵; an area of poor quality housing lacking in all or some amenities like water supply, sewerage and electricity that develops spontaneously and illegally ⁵⁶⁶(see informal settlement)

SIA: social impact assessment, process of identifying the likely impacts of an intervention (e.g. development project), monitoring and mitigating on social aspects of life usually done with the involvement of the community concerned⁵⁶⁷ (see SEIA)

SIM: Surveyors Institute of Malawi; professional body enforcing survey rules and standards. Only registered surveyors are allowed to work as surveyors on their own. Those not registered even if they have qualifications only work under those registered. To be a member a surveyor must prove his aptitude by passing a test.

Site plan regulations and subdivision control: mechanism for determining the actual way in which land is used. The controls relate to building lines, plot widths, plot length, requirements for public facilities etc.⁵⁶⁸

Site plan: as a requirement for any development or subdivision application for areas with lay out plan or unplanned areas, a plan for site identification which shows the position of the subject piece of land and its side measurements usually at a large scale of 1:500 or larger or 1:1000. Also called sketch plan. (see block plan, location plan)

Sites and services scheme: programme aimed at encouraging people to build their own houses on land provided by the government or city that involves preparing a layout of land and providing a surveyed plot (site) and services (communal water kiosks, access roads, drains, electricity etc) and advocating cheap waste disposal mechanism (like pit latrine, rubbish pits) aimed at increasing the quantity of legal housing and reducing the number of urban residents classified as illegal due to their failure to adhere to all planning regulations largely as a result of high cost implications (see scrutiny fees, development charge, planned THAs).⁵⁶⁹

Sites and services: planned THAs in Malawi. Involve the preparation of detailed layout plans where basic services are provided such as piped water in communal stand pipes (individuals can have pipes on plots), roads etc. The plots are surveyed and titles given to lessees. The scheme involves the lowering of standards (zoning, building codes, materials for building, waste disposal etc) to meet affordability criteria, use of low cost material and allow for self-help. In Malawi, it is expected that transformation will improve the situation to high quality over time (see transformation, Greenfield development).⁵⁷⁰

Site: actual place where a settlement, house etc is located

⁵⁶⁶ Barcelona Field Studies Centre: *Urban Geography Glossary*. http://www.geographyfieldwork.com/urban_geography_glossary

⁵⁶⁷ [Http //: www.srk.co.uk](http://www.srk.co.uk) accessed 16.08.2004. The issues considered include social differentiation, diversity of values and interests, integration of indigenous, scientific and professional idea, recognition that involvement is linked to power relations and dynamics, inclusivity, transparency, accountability, capacity building and active engagement

⁵⁶⁸ In Seoul, subdivision standards reduce potential residential use e.g. for 30,000 hectares earmarked for residential use, sub-division standards reduce it by 1250 hectares leaving only 17500 hectares for actual residential uses.

⁵⁶⁹ The plots are allocated to the urban poor for free or at a small fee to build their own houses using any type of materials (temporary or permanent) but respecting public health regulations. Temporary houses do not require planning permission. The reality however, is that for reasons of poor location among others, the plots end in the hands of the rich while the poor are pushed to squatter or informal areas.

⁵⁷⁰ In the 1970s sites and services had 'become a generic title of a wide array of projects and acquired an almost talismanic quality of being a cure-all for housing problems of the poor.' (Turner, A, 1980, 'Low Income Housing' in Turner (ed) *The Cities of the Poor*; London, Croom Helm Ltd)

Sludge: settled matter after stabilisation of organic matter in wastewater through some process like sedimentation that may have offensive odour and a mud-like appearance.⁵⁷¹

Slum dwellers: occupants or residents of slums

Slum settlements: a housing area that has deteriorated. It was originally applied to those parts of cities that were once respectable, even desirable, but which have gradually deteriorated as the original residents moved out to newer, better areas of town. The once respectable houses became rental properties, with accommodation modified to house an increasing number of occupants. Thus a four storey family mansion became four flats with each room housing one or more family members.' As a result the value of the house decreases with rents no longer enough to justify repairs.⁵⁷²

Slums: often confused with squatter settlements because both have elements of illegality. Slums are run down buildings illegally occupied by the homeless or poor people. The rooms may be subdivided into tiny rooms for family living. Usually slums may be in inner city districts and the building may be permanent but have become sub-standards due to neglect and subdivisions (see also squatter settlement, shanty towns).⁵⁷³

Social benefits: benefits that accrue or are available to the society as a whole rather than solely to an individual person e.g. what are the benefits of an educated population, healthy population? If this clear, then development of schools and hospitals is meant to meet such benefits of a country

Social function of land: the most socially desirable use of land considering its location and scarcity value, physical and environmental attributes and the appropriate land management plan for its effective utilisation.⁵⁷⁴ (See public interest)

Social justice (in planning): planning that ensures that the needs of all citizens are taken care of during and after the planning process, a case which calls for the participation and inclusion of all stakeholders.⁵⁷⁵

⁵⁷¹ *Urban Agriculture Magazine* No 8, December, 2002

⁵⁷² Mumtaz, B (2002) 'Why Cities Need Slums' *DPU News Issue No.43*) See also traditional housing areas and squatter areas. Slums should not be confused with squatter areas. For example Mayor of Blantyre referred to Mbayani Squatter as slum: 'For how long will the City of Blantyre continue to infested with slum?' (Daily Times, 5.11.2002)

⁵⁷³ Emphasis of analysis in slum discourses is on condition of housing while in squatter discourses it is on legality. See Srinivas, H (undated) 'Defining Squatter Settlements' www.sdrc.org/uem accessed 16.08.2004

⁵⁷⁴ *Malawi National Land Policy*, 2002:vii

⁵⁷⁵ Social justice is defined differently by different authors to the extent of questioning the possibility of a universal definition. According to Rawls (1969 quoted by Harvey, D (1988) *Social Justice and the City*, Blackwell, Oxford) social justice is about equity or fairness so that perfect justice is when 'the prospects of the least fortunate are as great as they can be,' which Harvey considered a dictatorship by the proletariat and suggests social justice is the application of just principles to conflicts arising 'out of the necessity for social co-operation in seeking individual advancement...[meant to achieve] a just distribution justly arrived at.' This principle, he argues, can be extended to include the locus of power and decision-making authority, distribution of influence, bestowal of social status and institutions that regulate and control activity. Young, I.M (1990) *Justice and the Politics of Difference*, Princeton University, new Jersey) observes that discussions of social justice ignore institutional contexts in which distribution occurs and suggests that apart from distributive aspects, institutionalised oppression and domination, the two concepts that define injustice, must be challenged. She identifies 'five faces of oppression': marginalisation, violence, cultural imperialism, exploitation and powerlessness, which help her, define social justice. Young defines social justice as equal distribution of benefits and burdens and the elimination of mechanisms of domination and oppression including decision-making structures and procedures. Social justice in urban planning is rationalised by the fact that, though planning as a profession is meant to serve the public interest, because of the discriminatory operation of markets, the poor and weak, have little or no power to influence planning decision.

Social leap frogging: process by which a person who can afford to, moves out of an area of lower economic status to a higher one

Space-time convergence: decline of cost and reduction in travel time between places due to improved modes of transportation. Reduction in transport costs means that industries can locate in different / alternative places still with profit. Reduction in time is greatest on routes between very large cities. Competition between transport modes and economies of scale of movement have also contributed to reduce the real cost of movement between large cities faster than between smaller towns (see gravity model). Hence large cities retain and increase their advantage of accessibility for location of economic activities.⁵⁷⁶

Space: (a) absolute space meaning room available or set aside; (b) relative space, as all economic activities are space users and have spatial dimension. Hence, the geographical view of economic activity is spatial, that is, we have economic space, political space, social space etc.⁵⁷⁷

Spatial hierarchy: how the country is divided into administrative areas or units depending on the sector of interest. Three categories can be identified at levels lower than national. (a) National to regional to district to rural and urban areas. Here rural areas are split into TAs and villages or enumeration areas for census purposes; while the four major urban areas are split into administrative wards, then enumeration areas or neighbourhoods; (b) using the ministry of Agriculture there are 8 ADDs, then 31 RDPs, then 150 EPAs; (c) politically, below the district level are 193 parliamentary constituencies, then 850 local government wards⁵⁷⁸

Spatial interaction: relationship of phenomena in geographical space

Spatial organisation: study of how human and economic activities and settlements are spread and interact in geographical space. Economic activities include industries, transport systems, agriculture, commercial enterprises etc.

Special assessment tax: taxes used to finance infrastructure or services provided by government where there is one-time cost higher than normal existing taxes or when the natural area where the service is provided 'does not follow jurisdictional borders.' Instead of user charges, the district served by the service infrastructure is defined and costs of the infrastructure or service are levied across the district on a one-time or continuing basis.⁵⁷⁹

Special drawing rights: international asset referred to as paper gold created by the IMF in the 1970s that is designed to supplement gold and dollars in settling international balance of payments accounts

Special rating area: part of an urban area, especially an informal or squatter settlement, where town rates are applied on permanent structures while temporary ones are not rated.⁵⁸⁰

Speculative land holding: keeping land that has been acquired undeveloped for unreasonably long period so that it can be sold out at a higher price as property prices increase (see under utilised land tax).⁵⁸¹

⁵⁷⁶ Bradford and Kent, 1977: 117op cit

⁵⁷⁷ Lloyd and Dicken, 1977, *Location in Space: A Theoretical Approach to Economic Geography*, London, Harper and Row.

⁵⁷⁸ Benson, T (2002: 2) *Malawi: An Atlas of Social Statistics*, NSO/IFPRI figure 1. The NSO definition of Administrative wards is misleading. Local government wards coincide with wards within TAs areas and 'administrative wards in the four urban areas.' We also have TAs in City of Blantyre still exercising their duties paid for by central government

⁵⁷⁹ Malawi National Land Policy, 2002:52

⁵⁸⁰ The logical implication of this is that illegally developed facilities are recognised but the town authorities are at the same time seeking to widen their revenue base.

Spontaneous settlement: usually squatter settlement that has grown within a short time and lacks the basic services like water, power etc and houses may be made of cheap materials mainly because the occupiers are unsure of how they can stay before eviction (the residents do not own the land and have no planning permission to build). A good example is the settlement engulfing Lilongwe Teachers College in Area 25(see squatter settlement).

Spot height: points on a map the heights of which have been measured by surveyors who prepared the map, the height is shown by a dot with the altitude beside it (e.g. .135), when connected they form contour lines

Spread effects: in Myrdal's explanation of why regional economic development is imbalanced, forces that work in favour of lagging or poor regions, hence favour convergence between the two. As the rich region grows, it demands more products from the poor region (as colonialists did in the colonies), thereby stimulating the growth of the poor region (e.g. supply of raw materials brings in income, investors in rich regions can invest in the poor region to enable them exploit their resources easily through roads, railways, ports, hospitals etc). It is possible for the spread effects to overtake or balance backwash effects so that a poor region becomes so successful that it becomes a rapidly developing area (e.g. South Africa, Zimbabwe, Singapore, Taiwan etc). However, according to Myrdal, this cannot lead to an equilibrium state, rather a poor region can overtake a rich region thereby perpetuating imbalanced economic regional development as the rich region will by now have diseconomies of scale (due to pollution and high wages) which would force firms to shift to poor regions where labour is cheaper (see also backwash effects, cumulative causation).⁵⁸²

Spur: area of high ground extending outwards from a larger mass of high ground shown by wedge-shaped contours pointing away from the higher ground (on a map it is opposite of river valley as contours point towards the higher ground)

Squatter area: residential area, which has been settled illegally. Good examples in Malawi are Kachere, Manase and Mbayani in Blantyre and multiparty plots areas near Biwi or Chimoka and Mtandire in Lilongwe. Most of the land in Mbayani either belongs to MHC or individuals just like Manase belongs to Mandala. Note that Ndirande is not technically a squatter area even though most of the buildings are unplanned or despite the congestion. Note that in both informal and squatter areas, developments are illegal, but while in informal settlements land occupation 'was' not illegal, in squatter areas land occupation is illegal. The distinguishing character in both cases is irregularity of developments largely because there is no reference to regulations⁵⁸³. Some of the causes of squatting include price, rate, scale, lack of participation in urban development planning

⁵⁸¹ The Malawi National Land Policy also includes as speculative land holding the following: underdeveloped urban plots, development that fails to meet building quality standards and development intensity, vacant land or development in CBD that fall below building standards for their location. These may be repossessed without compensation (Land Policy, 2002: 20)

⁵⁸² Spread effects are called trickle down effects, backwash effects are also called polarisation effects while the rich region is called the core or centre and the poor region is called the periphery

⁵⁸³ A major problem is poor environmental health due to bad waste disposal mechanism and use of polluted well water. Hence, in Chimoka Squatter Area in Lilongwe, there were 33,700 cholera cases in 2002 (Nation, 9/10/2003). Elsewhere cholera is an annual occurrence.

⁵⁸⁴ 'At best, the formal sector manages to house between 20 and 40 per cent of urban households. The rest manage not only without access to government handouts and subsidies, but despite the obstacles and barriers put up by government bureaucracy and law enforcement agencies' (Barber Mumtaz, 'Why Cities Need Slums' DPU News, Issue No 43 Feb 2002 reprint from Habitat Debate, UNHCS, Vol.7, No.3, September, 2001, Nairobi). Note also that despite arguments to the contrary, the 'presence in squatter areas [like Mbayani] of a large upper-income group than expected, suggests that squatter housing is not necessarily synonymous with low income, and that inadequate shelter may not be solely due to constraints imposed by absolute poverty. In fact squatter developments

and other biases associated with the formal housing sector.⁵⁸⁴ (See also encroachment)

Squatter citizen: a person born and living in a squatter area and has no alternative home.⁵⁸⁵

Squatter settlement: a residential area in urban centre settled illegally⁵⁸⁶ by people that have no tenured land of their own, hence 'squat' on vacant private or public land. The international view that squatters are the poor does not apply in Malawi: squatters in Malawi tend to be politically connected people who also have capital to build- as verified by the quality of houses built in squatter areas of Musamagasa in Blantyre and Dubai-Area 49 in Lilongwe (see squatter area)

Squatter upgrading: provision of infrastructure and services to improve the living conditions of inhabitants in squatter areas. These include roads, storm water drains, piped water, and open spaces for children to play among others. (see upgrading, SCDP)

Squatter: (a) person who illegally occupies land or buildings for a living; (b) loosely used to imply that one leaves with friends or relatives without paying for the accommodation

Stabilisation: short-term measures advocated by IMF via fiscal and monetary policy to control prices and exchange rate (see saps)

Stable population: population subject to a fixed schedule of age specific fertility rates and age specific mortality rates for an indefinite period of time, and is closed to migration so that its age composition has a fixed characteristic (see stationary population, quasi-stable population)

Stack: very small island created as a result of erosion by sea / lake water of a headland. Stacks will therefore only be found in front of a headland or near a bay.⁵⁸⁷

Stages theory: theory which suggests that regional development is mainly an internal evolutionary process with five stages. The Theory is basically an extension of economic base theory.⁵⁸⁸

themselves can be said to be a manifestation of the existence of at least some capital and opportunities for income mobilisation.' (Keare and Paris, 1982; Okpala, 1989, cited by UNCHS /ILO, 1995:4 op. cit.)

⁵⁸⁵ Hardoy, J and Satterthwaite D (1989), *Squatter Citizen: Life in the Urban Third World*, London, Earthscan

⁵⁸⁶ 'The main factor contributing to unplanned and squatter settlements has been the planning system's inability to keep pace with demand...However, government policy is unclear on how to minimise the need [sic] for further squatting and the growth of unplanned /squatter settlements ' Malawi Govt/UN, 1993:181 op cit

⁵⁸⁷ Local name for stack in Nkhata Bay is chilwa. The islands in waters of Lake Malawi at Senga bay, Kande, Makuzi (Bandawe) or at Chilumba are examples.

⁵⁸⁸ The stages are: (a) self sufficient subsistence where population is distributed according to localisation of natural resources; (b) simple village industries develop as a result of some improvement in transport and trade and specialisation; (c) inter-regional trade helps in shift from extensive to intensive agriculture; (d) due to increasing population and declining agriculture returns, a region is forced to industrialise. First primary products and later more specialisation without industrialisation emerges otherwise there would be population pressure; (e) Development of tertiary industry for exports too less developed regions. The theory has been criticised on several grounds including questioning whether it really constitutes a theory as it only outlines stages of growth. Also, the stages are so rigid as to hide internal variations. See Glason, (1978:104-105 op cit).

Stakeholders: groups of people or organisations affected by any plan, policy or intervention whose cooperation is essential for the successful implementation of the said plan, policy or intervention and those who may have relevant expertise or information as background or for implementation (see beneficiaries)⁵⁸⁹

Stallard doctrine: apartheid policy which regarded South African towns as European cultural creations and restricted African access to those whose labour was needed, in the process forcing Africans to live in 'locations' or 'inappropriately named townships (racially segregated housing on the edge of town, usually outside city limits).'⁵⁹⁰

Standards (and guidelines): a document by Physical Planning Department outlining prescribed standards for planning and buildings. The standards have been criticised severely for several shortcomings, e.g. larger than necessary plot size recommendations

State of Environment Report (SOER): report that gives information on the conditions of the past and present environmental and natural resources in a special area. In the report the changes in the environment, causes and effects of environmental and natural resources problems as well as their locations are identified.⁵⁹¹

Stationary Population: population with zero natural increase as in life table population⁵⁹² (See also stable population)

Statutory plan: a plan having legal force prepared for an area declared as 'planning area'. (See advisory plan)

Statutory planning area: an area declared as such under Town and Country Planning Act to permit the preparation of legally enforceable plans (see township)

Statutory town: in China, an urban centre of less than 100,000 non-agriculture population. In 1990, there were 289 such towns (see urban centre, planning area)⁵⁹³

Stop Notice: in relation to TCP Act, section 49(1), this is notice to a developer who has carried out development, sub-division or advertisement without seeking permission to develop from planning authority or failed to take into consideration conditions of approval, **to stop** the development or risk more sanctions under section 72. Of course the developer can appeal to Town and Country Planning Board.

Storm water drain: a trench along the road meant to carry storm water. It may be brick lined, concrete built or earth.

⁵⁸⁹ In a rural road rehabilitation project, stakeholders would be the rural people (beneficiaries), the funding organisations, chiefs, government organisations, district assembly and NGOs that may have influenced the project. Sometimes even journalist can be included.

⁵⁹⁰ Home, R (2004) op cit. Such laws as Group Areas Act and Influx Control Act attempted to control the growth of African populations and rural-urban migration. As rural poverty and impoverishment grew, tribal lands near urban areas became areas where new migrants could settle in unregulated, unserved settlement in a move to gain urban employment. The area were called squatter camps and later informal settlements

⁵⁹¹ Ndovi, W and Gondwe, T (2003) *Decentralised Environmental Management: Community Trainers Manual*, Wildlife and Environmental Society of Malawi. The report thus becomes a baseline for reference when undertaking solutions to the problems that can also assist in monitoring improvements over time.

⁵⁹² Shryock and Siegel, 1976:317 op cit

⁵⁹³ The definition is given to show that defining 'urban' varies in space. Cities in China are also categorised as 'big city' (over 500,000), medium city (200000-500000) small city (100000-200000) of non-agriculture population. Visit www.unchs.org/unchs/english/urbanpl/asia accessed 16.08.2004

Strait: a narrow stretch of water connecting two large bodies of water e.g. strait of Gibraltar which connects the Atlantic Ocean and Mediterranean Sea

Strategic (gender) needs: (a) needs women identify because of their subordinate position to men in their society which vary in space and context and includes legal rights, domestic violence, equal wages. Meeting gender needs helps women achieve greater equality and changes existing roles and thus challenge women's subordinate position.⁵⁹⁴ (b) in gender discourses these relate to division of labour, power and control by the genders and may include such issues as legal rights, eradication of household violence, equal wages. Satisfying strategic needs by improving gender relations help women and men achieve greater equality and brings about shifts in existing roles and power (see practical gender needs, affirmative action)

Strategic urban plan: a spatial or urban plan which specifies the sequence and timing of steps that will bring it about and the rationale for the course of action based on clear understanding of external and internal environments⁵⁹⁵

Strategic planning: a systematic way of managing change in an organisation through the formulation of development goals, objectives, policies, strategies and identification of strategic action plans or programmes and creating the best possible future by analysing external and internal environments and how to implement the actions⁵⁹⁶. This definition is more applicable to (business) organisations (in fact the type of planning is borrowed from there, hence also called corporate planning). The main aspect to note is that strategic planning is concerned with choosing the most important, yet only manageable and hence realistic things (rather than political gimmicks), and trying to accomplish them using the available scarce resources.

Strategy: a 'unified sense of direction to which the community or authorities in the spatial area or in an organisation can relate...[which] is concerned with the deployment of potential for results and the development of a reaction capability to adapt environmental changes so that basic goals and objectives of the spatial area or the organisation, its products, pattern of resources allocation and major operating policies and procedures could be devised or adopted'⁵⁹⁷ (see strategic plan).

Stream reserve: land along a stream or river where no development is permitted for environmental reasons. To local people this deprives them of fertile agriculture land In Malawi the minimum stream reserve is 15m. The variation depends on topography. In very flat valleys stream reserves are much wider.

Street trading: also vending, the setting of small convenience shops or merely roaming with goods for sale along busy streets; an informal activity that has accelerated in Malawi since former president Muluzi declared he was minister for vendors and no body could remove from them streets

⁵⁹⁴ Morna, C.L. (ed) 2002; *Gender in Media Training: A Southern African Tool kit*; op. cit.

⁵⁹⁵ Mhango, Du, G.L (1998:3). In case of implementation of urban plans like urban structure plans, it will outline which of the proposals can be implemented in the short term or long term depending on resources availability and changes in population size and demands and indeed world trends such as globalisation

⁵⁹⁶ Mhango, Du GL (1998:3)

⁵⁹⁷ Mhango, Du, G.L, (1998:2-3). It is a set of actions so designed as to achieve a set objective according to a pre-conceived plan, Mumtaz, 1991:128

⁵⁹⁸ Since street traders have emerged as a powerful constituency for political parties, it is now emerging that formalisation is the way out considering also the fact that there are social and economic implications associated with street trading. One of the major issues is that informal street trading employs the majority of urban populations. See Lyons, M and Mbiba, B (2003), *Development and Management of Markets and Street Trading in Africa*, London, South Bank University/DfiD

because they are the ones that had voted for change in 1992 referendum⁵⁹⁸

Structural adjustment: medium to long term changes in the structure of an economy advocated by World Bank; adjustment from a situation where external borrowing allows a country to run trade deficits and live beyond its means to one whereby debt service obligations require it to run trade surpluses and live below or within its means. Due to the debt crisis, the term acquired additional connotations namely: in order to access funds from IMF and World Bank, a country had to meet several conditions such as reducing government spending and involvement in the economy (see stabilisation)⁵⁹⁹.

Structure plan: a policy document giving proposals for land use zones for a whole urban area usually under the administration of one local authority (See urban structure plan, zoning, development control)⁶⁰⁰

Sub-standard housing: generic concept meaning housing units that do not comply with human rights to housing but depends largely on cultural, social, economic etc factors.⁶⁰¹,

Sub urbanisation: form of urbanisation whereby, due to inner city decay, the population (this may involve shops and offices), encouraged by the motorcar, shift to live in suburbs (see urban sprawl).⁶⁰²

Subject plan: plan prepared for a specific sector e.g. health, transport, environment, housing, water, tourism etc, comprising a statement of policies, proposals for action, background information as well as illustrative diagrams. In the specific sectors such plans are usually referred to as 'master plans' hence we can have a master plan for water development, meaning that the plan is covering the whole water sector in the country (see national physical development plan, local physical development plans)

Sub-lease: a lease offered by a person who also leased the land or property from somebody else. Good examples are sub-leases from urban authorities to urban residents. The urban authorities have a lease of 199 years while the residents have a lease of 99 years.

Sub-regional centre: an urban centre with central place functions, services and facilities with influence over two to five districts so categorised by the NPDP since 1987 to implement the

⁵⁹⁹ Boyce, J.K (2004) 'Economic policies and Armed Conflict: Towards a Research Agenda' paper for Conference on **The Economic Analysis of Conflict: Problems and Prospects**, Washington DC, 19-20 April. Whereas stabilisation is the domain of IMF, Saps are the domain of World Bank, even though the line between is quite faint.

⁶⁰⁰ Structure plans do not give much information about the proposals for a specific piece of land which can be obtained from local plans which may take the form of town plan, village plan, action area plans which establish planning policy with which individual land owners must comply. (see Richmond, 1985:33 op cit)

⁶⁰¹ The recent government decree for parliament to shift from New State House which the former government turned into the seat for national assembly is said to be on the basis that Bingu wa Mutharika, the president of Malawi since may 2004 is living in substandard housing at State Lodge in Area 3 Lilongwe. The said lodge is one of the best houses in the country!

⁶⁰² Before the 1920s, central cities (CBDs) had the largest populations. Peripheral areas were oriented towards the CBD. Public transport was used to commute. After 1920s, motorcars reduced time spent on travel between CBD and the periphery. Urbanites saw the opportunity to enjoy both the CBD's high excitement, variety and incomes, and the space and quiet of the suburb or periphery. The practice of commuting started and became the dominant pattern in the West and America. Urban growth became a centrifugal process. The motorcar has been responsible for expanding the city to a point where it has become amorphous. Open space is filled in and outlying areas become business districts in their own right. Thus after 1940s, the city spread even further, as this occurred even when more people found it necessary to buy cars. Public transport systems started to lose business. The results are traffic jams. In terms of land use, sub urbanisation is the most wasteful form of urbanisation so far. It also contributes to urban problems in a political sense because suburbanites continue to benefit from the existence of the central city without paying their fair share for its upkeep.' (Greenwood and Edwards, 1973:211-213).

country's decentralised urbanisation strategy (see regional centre, district centre, primary centre).⁶⁰³

Sub-Saharan Africa: region in Africa with the highest absolute poverty level in the world excluding most of Arab North Africa and only South Africa in the south. Absolute poverty is at 49.7% (while South East Asia has 49%⁶⁰⁴

Sub-standard housing: situation whereby people live in houses that do not comply with their human right of housing situation, live in houses that are below their entitlement, live in houses that are below their economic situation. The issue of culture, economic status and location is crucial in the definition⁶⁰⁵

Suburb: residential area on the outskirts of a town with lower density and characterised by high level commuting to the central business district. Also called suburban area or suburbia.⁶⁰⁶

Superseded plan: plan that has outlived its usefulness and has been replaced by another one considered to be a better reflection of the reality on the ground.

Supplementary valuation roll: valuation roll prepared every year after QVR to keep abreast with on going or new development and to augment property tax revenue in order to consider inflation (See QVR)

Survey: the recording of boundaries of a piece of land (see land survey)

Sustainability: (a) 'benefits of an investment sustained through time through adequate operation and maintenance'⁶⁰⁷ (b) Use of natural resources in such a manner that the use does not exceed capacity of the resource to replace itself on the understanding that future generation need the same resources for survival

Sustainability appraisal: 'assessment of activities, projects, programmes, plans and/or policies which applies social and economic sustainability criteria as well as environmental ones and considers the integration and reconciliation of different criteria'⁶⁰⁸

Sustainable cities programme: funded by UNDP, World Bank and UNCHS, programme within the context of UMP to strengthen the contribution that cities and towns in developing countries make towards economic growth, social development and poverty alleviation by developing and promoting

⁶⁰³ According to NPDP, seven urban areas were categorized as sub-regional centres: Karonga, Kasungu, Salima, Mangochi, Liwonde, Dedza and Bangula, all of which except Bangula, are townships and beneficiaries of SCDP. It is still not clear why Bangula has not been promoted to township status nor benefited from SCDP despite its strategic location in the Lower Shire Valley.

⁶⁰⁴ Todaro, 1994: 642 op cit

⁶⁰⁵ Marais (2000) op cit 'The major problem from developing world perspective is that the majority of people in this part of the world are residing in inadequate shelters (substandard housing, concealed houselessness, risk of houselessness) rather than being physically houseless.'

⁶⁰⁶ Clark, 1985 op cit

⁶⁰⁷ World Bank Glossary

⁶⁰⁸ Levett, R (1997), 'Tools, Techniques and Processes for Municipal Environmental Management,' **Local Environment**, Vol 2 No.2: 189-202. This is similar to strategic environmental assessment but includes economic and social inputs that provide critical evaluation of plan performance against predetermined social, economic and environmental criteria

*appropriate policies and tools for land use management, infrastructure management, finance administration and urban environment.*⁶⁰⁹

Sustainable development: *'meeting the needs of the present generation without compromising the ability of the future generations to meet their needs'*⁶¹⁰

Sustainable development indicators: *qualitative and quantitative measures that give an overview of sustainability trends and provide a yardstick for assessing or monitoring future progress*⁶¹¹

Sustainable utilization: *the exploitation of natural resources which guards against the extinction, depletion or degradation of any natural resource and permits the replenishment of natural resources by natural means or otherwise so that future generations can also use the natural resources. (See sustainable yield)*

Sustainable yield: *highest rate at which a potentially renewable resource (e.g. fish) can be used (or harvested indefinitely without a decline in the population of the species) without reducing its available supply throughout the world or in a particular area (see environmental degradation)*⁶¹²

SVR: *Supplementary Valuation Roll, a list of all properties within a local government area prepared (for rating purposes) every year within the five year period of QVR to capture new developments and include those that had been missed during the preparation of QVR (See also QVR)*

SWOT: *strengths weaknesses opportunities and threats, a planning tool that helps identify room for manoeuvre by concentrating only on what one is capable of doing after having looked at all existing weaknesses, available opportunities to capitalise on and difficulties or threats that can hinder any progress.*

Synergistic interaction: *interaction of two or more factors or processes so that the combined effect is greater than the sum of their separate effects.*⁶¹³

⁶⁰⁹ The SCD is the operational arm of the urban management programme (see UMP) the first phase of which was implemented in 1986-90. Based on lessons from the pilot phase, priority issues in urban management that were seen as essential for efficient and effective urban planning, development, poverty alleviation and environmental protection were identified. In 1992 172 countries finalised the Agenda 21 in Rio. Three key issues were identified. (a) for sustainable development, environment and development must be balanced, (b) rapidly growing cities and associated problems of poverty, pollution and environmental hazards in less developed countries needed to be solved, (c) local authorities and interest groups were recognised as the best mechanism for concrete actions. SCP was designated as the official vehicle for implementing chapter seven of Agenda 21.

⁶¹⁰ Brundtland Report: *Our Common Future*, 1983.

⁶¹¹ DEFRA, 2001, *Achieving a Better quality of Life: Review of Progress Towards a Sustainable Development-Government Annual Report, 2000.*

⁶¹² Miller, G.T (1996: 13; 582) *op cit.* However, estimating sustainable yield is difficult because of mobility of species, changes in sustainable yield over time due to climate changes, pollution etc. If the resource's natural replacement rate is exceeded, the resource starts to shrink

⁶¹³ Miller, G.T (1996: 68) *op cit*

T

Target group: households that are intended to be the primary beneficiaries of a development project (see squatter upgrading, housing-finance, grassroots)⁶¹⁴

TDS: total dissolved solids, the difference between total solids (TS) and total suspended solids (see TSS)

Tenancy: short-term lease of a property that may be land or a house.

Tenement houses: high density residential blocks built since the industrial revolution in the inner city close to factories

Terraced house: house joined to others in a long line (see semi-detached house)

Territoriality: tendency of some animal species to mark out and defend some position (or property) of their habitat as their own which resembles the human loathe to own property.⁶¹⁵

THA Plot Allocation Committee: committee established for transparent allocation of plots in sites and service schemes (THAs) including upgraded informal settlements. The allocation procedure is based on set criteria, which ensure that issues of poverty alleviation as well as effective demand are considered. The committee comprises central government officers, civil society and city authorities and in case of Blantyre, a high court judge chairs it.⁶¹⁶

Third World: countries mostly found in tropical regions with 'the poor, under privileged majority of the world's people' usually also, especially in the 1950s, called underdeveloped, less developed, less industrialised or newly developing countries- concepts considered more in economic terms rather than social or cultural terms⁶¹⁷

Threatened species: a species which is 'still abundant in its natural range but is declining in numbers and likely to become endangered' e.g. bald eagle, American alligator⁶¹⁸

Threshold of a good: the minimum level of demand needed to ensure the survival of the producer of good, that is, the minimum market size to sustain the good / service offered for sale (see range of a good, central place theory)

Threshold population: minimum population necessary to support a service, activity or function of a

⁶¹⁴ Mumtaz and Ramirez, 1991: 129. Unless target group is clearly identified, both qualitatively and quantitatively, it is difficult to ascertain whether the objectives of the proposals are, or are not, being met. In a demand-based approach it is the demand of the target group that has to be identified and met, and thus it is important to be clear as to who constitutes this group. In Malawi several site and service schemes have failed to realise their objectives because of poor targeting; the rich have overtaken a project meant for low-income groups in such areas as South Lunzu, Chilomoni, etc and the poor have been forced back to squatter areas.

⁶¹⁵ This aspect justifies the need for urban planning. In a free market the powerful and rich would acquire land at the expense of the weak and poor.

⁶¹⁶ The role of the committee is to ensure fairness and that corruption and nepotism are avoided in plot allocation processes (which is the order of the day in the allocation of plots in high class residential or commercial areas which are administered by Lands Department of Ministry of Lands and Physical Planning). The committee is answerable to full elected assembly. Some of the criteria are: income level, whether owns another plot in THAs, whether a widow, age, marital status, length of stay in town, nature of existing accommodation etc. See: SCDP/PIU, 2001, Administration and Management Procedures for Traditional Housing Areas and Other Site and Service Areas. Offer conditions and enforcement measures consider the need to effect cost recovery and to facilitate orderly development of land generally and of each plot specifically.

⁶¹⁷ Franklin, G.H (1979), 'Physical Planning and the Third World,' Third World Planning Review Vol. 1 No. 1:7-22

⁶¹⁸ Miller, G.T (1996: 641) op cit.

town (see central place theory)

Title: evidence of a person's right to property which may be in form of a certificate, letter, documents etc

Title registration: a form of land registration in which the land parcel is the focus of the records so that any changes in ownership are registered with reference to the land itself not deeds/ instruments. The information on the register is guaranteed by the state so that in the event of fraud or error, anyone inadvertently suffering from the incorrectness of the information will be compensated.⁶¹⁹

Todaro (migration) Model: theory that explains rural –urban migration as an economic rational process despite high urban unemployment in which migrants from rural areas to urban areas calculate urban expected income and move if this exceeds average rural incomes⁶²⁰

Top-down planning: 'planning approach where only the professionals and / or top officials in the spatial area or the organisation are involved in the planning process...the top officials believe that they know better what is good for the programme beneficiaries and /or for the spatial area / community, than the beneficiaries or the residents of the community themselves, and that there is no need to involve them in the development planning process.'⁶²¹ With democracy now entrenched, the approach has met problems (See multi party plots)

Tornado: violent and roaring funnel of spinning strong air that form over land when a mass of cool, dry air overruns warm humid air leading to thunderstorms moving at speed of up to 480 km per hour and able to uproot trees and destroy houses (see cyclones).

Torrens system: system of land registration dominant in the UK (with six attributes: security, simplicity, accuracy, expedition, cheapness and suitability) in which the state survey department mapped the land (including the colonial territories), lands department allocated the leases and title deeds to private or corporate owners, overriding indigenous land rights in the process. The state guaranteed the accuracy of records comprising definition of the land parcel, owner details and legal interests relating to the land⁶²² (see adjudication, title registration)

Total fertility rate (TFR): the number of births a woman would have if she survived to the end of

⁶¹⁹ Simpson, S.R 1976, *Land Law and Registration*. Cambridge University Press. And Home, R (2004 op cit). In Malawi the system was introduced in 1967 under the Registered Land Act (Cap 58:01) for application in the Lilongwe West Development Project, but does not cover much of the country. In urban areas only land leased out from public land is registered under the system. In short land registration is not encouraged in the country.

⁶²⁰ Todaro, (1994:265 ff. op cit). Unlike in Europe where rural-urban migration (urbanisation) corresponded with industrialisation, in less developed countries massive rural-urban migration takes place despite high and increasing urban unemployment levels. Todaro argues that rural-urban migration occurs in response to rural – urban differences in expected incomes rather than actual earnings. (Malawi's wage policy is partly in response to the Model). Migrants consider various labour markets chances in both rural and urban areas and choose the ones that offer better-expected gains (urban areas) that is measured in terms of wages between rural and urban areas and the probability of finding a job in urban areas. The migrants consider also the likelihood of finding a job within a given time horizon in the urban sector. The issue is one of what is the cost of migration versus the returns?

⁶²¹ Mhango, Du G.L (1998:4-5) op. cit. The approach is advocated and defended by planners who are unwilling to share their knowledge and power with the planned and who consider participation as causing unnecessary delays and demands. Participation to them must come at the end to check whether the clients accept the proposals or not; if they do not only those aspects not liked can be changed. In Malawi the planning approach of Physical Planning Department is of this type.

⁶²² Home, R (2004) op cit .

her child bearing age usually at 50 (some put this at 45) and experienced the currently observed age specific fertility rates⁶²³ It can also be taken as the sum of age-specific fertility rates of women during their child bearing period observed in a given year.⁶²⁴ (See gross reproduction rate)

Total solids: sum of all dissolved and suspended solids in water identified by drying a sample of water, then weighing the residues. Total solids can be organic or inorganic substances, sand, clay etc (see total suspended solids)

Total suspended solids: one parameter for evaluating the strength of domestic waste water and determining efficiency of treatment units

Town assembly: elected political administration of a town comparable to executive branch of the state⁶²⁵

Town centre plan: detailed layout for the town centre

Town Centre: central business district of a town, otherwise called city centre, where density of buildings is high and structures use more vertical than horizontal space⁶²⁶ in order to save land and costs. In Malawi only after the 1990s has the need for vertical development taken root.

Town development fund: a fund proposed within SCDP to be set up for financing urban infrastructure. The town assembly would make applications to the fund and assure a percentage contribution to the same to access the fund.

Town hall: public building used for the local government or council meetings. Also referred to as chamber.

Town management committee: committee proposed by consultant who reviewed the decentralisation policy and local government act to replace elected town assemblies on allegations of poor resources base⁶²⁷

⁶²³ The reported / unadjusted TFR for Malawi using 1998 census data was 4.8 children per woman, down from 6.7 in 1987 and 7.6 in 1977.

⁶²⁴ Shryock and Siegel, 1976:314 op cit. $TFR = \sum \frac{b_x}{p_x} \times 1000$. In 1994 world TFR was at 3.2 (Malawi was 7.6), MDCs were at 1.7 down from 2.5 in 1950, LDCs were at 3.6 down from 6.5 in 1950 (See Miller, G.T, 1996:225-226)

⁶²⁵ A recent study to review the decentralisation policy recommended the dissolution of town assemblies because of their failure to generate enough local revenue and thereby relying more on government transfers (Kutengule, M et al, 2004, 'Report of the Joint Review of the National Decentralisation Programme in Malawi.'

⁶²⁶ 'Even the more conservative authorities agree that urban structures should use more vertical and less horizontal space' (Greenwood and Edwards, 1973: 225). In Malawi and other less developed countries of Africa, town centres are only for business, not residential development. Elsewhere the density of town centres is both of buildings and populations.

⁶²⁷ While the committee might be appropriate for urban centres that are not yet declared town assemblies such as major rural market centres and bomas, the logic and justification were seriously flawed. The irony was that among the consultants were qualified urban planners who ought to have understood the need for elected assemblies to manage urban affairs. See Mwandiwa, R.P et al, (Sept 2003:5-6), **Draft Report of the Comprehensive Study on the Review of the National Decentralisation Policy, The Local Government Act and other Relevant Legislation and Policies Impacting on Local Governance Issues**. The logic of autonomous local governments is political devolution for the cosmopolitan populations and so is the case worldwide; proposal to the contrary suggest lack of satisfaction with democratic decentralisation

Town planning board: *quasi-legal body established under TCP Act section 71 as overall national planning authorities that is appointed by the minister for physical planning. The board is meant to receive and decide appeals, complaints from developers that may be aggrieved by decisions of planning committees and make physical planning policy. In 1968 act it was referred to as 'court.'*⁶²⁸

Town planning committee: *committee appointed by the minister responsible for physical planning under the Town and Country Planning Act (1988)⁶²⁹ for the preparation and approval of plans as well as development control for planning areas. (See planning areas, planning committee, township).*⁶³⁰

Town planning department: *(a) the present department of Physical Planning Department,⁶³¹ (b) a department responsible for planning and development control within urban assemblies. With the passing of the Local Government Act (1998), the department has in most urban assemblies been renamed as planning and development department.*

Town planning: *study of how towns work including traffic, residential areas, services and the planning of the way they are built to make them as effective as possible,⁶³² it is the system for managing changes to the environment to achieve a balance between our need for new development while conserving what is valued about the environment (such as green spaces, wildlife, historic buildings and places), a balance between current need for development and needs of future generations (sustainable development). Because of planning, positive developments such as cities, towns, villages can be created.*⁶³³

Town rates: *property tax charge on all properties within the town border whether the property was legally or illegally built or on legal or illegal plot. The rate is based on the land value and improvement on it or the quality of the building built (see city rates)*

⁶²⁸ In 1968 Act part VII sections 32-36, its proceedings were for all purposes 'considered to be judicial proceedings' and its decision was final. In other countries like Zimbabwe prior to independence, the court was actually headed by a High Court Judge.

⁶²⁹ When the minister under section 29 has declared an area a planning area, he appoints a planning committee under section 9 to be the planning authority. There are 16 planning committees in Malawi (i.e. there are 16 planning areas according to Town and Country Planning Act). The committees for Blantyre, Lilongwe and Mzuzu are by section 14 of Local Government Act 1988 committees of the respective cities in accordance with delegated powers from the Commissioner for Physical Planning. The implication of Local Government Act is that planning committees will no longer be appointed by the minister for physical planning though still adhering to the Town and Country Planning Act. (See physical Planning Department, 2002, **Devolution Strategy Paper**, Lilongwe)

⁶³⁰ There is apparent conflict with the Local Government Act (1998) which gives such power to District Assembly. The town planning committee is effectively a committee of central government established to ensure adherence to physical planning policy and standards. Also by Local Government Act, all districts are planning areas and hence ought to have planning committees. There are only 16 planning committees, but nearly 40 district assemblies

⁶³¹ Town planning services were on agency basis administered from Harare during the federal years until 1962 when Malawi created its own Town Planning Department to handle the planning of statutory planning areas and district centres (usually where there were some whites living). In 1968 a physical planning division was established in OPC to handle regional planning. In 1969, the Town Planning Department moved from Blantyre to Lilongwe within the Works Ministry and Blantyre office became a regional office. In 1971, the Physical Planning Division in OPC was amalgamated with Town Planning Department of Works to become Town and Country Planning Department whose services were extended to cover national and district planning. In 1977 the department became part of OPC. In 1978 Mzuzu and Zomba were established as regional planning offices. In 1987 the name changed to Physical Planning Department.

⁶³² Longman Dictionary of Contemporary English

⁶³³ www.rtpi.org.uk. Through planning changes to be made to the environment can be identified: new houses, places to work, transport and community facilities and where these should be located. Such changes are called development.

Town: (a) politically, an urban area so declared by the minister responsible under the Local government Act (1998) and administered by an elected body called town assembly (see city); (b) physically, an area consisting of a compact agglomeration of dwellings, shops, offices, public buildings etc usually with paved roads, street lighting, public services and a population pursuing an urban way of living.⁶³⁴ These aspects or urban functions by subjective and arbitrary delineation make a town different from a village centre. However, there is no accepted definition of a town; what is called a town may actually be a village in another country.⁶³⁵ (See urban centre, township, urban area).

Townscape: physical forms and arrangements of buildings and spaces that characterise the urban landscape or urban environment or built environment.⁶³⁶

Township: urban area declared as such by the minister responsible for local government. As with city and municipality, the decision is a political one. The difference between city, municipality and township, is not of size, but who or whether declared or not. (See city and municipality). Usually, but not always all townships are planning areas (see planning area).⁶³⁷ The effect of such declaration is the establishment of a political administration (called town assembly) over the town with some powers of local government through its elected assembly (see urban / town assembly). Salima, Zomba⁶³⁸, and Mzuzu were declared with effect from 1st January 1966(GN325/1965); Balaka, Dedza and Mangochi were declared with effect from 15th March, 1966(GN 48/1966); Luchenza with effect from 1987 (GN 43/1987)⁶³⁹

Trade winds: surface winds that generally dominate air flow in the tropics and blow from 30° N and S latitudes towards the equator. In the northern hemisphere they blow from north east to south east direction hence called north east trade winds or north easterlies; in the southern hemisphere they blow from south east to north east direction, hence called south east trade winds

Traditional authority: area of indigenous geo-political and socio-economic jurisdiction; an indigenous state (customary sovereignty) sometimes of a single lineage descent group that represents the source of authority of the chief as head. It is also a symbol of kinship unity and its

⁶³⁴ Clark, 1987, op cit

⁶³⁵ For the growth of a town from a village, see, Pritchard, J.M (1968:111 ff) Africa: *A Study Geography for Advanced Students*, London, Longman. All townships like Dedza, Mangochi, Karonga, Karonga etc are of almost same size as Maun, Mahalapye or Kanye etc that are called villages in Botswana

⁶³⁶ Clark, 1987 op cit

⁶³⁷ Not all planning areas are townships, but declaration as a planning area under town planning laws may be reason for declaring a planning area as a township under local government laws. The exception to the rule is Balaka. It was declared a township in 1966 and planning area in 1976 (Balaka Urban Structure Plan, 2003)

⁶³⁸ Effectively between 1966 and 1975 Malawi had no capital city, in Botswana a town was defined as a settlement on crown land (public land) while those on customary land were villages in spite of their size: 'the 1955 Township Act...classified settlements into villages and towns. Towns were defined as those settlements on crown land, while the rest were to be referred to as villages. The classification was viewed to have effectively reduced indigenous Tswana settlements to village status, towns being associated with Europeans and villages with Africans' (Molebatsi, C, 2004, 'Botswana: Self Allocation, Accommodation and Zero Tolerance in Mogoditsane and Old Naledi'in Home, R and Lim, H (eds) op cit.

⁶³⁹ In South Africa, it meant a location within a city where blacks were housed under apartheid urban planning system. The South African townships are what are called traditional housing areas in Malawi.

responsibilities devolve on the living representatives, the chief and his councillors.⁶⁴⁰

Traditional housing area (THAs): Malawian jargon for site and service schemes. These are housing areas where building materials are 'temporary', houses are self built usually incrementally, basic sanitation measures are permitted such as pit latrines and may be a planned or informally settled (see squatter area, planned THAs), usually at the outskirts of the city.⁶⁴¹

Traditional land management area: total geographic area 'demarcated and registered as falling under the jurisdiction of each traditional authority'⁶⁴²

Traffic principle: $k=4$ network (see central place theory, market principle, administrative principle)

Tragedy of the commons: degradation, or depletion of common-property resources that occurs because of selfishness of individual users (see common property resources).⁶⁴³

Transfer fees: money charged for transfer of property or land titles, which are registered or recorded. Where no real value is attached to title registration, transfer taxes play no role in land policy matters⁶⁴⁴.

Transfer: the passing of land title by agreement between two people or parties, rather than by operation of law or order of the government or other authority

Transferability: the ease with which goods can be moved (the ease of interaction) between places which depends on the place concerned, mode and class of transport and varies over time. It is measured in real time and money cost. Generally, the greater the distance between places, the less the interaction. (See distance decay curve)

Transformation: 'informal extension to formal housing' which 'occur when small government-built dwellings are extended by their occupants, against planning, building and tenancy regulations, in order to provide more room for the household, improved levels of service within the dwelling, rooms for renting or space for economic activity.'⁶⁴⁵ Of course this happens with properties that have been bought, as can be observed in Area 18 Lilongwe, Nkolokosa and Soche Blantyre.

⁶⁴⁰ Malawi National Land Policy, 2002. After 1994 these positions have increasingly become politicised and almost lose the sovereign status. They have been incorporated into the civil service wage bill and government started providing housing as with public officers.

⁶⁴¹ However the title has racist background. In colonial era it meant areas where only Africans could live with minimal or no services to separate them from the 'clean' white settlers in the belief this would prevent spread of diseases like malaria. In another sense the term suggests a residential zone where the modern urban infrastructure are lacking even if it is a planned area.

⁶⁴² The purpose of designation is to disclose the root of title and allocating jurisdiction of legally recognised Traditional Authorities (Land Policy, 2002: 13).

⁶⁴³ Miller, G.T (1996: 14). The concept was suggested by Garrett Hardin in 1968. Most of the common property resources are potentially renewable e.g. clean air, open oceans (not within national territories, fish in open oceans, migratory birds, gases of lower atmosphere etc As much as 70% of the earth's surface is commons.

⁶⁴⁴ Malawi National Land Policy, 2002: 52

⁶⁴⁵ Tittle (1991, 1992b, cited by UNCHS / ILO, 1995: 14) *Shelter Provision and Employment Generation*, Nairobi/Geneva. This means that part of the building is in the informal, the other in the formal, sector. Indeed, 'while the effect may be chaotic, there are no grounds for believing that the formal is well built and in sound condition while the informal is not; quite the reverse in some cases. Neither can it be assumed that lack of legality means anarchy; in some cases, as in many squatter settlements, the physical appearance of the settlement is the result of complex negotiations between neighbours.' Transformation also means the changes, improvements or otherwise, in THAs from the original planned character to the more modern/ conventional set up of housing. For example, the development of more permanent houses is gradually replacing the temporary structure built in initial phases of such development in almost all THAs such as Chibabvi and Chasufu in Mzuzu, Area 25 in Lilongwe, and South Lunzu in Blantyre.

Transhumance: *'A periodic or seasonal movement of pastoral and livestock seeking fresh pasture between two areas of different climatic conditions e.g. in mountainous areas, the movement from valley floor, the winter location, to mountain pasture for the summer, and the return to the valley in autumn; or the movement from drought stricken lowlands in summer to cooler higher land, as in Spain, the practice is on commercial and permanent basis.'*⁶⁴⁶(see pastoral nomadism).

Transport network: *set of routes which connect junctions and termini*

Tree belt: *line of trees planted along a road to improve beauty, provide shade to pedestrian and possibly fuel wood requirements. Tree belts have a minimum of 10m width, but single line tree belts are also allowed along footpaths. Not all roads are expected to have tree belts. Such roads are 24m to 46m-road reserve where speed of over 60 km/p is allowed (urban primary and district distributor roads) see green belt*

Triangulation: *in surveying, measurement of large triangle on the ground using the geometric principle that if the length of one side of a triangle (base) is known, and the two angles made by the base and adjacent sides are also known, the remaining sides and angle can be calculated.*

Tribe: *grouping of people by language. The major tribes in Malawi are Chewa, Yao, Tumbuka, Tonga, Lomwe etc. This differs from ethnicity, which may be applicable in societies organised on culture differences such as may be identified even in societies with one language.*⁶⁴⁷(See regionalisation, regionalism)

Tributary: *a small river draining into a larger one (See confluence)*

Trickle down: *(a) theory of development based on the notion that growth in terms of per capita income and GNP can automatically bring benefits to people in form of jobs and other economic opportunities such that the main issue is to have the economy grow while problems of poverty, unemployment and income distribution are secondary issues; (b) in core periphery theories, the periphery areas develop from growth in core areas via trickle down or spread effects (See spread effects)*⁶⁴⁸

Trigonometrical points: *points on a map showing height where the dot is enclosed in a circle or triangle. These are used by surveyors to obtain a good view for mapping the surrounding area*

TSS: *total suspended solids (see also TDS)*

Turbidity: *in water quality analysis, the cloudy appearance of water due to absorption capacity of light by suspended solids (see suspended solids, water quality)*

Twinning: *'professional relationship between a local authority in a developing country and a similar but more experienced organisation in another country'*⁶⁴⁹,

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Un-exhausted improvements: *in valuation, improvements of any quality permanently attached to*

⁶⁴⁶ Clark, 1987, op cit. In Spain the practice has taken place since 1418 and due to closure of traditional routes, animals have now to use city streets to move either from northern to southern pastures at the end of summer in November or vice versa.

⁶⁴⁷ One's tribe in Malawi is a source of pride but also determines whether one can find a job, get promoted, retain or indeed succeed in political life. One must therefore belong to the right tribe to do anything. There is no law against tribalism or regionalism, so its practice is widespread and almost institutionalised at all levels of government

⁶⁴⁸ Todaro, 1994; 145; 507; Bradford and Kent, 1977:169 op cit

⁶⁴⁹ World Bank Glossary

land (e.g. a house) directly resulting from the expenditure of capital or labour by a person holding a right in the land being valued⁶⁵⁰

UNCHS: *United Nations Centre for Human Settlements, also referred to as Habitat, UN agency established in 1978 two years after UN Conference on Human Settlements held in Vancouver to promote towns and cities to provide environmentally sustainable environmentally sustainable adequate shelter.*

Unconformity: *in geology, a gap in continuity of a stratigraphic sequence between two beds that are in contact, where overlying younger rocks have been laid down on a surface resulting from a very long period of denudation, the older, lower sets of beds having been laid down then uplifted, warped or folded and denuded to a greater or less degree before deposition of the upper younger series. The plane between the two such sets is the unconformity, implying a break of any duration in geological record.*⁶⁵¹

Under development: *condition whereby a country or region is not able to achieve the level of development given its natural and economic resources, if the necessary capital, skills, machinery etc were available.*⁶⁵²

Under population: *situation whereby there are too few people in relation to available resources in an area. Under real circumstances this situation does not exist because not all required resources might be available. For example, in terms of mineral wealth Botswana may be under populated, but because the country is largely desert, over 80% of its food requirements are imported.*

Under utilised land tax: *tax on land that is under developed or is vacant enforced by government as anti-speculation and anti-hoarding tools and therefore meant to stimulate development of urban land. The tax is based either on full market value rather than on the present use value or fixed at a higher rate than other classified uses of land (see speculative land holding)*⁶⁵³

Unemployment: *inability to find a paid job at the current wage rate (that is, if there are vacant jobs) also referred to demand deficiency*⁶⁵⁴

UNEP: *United Nations Environment Programme, a UN agency formed after the 1972 Stockholm summit to coordinate intergovernmental measures for monitoring and protecting the environment*

Unitary plan: *the idea that only one agency in a country or community should prepare a comprehensive plan. That agency is the town-planning department. or the Town and Country Planning Committee. The logic is that this would promote the public interest in the same manner that the national budget is prepared by a single government department. In other words there should not be many or 'plural' plans. A plan so prepared is a unitary plan and must be followed by every body else. This was challenged since the 1960s by rights organisations and professionals who*

⁶⁵⁰ Malawi National Land policy, 2002:Vii

⁶⁵¹ Clark, 1987, op cit

⁶⁵² Under development was assessed in economic and technical terms, but today social and cultural aspects are included. The term replaced a previously used one, backward, which less developed countries did not like (Clark, 1987, op cit)

⁶⁵³ Malawi National Land Policy 2002:20

⁶⁵⁴ Clark, 1987, op cit

⁶⁵⁵ For example, Paul Davidoff (1973 op. cit.) argues that the unitary plan practice has discouraged full citizen participation in plan making. 'Why is it that no other organisation within a community prepares a plan? Why is only one

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supported them.⁶⁵⁵

Unplanned development: *unapproved buildings (and other activities) constructed in planned or unplanned areas without the approval of the planning authority.*

Unplanned housing areas: *these are squatter areas, informal areas or areas that have been incorporated into 'urban' by extension of urban boundary into rural zone. These areas have no planned layout and hence plots are irregular. The houses are not different from those in planned traditional housing areas. The difference lies only in. As the Mbayani-Musamagasa situation testifies, these areas also attract the rich who prefer not to pay rates*

Unplanned THAs: *urban districts without detailed layout plans settled by ideally low-income people. Such areas might previously have been outside the planning area boundaries of city jurisdictions. (see also unplanned housing areas).*

Unrestricted irrigation: *refers to use of water that can be used to grow crops using any irrigation method without health risks including crops that can be eaten raw.*⁶⁵⁶

Upgrading: *provision of basic services such as access roads, water, drains, to informal housing areas. (see THAs, site and service scheme)*

Urban agriculture: *a new paradigm in urban planning which advocates agriculture activities within urban areas or peri-urban areas especially on vacant land so that urban areas produce their own food in context of food security and self sufficiency at household and city levels, poverty alleviation, but also for reduction in and recycling of wastes in the context of sustainability.*⁶⁵⁷ *Critics consider it as ruralisation of urban areas. Its virtues however for poverty stricken and often famine-ridden countries like Malawi are obvious-the food security situation at household level would improve. So far all urban agriculture activities except poultry and small vegetable gardens are illegal because still there is no enabling legislation and policy in Malawi.*

Urban apartheid: *planning that segregates according to race, but today also according to income, hence economic apartheid. Malawi's urban planning approaches can be described as promoting apartheid as low density high income zones (e.g. Area 10 Lilongwe, Namiwawa Blantyre, Mapale Mzuzu) are close to city centres while high density low income zones (e.g. Area 25 Lilongwe, Chilobwe Blantyre, Area 1B Mzuzu) are far away despite the fact that high income citizens can or do have transport to work of their own or provided by employers. The evidence of race in town planning from colonialism to date can be observed in the existing plans for the major cities of Malawi.*⁶⁵⁸ *In*

agency concerned with establishing both general and specific goals for community development, and with proposing the strategies and costs required to effect the goals? Why are there no plural plans?'

⁶⁵⁶ Urban Agriculture Magazine, No.8 December, 2002

⁶⁵⁷ Frank Ellis and James Sumberg (1998) 'Food Production, Urban Areas and Policy Responses,' **World Development**, Vol.26 No.2 pp.213-225 however argue that this approach downplays the significance of rural-urban interactions in determining the access to food and welfare of the urban poor, warning that 'urban agriculture could become one of those fashionable concerns that from time to time cause significant shifts of scarce government, donor or non governmental (NGO) resources away from other strategies and activities aimed at poverty alleviation in developing countries...the term urban agriculture...claims too much by equating all food production in towns with improved food security for the poor.... In the long run, comparative advantage in production that requires as its fundamental resource must lie outside urban areas [as] land is cheaper outside cities than within them, [hence] well-intentioned advocacy of devices such as special land allocations or improved security of tenure to protect those of the urban poor who engage in food production should be treated with caution. [as they] are notoriously prone to capture by the not-so-poor, thus resulting in the intended beneficiaries being placed in an even worse position of access than before implementation.'

⁶⁵⁸ For example a letter from Commissioner for Physical Planning No.PP/HQ/CONF.P14 dated 29th November 1989: 'I am pleased to inform you that His Excellency the Life President has approved that Asians in the City of Mzuzu may be allocated plots in the low/medium density residential areas for housing development until when the zoned estate for Mtafu Almiton Zeleza Manda

Europe there is now social mixing of economic groups in urban development planning.

Urban Areas Act: South Africa's, the Natives (urban Areas) Act of 1923, law laying foundation for residential segregation in urban areas. The law effectively divided South Africa into 'prescribed' (urban) and 'non-prescribed' (rural) areas and controlled the movement of black males between the two (see group areas act, bantustan)⁶⁵⁹

Urban area council: an assembly for an urban area, currently town, and municipal or city assembly.

Urban area⁶⁶⁰: area or settlement where the dominant activities are urban oriented or where urban functions are more dominant than rural (or agriculture) functions. There is however no internationally accepted definition of what constitutes urban; what is urban in Malawi may be rural in Asia or Europe, yet have better infrastructure facilities.⁶⁶¹ In colonised countries race also played apart in the definition⁶⁶² (see urban apartheid, urban centre).

Urban assembly: elected political administration for a town, a municipal or a city (see city, town, municipality).

Urban authority: urban assembly, the political body administering the urban district headed by a mayor or for smaller urban district, a chairman (see urban assembly).

Urban centre: any centre with some urban functions. In Malawi urban centres are defined according to criterion from Physical Planning Department. Usually, but not always a centre that qualifies for declaration as a planning area can be considered as an urban centre because political considerations also matter. (see urban area, township)⁶⁶³

Asians is serviced.' A question may be posed, who made the initial proposal for Asians to have a separate zone? In Zomba a clear demarcation was made between whites (now rich) only areas and blacks by means of a golf course running the entire length of the town. Public service and infrastructure were also defined: top hospital for the top (white) people and general hospital for the general (black) people. Any residential areas considered too close to whites was demolished (Manda, 2000, *Urban Law, Planning Policy and Social Justice in Malawi*, MSc Thesis, London).

⁶⁵⁹ Local authorities were made responsible for the blacks in its areas and Native Advisory Boards regulated the inflow of black workers and ordered the removal of 'surplus blacks' (those without jobs). Thus towns became exclusively white areas (only blacks in town were domestic workers) the law was superseded by Native (Urban Areas) Consolidation Act No 25 of 1945 and was repealed by the Abolition of Influx Control Act No 68 of 1986. Visit <http://www.africanhistory.about.com/library/glossary>; accessed 11.09.2004

⁶⁶⁰ Myburgh, D.W and van Zyl, J.A (1992), 'Size Relationships in the Urban Systems in Malawi,' *Africa Insight*, Vol. 22 No.2: 273-282. The official definition in Malawi is 'all townships and town planning areas as well as all district centres'

⁶⁶¹ In the 1968 Act, urban area simply meant 'municipality or township;' it is not clear what Zomba, the capital, was. These are political set ups, hence urban areas were defined from a political perspective, rather than also with reference to urban functions. In the same vein 'urban area council' meant 'a municipal council or town council.' Town and Country Planning Act Cap.23 section 2.1 in some countries use of population figure is basis for definition. For example, a population of 2500 or more people in some countries or 50,000 or more people in others.

⁶⁶² In colonial Zimbabwe, an urban area was defined as a settlement with 25 non-Africans.' In post-colonial Zimbabwe, the criterion is that their population is above 2500. In Botswana it is 10,000. See Kamete, A.Y. (1998) *Interlocking Livelihoods: Farm and Small Town in Zimbabwe*, *Environment and Urbanisation*, Vol. 10: 23-34.

⁶⁶³ However, there is a conflict between different government offices in the country on the definition. Physical Planning Department identifies 112 centres including national, regional, sub-regional, district and rural market centres. Though many centres have urban functions that make them 'urban,' the National Statistical Office recognises only 32 centres as urban (24 district centres and 8 others like Mzuzu, Mponela, Monkey Bay, Liwonde, Balaka, Luchenza, Ngabu and Zomba) in its 1987 Population and Housing Census Report. See also Myburgh and Zyl, 1992, *op cit*.

Urban citizen: people living in urban areas permanently. In Malawi urban citizens may still have attachment to their original villages. However, we are referring to people who were born in the urban area or arrived a long time to the extent that when they go to the villages they are more strangers than bonafide members. In other words not all people in the urban area are urban citizens, some are just visitors. The term has more meaning in Europe where a person may not have attachment to his original home or relatives. Hence there are Londoners in UK.

Urban civic plan: a more elaborate design of a special area or areas of urban area showing layout of buildings, car parking lots and landscaping and drainage among other details (see local physical development plans, detailed layout plan).

Urban design: related to urban planning, but deals with more detail at a local level and includes civic design and elements of architecture; also concerned with three-dimensional space and considers public areas between or below buildings

Urban development authority: legislatively established body of either the central or federal government members of which are appointed by the government that enacted the legislation. The duty of the authority is to plan or develop (or both) the land of a particular urban area or in some cases all urban areas within the country. The aim is to overcome inefficiencies of local authorities and divorce planning from politics (see urban development corporation).⁶⁶⁴

Urban development branch: UDB; section or team of planners created at Physical Planning Department in the 1980s to be responsible for the implementation of SCDP together with Gitec. When SCDP moved to department of Local Government at the beginning of Phase IV/V, a programme Implementation Unit was created instead.⁶⁶⁵

Urban development corporation: special purpose body established for speedy development of an urban area (e.g. Capital City Development Corporation) or for execution of urban development projects, which **can** be disbanded after ostensibly achieving its objectives⁶⁶⁶.

Urban development plan: also called urban district development plan⁶⁶⁷, an overall integral (comprehensive) plan which includes all relevant aspects of urban economic and social life and infrastructure development consisting of three processes: production of a written document in form of socio-economic profile, programmes and projects as main aspect; production of physical maps

⁶⁶⁴ McAuslan and Farvaque, (1992: 24-26), op cit.

⁶⁶⁵ The Urban Development Branch was specifically responsible for projects planning, implementation, monitoring and evaluation and review and financial management. With the massive exodus of professional planners from the Physical Planning Department, devolution of planning to local governments and high politicising of the planning and land policy matters, the creation of UDB as a think tank to replace the department is only way to promote professionalism in the planning profession.

⁶⁶⁶ Usually, these corporations have serious problems. Despite owning most of the land in urban areas, they fail to provide adequate land for housing or housing itself. A good example is the Karachi Development Authority (Pakistan) Between 1974 and 1985, of the 200,800 plots planned by KDA, only 76135 were allocated and only 56000 were actually provided with services. Plots were allotted at cost recovery and transferring 'development gain' to allottees without knowing their economic level.

⁶⁶⁷ In recent years urban assemblies have been pressurised into making different types of plans depending on who the donor has been. For example, as a result of the urban management programme of UNDP, all major assemblies prepared 5-year strategic plans. The logic was that urban assemblies lacked a vision hence their problems. After 2000, the trend shifted to urban development plans on the logic of promoting participation. Prior to all this comprehensive urban structure plans were the trend. How effective all these have been can be explained by the capacity of the assemblies to manage and plan their cities. But one thing is clear since these planning approaches are donor driven and controlled, recipient cities and indeed the government's only interest is to receive the funds and relax.

and plans including land tenure map, land use maps and urban structure plans; and the grass root participation. (See district development plan, urban structure plan, and urban land use plan).⁶⁶⁸

Urban development policy: city level policy for managing urban population growth and related issues including the distribution of services, infrastructure, residential and plot density etc in use zones⁶⁶⁹ for purposes of ensuring equity and efficiency all of which can be expressed through urban structure plan spatially and urban development plan generally (see urbanisation policy).

Urban district: (a) a region within a city, e.g. Area 49 in Lilongwe is an urban district; (b) in the logic of Local Government Act (1998), a local authority such as city, town, or municipal assembly is a district in its own right and must therefore prepare and implement plans like the (rural) districts⁶⁷⁰. On this logic there are 12 urban districts.⁶⁷¹

Urban ecology: interrelationship of people and the identified urban environment in which they live especially a large city.

Urban environment: the general make up of an urban area in terms of its human and natural habitat that is people, buildings, vehicles, etc and their effects on the natural habitat.

Urban expansion area: part of a town/city usually on the periphery of the built up areas which is earmarked for development within the near future and is usually shown on the urban plan⁶⁷²

Urban functions: centrally located activities which people from several locations need. (See central place functions),

Urban fringe: transitional zone between the built up area and the countryside, where there is often competition for land use; it is a zone of mixed land uses from shopping malls and golf courses to farmland, houses and motorways

Urban governance: shift in thinking from state centred views of urban management to those including civil society, the private sector and community based organisations.⁶⁷³ In the context of decentralisation it does not just mean transfer of power to new autonomous bureaucratic structures, it also means the extent to which participation is ensured in decision making of forms including

⁶⁶⁸ The grassroots participation institutionalised in the planning procedure provides a major shift in approach from previous planning procedure because participation was not a major aspect of the planning process.

⁶⁶⁹ This aspect has largely been neglected in planning processes because it requires inclusion and participation of all stakeholders that many planners find difficult to accept.

⁶⁷⁰ Clause Kruse (2002) 'Town Planning at the Crossroads' in **Decentralisation Newsletter**

⁶⁷¹ The question now is whether or not declaration of township of urban areas as assemblies will not create boundary problems with districts from which the new ones would be created. e.g. Can Dowa or Nkhata Bay accept to have Mponela or Chintheche as districts in their own rights upon being declared as townships by the minister

⁶⁷² Irwin, D.M (1998:5) *op cit*.

⁶⁷³ Governance 'refers to the relationship between civil society and the state, between rulers and the ruled, the government and the governed' (McCarney, P, Halfani, M and Rodriguez, A, 1995, 'Towards an Understanding of Governance' in Stren, R and Bell, J.K (eds) Urban Research in the Developing World, Vol. 4: Perspectives on the City, Centre for Urban Studies, University of Toronto.

⁶⁷⁴ It can be said that decentralisation is necessary if not essential for urban governance. This is because there is **hope** that since local officials are closer to the communities in physical, social and even psychological terms, they are aware of the basic needs and can therefore listen to and serve the people better than central government. In fact local officials (politicians) can be more accountable and transparent. This can promote efficiency, effectiveness and sustainability. The extent of democratisation may suggest the extent of democracy. Good urban governance has also been recognised as a precondition for sustainable urban development and adequate shelter for all: 'it is now widely acknowledged that the

planning, project selection and design.⁶⁷⁴

Urban growth boundary: regional boundary set in an attempt to control urban sprawl by designing the land inside boundary for high density urban development and the area outside for low density rural development⁶⁷⁵

Urban growth percentage: percentage increase in population living in urban areas over a specified period. For example, the urban population for Malawi in the inter-censal period 1987-1998 was 68%.

Urban growth rate: rate at which urban population grows. E.g. between 1987 and 1998, urban population growth rate for Malawi was 4.7 % per year.

Urban growth: increase in urban population over a specified period. For example, the urban population for Malawi grew from about 850 000 to about 1.4 million. This can be calculated for any urban centre. (see population growth)

Urban heat island: belt of heat in the atmosphere above an urban area; the heat being produced by the large concentration of vehicles, buildings, factories and other heat producing activities.⁶⁷⁶

Urban hierarchy: six-tier hierarchy of urban centres in the country, which designates Blantyre and Lilongwe as national centres, Mzuzu as a regional centre. Karonga, Kasungu, Dedza, Salima, Mangochi, Liwonde, Bangula etc as sub-regional centres. The rest of urban centres are either district or main market centres. By this categorisation; any national head office would of necessity not locate anywhere else but Blantyre or Lilongwe. (See central place theory; Regionalisation).⁶⁷⁷

Urban land use plan: a plan showing designated areas for specific uses in an urban area. There are different level of planning in Malawi which occur at different scales according to the size of the area covered (see urban development plan)⁶⁷⁸

Urbanisation level: how much or what percentage of the national population lives in areas defined as urban. In 1998 census the level for Malawi was 14%.

Urban management agenda: policy prescriptions for third world countries of the UNDP, UNCHS and World Bank on urban management contained in their Policy Paper released in 1991 at a workshop at the University of London's Development Planning Unit in London.⁶⁷⁹

Urban management programme: multi-sectoral programme of the UNCHS (Habitat), UNDP and World Bank almost imposed as appropriate approach to urban development and for encouraging

main cause of urban rot and decay is inefficient and ineffective urban management and poor urban governance.' See Editorial, *Habitat Debate* Vol 5 No 4

⁶⁷⁵ www.encyclopedia.thefreedictionary.com/urban accessed 17.08.2004

⁶⁷⁶ Miller, G.T (1996: 258) op cit.

⁶⁷⁷ The six tier hierarchy was devised based on results of Central Place survey conducted in 1982, type and level of services/functions available at a central place, population in relation to catchment area; and distance in terms of kilometres covered and time spent travelling by various transport modes. At the entry onto 21st Century, this may not be correct. Mzuzu has become a national centre while some district centres have become regional or sub regional centres.

⁶⁷⁸ The levels are: national, sub-regional, district, and local level planning. Local level planning is further split into urban structure planning, detailed layout planning, urban civic planning.

⁶⁷⁹ The World Bank held 'that the challenge of urban management is to reduce the constraints on the productivity of the urban economy. Urban economic activity depends heavily on the provision and maintenance of infrastructure and services. Their deficiencies impose heavy burdens on the productive activity of households and enterprises. This in turn reduces a city's contribution to national economic development.' (World Bank, 1991, Urban Policy and Economic Development cf., City of Blantyre, Council Development Strategy, 30.03.92:5)

sustainability in improved urban conditions building on the need to strengthen the contribution which urban areas make to economic growth, social development and poverty alleviation. The view was that the problem of urban areas was that of management. The programme targeted five areas: urban land management, municipal finance and administration, urban environment, urban poverty alleviation, the last two being added later in 1990 and 1991 respectively.⁶⁸⁰ By developing and promoting policies and tools for urban finance and administration, land management, infrastructure management, environmental management and poverty alleviation, urban life would improve.⁶⁸¹ As a system in Malawi, urban management started with Lilongwe City in 1994, later all major urban authorities were required to produce plans on the basis of prescriptions designed by the local government development programme headed by the former chief executive of Lilongwe City.⁶⁸²

Urban management: ‘a wide range of activities aimed at maximising efficiency of a city’s public service delivery and equitable access to services by all segments of its population; may [also] conceptually be seen as comprising the functions of governance, development policy and investment decisions, implementation and management of assets, regulation and taxation, promotion of public relations’⁶⁸³ jointly sponsored by the World Bank, UNCHS, UNDP.⁶⁸⁴

Urban (city, town) planning: deals with the design of the built environment at a municipal or metropolitan level (see regional planning, architecture)

Urban policy: policy for the distribution of urban centres in a country or region. For example, how many cities, how many towns, how many municipalities etc should be declared (see urbanisation policy, urban development policy, urban hierarchy, urbanisation strategy)

Urban population density: the concentration of population in an urban centre per unit of land

Urban population growth: increase in total urban population over a period of time largely as a result of rural-urban migration, natural increase, reclassification, urban-urban migration and other

⁵³¹ McAuslan, P (1991) ‘Issues of Urban Management,’ in Harris, N (ed) *Cities in the 1990s: The Challenge for Developing Countries*, London, UCL Press; UNCHS / ILO, 1995 op. cit: 157-158. In Malawi it was in fact an attempt to test the ideas of its advisor, formerly chief executive of Lilongwe City, Mr McGill, who confessed thus: ‘My ideas about urban management in developing countries having languished over the previous decade, were not only formalised but also tested in Malawi’s urban sector.’ (McGill, R, 1996, *Institutional Development: a Third World City Management Perspective*, Hampshire and London, St Martins Press.

⁶⁸¹ Dollinger, W (1995: 7 op. cit). ‘The ability of an economy to provide convenient, reliable urban services is constrained by the demands of other fundamental needs-food, clothing, basic shelter, security-in extremely poor countries. But available evidence suggests that the constraint on improved service delivery is not one of resources. The level of resources already devoted to urban service delivery is substantial. ...In Jakarta, Indonesia, 800 000 households have installed septic tanks, at a cost equal to three times the amount that would have been required to provide connections to piped sewerage systems.... estimates of the annual level of central government expenditure on urban services in the developing and transitional economies range from \$100 to \$200 billion- approximately 2.5 percent to 5 percent of GDP.....The deficiencies in urban services in the cities of developing countries are therefore not merely of absolute resource constraints, but also of problems of management’ (see also integrated development strategy).

⁶⁸² Whether this succeeded or not is another question. Its emphasis on promoting the participation of all city departments improved the management style of the city. However, participation of both stakeholders and local urban citizens was not considered. The approach in the plan for Blantyre was much superior on this aspect (see Strategic Planning).

⁶⁸³ World Bank Glossary.

⁶⁸⁴ The idea is that, even though resources do not increase, urban management should be seen in the broader governance outlook i.e. participative, transparent and less bureaucratic by involving NGOs, CBOs, Chamber of commerce and other stakeholders. See Aina, T.A (1997) ‘The State and Civil Society: Politics, Government and Social Organisation in African Cities’ in Rakodi, R (ed) *The Urban Challenge in Africa: Growth and Management of its Large Cities*, Tokyo, UNU Press; Devasi, N and Rakodi, (eds), 1993, *Managing Fast Growing Cities*, Longman Scientific and technical; Wekwete, K.H (1997), ‘Urban Management: The Recent Experience,’ in Rakodi (ed) *The Urban Challenge in Africa: Growth and Management of its Large Cities*, Tokyo, UNU Press.

countries-urban migration. However, most of the urban growth since the 1980s is due to natural increase as opposed to rural-urban migration before (see population change, natural increase).

Urban population: *population living in areas officially defined as urban areas. The urban population for Malawi according to 1998 Census was 1390742 which is equal to 14% of the total national population of 9933868. The largest per cent of the urban population was in four major cities of Blantyre, Lilongwe, Mzuzu and Zomba. These accounted for 11% of the national population. That is, 78.6% of the total urban population was in only these four centres. The rest of the urban centres had 21.4% (or 298017 people) of the urban population (see urban centre).*

Urban poverty: *cumulative poverty level in urban areas; at 65% presently it is higher than rural poverty at 60%. However, it should be noted that poverty is relative. The concept has attracted attention in planning because it is intuitively expected that there should be no poverty in urban areas⁶⁸⁵*

Urban profile: *outline of socio-economic and other aspects of an urban area which can be the basis for urban development planning*

Urban redevelopment: *clearance of parts of an urban area and starting to develop it afresh with new houses, especially with high rise building to maximise of land use (see brown field development)*

Urban renewal: *also, urban regeneration, improvement of houses and addition of amenities meant to bring new life to deteriorating parts of the city*

Urban settlement: *settlement with some central place activities comprising, rural market, district, sub-regional, regional and national centres.⁶⁸⁶ (national centre, regional centre, sub-regional centres)*

Urban sprawl: *the tendency for an urban area to grow outwards beyond its official boundary and take up rural land in the absence of any plan even when land within the urban area itself has not been fully utilised usually encouraged by the motor car⁶⁸⁷ and citizens reluctance to pay town and property rates,⁶⁸⁸ problems with land allocation mechanism and tendency to develop horizontally*

⁶⁸⁵ 'Along with the process of urbanisation, poverty is also being urbanised' N'Dow, 1996 Editorial, *Habitat Debate Vol 2 No 2*. Urban poverty manifests itself through lack of access to safe water, poor sanitation, poor health, environmental degradation, food insecurity, low wages etc.

⁶⁸⁶ Malawi Government (1985) *Town and Country Planning Guidelines and Standards*, Town & Country Planning Dept.

⁶⁸⁷ 'Urban sprawl is the usual name for the kind of plan less urban growth encouraged by the automobile... The result is much wasteful duplication of functions, as rural areas are carved up into shopping centres and parking lots...' Reliance on cars pushes up transport costs, converts farm land into parking lots. Further, 'the uncontrolled advance of suburbia makes it impossible to escape the influence of the city, even in the most remote areas.' As adjacent cities grow outwards they eventually merge and boundaries exist only legally. An example is Los Angeles, which with only one-third of New York City's population covers 44% more land (Greenwood and Edwards, 1973:214 op cit). The development is not just unplanned but also irregular and usually consists of residential areas, small industrial enterprises as well as shopping centres. In Malawi the developments in Lunzu corridor in Blantyre and along to Dedza, Mchinji and Kasungu in Lilongwe are examples.

⁶⁸⁸ Urban sprawl has several negative impacts: (a) agriculture may disappear as land is bought by people and companies (c.f. Lunzu Corridor in Blantyre) in anticipation of its change from agriculture to urban use and of the very large increase in land value this brings, (b) social and environmental consequences including problems of soil erosion and its contribution to silting of drainage channels and segregation of low-income groups in the worst located and often dangerous areas, (c) urban land markets disrupt the livelihoods of those depending on agriculture which in some cases results in social conflicts, (d) destroys natural landscapes in or close to cities which could be preserved as parks or open space for recreation and children to play. 'The need to preserve or develop such areas might seem less urgent than, say, land for housing. But once an area is built up, it is almost impossible (and very expensive) to remedy a lack of open space. In addition, the richer groups suffer much less. Their residential areas usually have plenty of open space. Their homes often have gardens. And they can afford to become members of the country clubs, sports clubs and golf courses which have become common on the outskirts of many cities and so can enjoy walks, playgrounds and facilities for

rather than vertically which leads to space wastage

Urban structure plan⁶⁸⁹: *comprehensive land use plan dealing with spatial development prepared for an urban area meant to secure orderly, coordinated, and efficient and environmentally sound urban development and proper use of land. It is essentially a town plan similar to a district physical development plan in content;*⁶⁹⁰ *however it includes plan drawings, which show zoning of different uses. It is usually at a scale of 1:5000, or 1:10,000. It lays out the basic networks and facilities needed to support future urban development. With the new form of planning system, the urban structure plan is one input to the urban development plan expressing spatially all other demands in the urban area.*⁶⁹¹ (See master plan, layout plan, subject plan, outline zoning plan)

Urban-urban migration: *movement of people from one urban area to another usually from smaller to larger urban areas involving people seeking jobs or training, or between larger urban areas involving transfer of workers. This is one cause for urban growth and explains why some urban centres tend to grow faster than others. For example, whereas the growth of Lilongwe City can be attributed to rural-urban migration and natural increase, urban-urban migration played a significant role in the 1970s and will do so after 2004 due to presidential decree for all remnant government offices to move from Blantyre to Lilongwe.*

Urbanisation policy: *nationwide policy on the growth and distribution of the national urban population across the country or between the regions which may require population redistribution to implement and is meant to alleviate problems of population pressure in some parts of a country or region. A country can choose a policy which centralises urbanisation as in Zaire (DRC) where only one city is dominant. In such a case the theoretical basis is that cities are the engines of economic development and should be promoted to contribute to national development. The other view is to decentralise urbanisation as in Malawi where the largest city Blantyre is not much larger than the second largest, Lilongwe, and where several medium-sized town are promoted to attract both investment and population. With such policy it is assumed that perceived problems of large cities can be alleviated. (see decentralised urbanisation policy). Also referred to as urban policy*

Urbanisation strategy: *idea of urban hierarchy in Malawi was meant to influence patterns of population distribution and settlements by diverting rural-urban stream to Blantyre and Lilongwe and avoid excessively large cities with their real and imagined problems such as overcrowding, poverty, crime etc. However, the same strategy made the two centres the only national centres (see NPDP)*

Urbanisation: *process leading to the geographical concentration of population and non-agriculture activities in urban environments of varying sizes and form in which there is also geographical*

sport. (Hardoy, J Mitlin, D and Satterthwaite, D, 1999, 'The Rural, Regional and Global Impacts of Cities in Africa, Asia and Latin America' in Satterthwaite, D (ed) The Earthscan Reader in Sustainable Cities: London, Earthscan.

⁶⁸⁹ *The distinction made between urban structure plan and outline zoning plan (see also outline zoning plan) in Malawi National Land Policy (2002:33) suggests that urban structure plans are prepared for larger urban centres such as Lilongwe, Blantyre, Mzuzu and Zomba while outline zoning plans are prepared for urban centres that are smaller*

⁶⁹⁰ *In the context of decentralisation, the urban structure plan can be considered the district physical development plan for town, city, and municipal assemblies. This should not be confused with the district development plan for urban areas.*

⁶⁹¹ *The urban structure plan is 'effective if updated showing which new infrastructure projects are needed to accommodate growth'. It differs from master plan in the sense that it is ostensibly more flexible, less detailed and specific, can be prepared quickly and at a lower cost. Urban structure plans should form the basis for setting plans for funding urban infrastructure such as the integrated development plans (Dowall, D.E and Clark, G (1996) A Framework for Reforming Urban Land Policies in Developing Countries UMP NO 7, Washington DC, World Bank).*

diffusion of urban values, behaviour, organisations and institutions which could be loosely referred to as modernisation⁶⁹²; process by which an increasing percentage of a country's population comes to live in areas designated as urban (See also urban area)

Urbanites: *urban citizens; includes workers and those with properties in the urban areas (see urban citizen)*

User charges: *money charged on the public in an area to capture the value of the benefit of public services which includes capital costs, costs for providing public utilities etc. User charges are of two types: those related to benefit such as bridge or road toll fees, and those related to consumption such as water, electricity and sanitation bills.⁶⁹³ In the process the people using the utility or services pay for their provision without knowing, since the government or local authority spent its own resources. It is a form of reimbursement to government⁶⁹⁴. (see local tax⁶⁹⁵, cost recovery)*

Usufruct: *rights held by a member of the land holding community or a stranger who has obtained an express grant from the community using customary mode of alienation. It is called customary freehold, proprietary occupancy or determinable title.⁶⁹⁶ While one has the right to enjoy the use of the land, one ought to maintain it in good condition*

UTHA upgrading: *improving unplanned THAs through provision of roads, water, plot beaconing and secure title.⁶⁹⁷*

Utility mapping: *'preparation of plans and data bases for location, dimensions and conditions of water mains, sewer lines, electricity and telecommunications lines⁶⁹⁸' etc*

UUTHAs: *upgraded formerly unplanned traditional housing areas (however, the concept is not commonly used)*

⁶⁹² Mlia, N (1978:2) 'Urbanisation and Rural Development in Malawi,' paper for University of Malawi Social Science Conference: Social Aspects of Rural Development in Malawi, Zomba 14—17 June. It should be noted that the main aspect of urbanisation has not been its definition, but its implications. Despite its developmental role, its negative aspects have attracted debate because problems such as squatter settlements are conspicuous. (Manda, M.A.Z, 1998, 'Urbanisation and Urban Housing in Malawi: The Case of Blantyre City,' op cit).

⁶⁹³ Malawi National Land Policy, 2002:52

⁶⁹⁴ User Charges are therefore 'the means by which individuals can express their demand for services whose benefits are largely private.' Here willingness to pay is the key aspect, for example, piped water, bus transit, and toll road; refuse collection

⁶⁹⁵ Dollinger (1995: 27) op cit

⁶⁹⁶ Malawi National Land Policy, 2002:vii. However, note that customary ownership is, by virtue of inheritance, freehold ownership. There are rare cases where a customary landowner who originates from the same community, has lost rights of interest in land. In any case, even conventional freehold ownership can be lost under land law; it is in such manner that customary ownership can be lost.

⁶⁹⁷ This is Malawi's jargon for sites and service schemes. This is one of the components under SCDP but cities of Blantyre, Lilongwe, Mzuzu and Zomba have also benefited from other donors like the World Bank, British ODA etc.

⁶⁹⁸ World Bank Glossary

V

Vancouver declaration (on human settlement):⁶⁹⁹ *UN conference held in Vancouver in Canada at which the UNCHS was established to promote the provision of shelter for all, then with the target of 2000. That the magnitude of shelter problems escalates thereafter, suggests the strategies adopted the world body have been largely ineffective due to poor targeting and inadequate funding in particular, housing finance.*

Vacant land tax: *tax on vacant urban land which may be at current full market value instead of current use value or may be at higher than developed land of similar class which is used to curtail land speculation and hoarding and thereby stimulate development. The tax also applies to under-utilised land.*⁷⁰⁰ (see town rate).

Valuation report: *formal presentation of the valuer's opinion in written form containing sufficient description to identify the properties without doubt, value definition, statement as to the interest being valued and legal encumbrances, effective date of valuation, special features, if any of the property, market taken into account by valuer and the estimated value itself (see investment method, income approach to valuation)*⁷⁰¹

Valuation roll: *list of all properties and their values in an urban area on the basis of which town are calculated. In urban management this is a vital source of urban finance, but most valuation rolls in Malawi are old, hence rates are not based on actual value of property. Further, since no valuation rolls have been prepared in most urban areas, all new properties have no values. This means that those with values are bearing the burden of town rates (see QVR, SVR).*

Valuation: *process or exercise (art or science?) of estimating or calculating the capital or rental value of interest in property at a particular time, also called property appraisal in USA*⁷⁰²

Value in exchange: *in valuation, the market value (see market value)*

Value in use: *in valuation, the present worth of all future benefits to the owner of the interest in that property*⁷⁰³ (see value in exchange).

Valuer: *a professional in the art and science of valuation: assesses the value of properties at a*

⁶⁹⁹ Visit <http://www.cohre.org>. The declaration also recognises the individual right to adequate housing

⁷⁰⁰ Malawi National Land Policy, 2002:52. The real situation however is that, due to land scarcity, speculators find it profitable to keep underdeveloped land 'while it appreciates because it is taxed less heavily than developed land [hence] more land remains undeveloped in cities than is generally realised.' (Greenwood and Edwards, 1973:223).

⁷⁰¹ Baum and Mackmin (1989: 55) op cit.

⁷⁰² There are two ways: (a) on the basis of the rent a property would be expected to yield, that is, its annual rental value as commonly used in UK, France and their colonies. This is common where renting is common form of tenure; rental values must be known and accessible to authorities; (b) according to its expected sale price, that is, market or capital value (as used in USA, Germany, Holland, Latin America etc). This system will value even part of the property not used or underused and is appropriate where owner occupancy is common tenure and an active real estate market exists (W.Dollinger, 1995: 14-16; Urban Property Tax Reform: Guidelines and Recommendations, op cit. Note that valuation is about getting a realistic rather than exact value. Of course there are other methods that improve on these ones: investment method, comparison method, residual method, profit/ accounts methods etc See also: Richmond, D (1985) Introduction to Valuation, Hampshire & London, Macmillan; According to Baum and Mackmin, (1989:55 op cit) appraisal involves full advice on the suitability or otherwise of a property as a potential investment purchase to a specific investor which implies that 'an appraisal is more comprehensive than a valuation.'

⁷⁰³ If all information relates to a specific client or potential investor then value in use equals investment value to that investor. Only if the specific purchaser is normal or typical within the market will value increase be equal to market value (Baum and Mackmin, 1989:55 op cit)

particular time and for a particular purpose- rating, purchase/sale, insurance, taxation, compulsory acquisition, mortgage grant, rent etc (see valuation)

Variable: *a set of mutually exclusive attributes e.g. sex, age, marital status, employment status etc*

VDC: *development committee, the lowest level of an administrative structure for local level participation within the decentralisation framework*

Vendor: *roaming or semi stationed street trader, non-tax paying trader without permanent shop; anybody selling something.*

Vertical interval: *the difference between values of two adjacent contour lines on a map. (See also contour line; horizontal equivalent)*

Vested interest group: *group of persons that has acquired rights or powers in any aspect of activities that they struggle to guard and maintain; the Malawi Chamber of Commerce and Industry, ECAM and MALGA are good examples (see also interest group)*

Vicious circles of poverty: *concept that explains why poverty seems endemic in some regions (see region) and as Myrdal argues that a region's poverty may itself be the major obstacle to its growth and development. Because it is poor, the region does not develop; because it does not develop, it remains poor. (See cumulative causation). Of course modern development suggests that the circle can be broken due to external injection of funds or expertise.*

Village Action Plan (VAP): *priorities of development projects prepared by the village development committee for presentation to the Area Development Committee.*

Village centre: *a rural service centre providing basic services for a catchment area covering one or more villages, or part of one chiefs area i.e. it may have central place functions like a health centre, a post office, a court, a school and indeed shops, and be the location of a chief's headquarters e.g. Kande in Nkhata Bay*

Vision 2020: *directions, strategies and actions required to achieve sustainable economic and social development by the year 2020 arrived at through a consultative process. The process was similar to that for the Poverty Reduction Strategy Paper though less intense and involving a few stakeholders. As a result vision 2020 project, Malawi has been described as wishful thinking as those entrusted with the challenge have failed to tackle principal aspects that derail the aspirations in particular corruption, political violence, regionalism, and several injustices on the citizens*

Vital events: *events about an individual's entrance into or departure from life including changes in civil status such as: births, deaths, marriages, divorces, and separations.*⁷⁰⁴

Vital statistics: *or registration statistics. Records of these are called vital or registration records, hence we have birth registration; death registration, marriage registration etc (See vital events).*

Volcano: *an eruption (explosive or quiet) of molten material or heated gases under pressure from vents leading from magma reservoir in the earth's crust*

⁷⁰⁴ Van de Walle, 1958.op cit

W

Wage differential theory: *theory which suggests that differences in wages in different places are the main cause of migration*⁷⁰⁵ (see Todaro Model)

Ward: *a political administrative structure at lower level than constituency within a district or city which elects its own representative to the district / town assembly*

Warm front: *zone between an advancing mass of warm air forming part of a depression and cold air which is overriding and overtaking where pressure fall*

Waste water: *water from households (be it from kitchens, bathrooms, toilets) industrial and commercial processes. Waste water stabilisation ponds; comprise a series of anaerobic, facultative and maturation ponds consisting of shallow, usually rectangular bodies of water into which wastewater continuously flows and from which a stabilised effluent is discharged. Anaerobic and facultative ponds are primarily for the removal of organic matter, although they are effective in removing intestinal nematode eggs. Maturation ponds are used mainly for the removal of excreted bacteria and viruses*⁷⁰⁶ (see black water, grey water, storm water)

Waste: *domestic, commercial, industrial by-products or 'unwanted' materials in liquid, solid, gas or radioactive form which is discharged, emitted or deposited into the environment in such volume, composition or manner as to cause pollution.*

Water quality: *measures used to determine the suitability of water for human consumption which requires the identification and removal of contaminants which may be dissolved and suspended*⁷⁰⁷

Water table: *upper level of underground water (also called ground water table). It is highest under the highest areas of surface (hill tops) and 'descends towards the valleys where it appears at the surface close to [feed] streams, lakes or marshes.' This is so because water percolation down through the zone of aeration tends to raise the water table, whereas seepage into streams, swamps, and lakes tends to draw off ground water and to lower its level.*⁷⁰⁸ (see zone of aeration, capillary action)

Water taste: *in water quality analysis, measure for detecting concentrations of contaminants present in water even though it does not show specific contaminants (see water quality)*

Water-logging: *tendency for an area to have more water than normal high water table*

Watershed: *land lying between the headwaters of a stream flowing in one direction and the headwaters of another stream flowing in the other direction. In practical sense a watershed can be taken as a line separating the headwaters of streams flowing in different directions.*

Way leave: *continuous space reserved within urban areas for (and to allow access to) reticulation of public utilities such as water pipes, electricity lines, and sewer lines. Where these pass along planned roads, road reserves are used instead.*

WC: *water closet; water cistern i.e. baths, toilets, sinks inside a house*

⁷⁰⁵ For this reason the Malawi government has over the years maintained a very low gap between rural and urban wages in order to reduce rural-urban migration. A study is required to confirm this or otherwise. See Manda, MAZ, 2000, *The State and the Labour Movement in Malawi*, Glasgow, Dudu Nsomba; Clark, 1987 op cit.

⁷⁰⁶ Urban Agriculture Magazine, No 8, December 2002.

⁷⁰⁷ Suspended solids like silt, sand etc are responsible for visual impurities and cannot be removed by settling and are identified through colour, turbidity, taste, odour etc. Identification and quantification of dissolved solids involves special methods in laboratories, as these are associated with health risks.

⁷⁰⁸ Strahler, A.N (1975:215) *Physical Geography*, New York, John Wiley & Sons
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Weathering: *physical and chemical processes in which solid rock exposed at the earth's surface is changed to separate solid particles and dissolved materials which can then be moved to another place as sediment.*⁷⁰⁹

Weather: *short term variations in properties of the troposphere at a given place and time such as temperature, humidity, precipitation, sunshine, cloud cover, wind direction, wind speed among others*⁷¹⁰ (see also climate)

WESM: *Wildlife and Environmental Society of Malawi, the national non –governmental organisation formed in 1947, working for the protection of wildlife and the environment through the establishment of wildlife clubs in schools and communities across the country. It has about 1000 clubs and 10 branches with a secretariat in Blantyre / Limbe. Before the advent of environment concerns in 1990, the organisation was simply, Wildlife Society of Malawi*

Wetland: *land that is covered all or part of the time with water (salt or fresh), excluding stream, lakes the open oceans*⁷¹¹. (e.g. Okavango Delta in Botswana; areas around Lake Chirwa in Malawi have been designated as such)(see Ramsar Convention)

Wet point site: *settlement location where the main advantage is a water supply in an otherwise dry area*

Windward: *direction from which winds blow (see leeward)*

Windward side: *an area that receives heavy rainfall because it is on the side of the relief feature that faces the moist winds that, when forced to rise, condenses to form rains. (See leeward side). The rain so formed is called relief rain or orographic rain.*

Wood pulp: *fibre of wood processed by mechanical means and chemical to form a mixture of water and cellulose fibres used as raw material in the manufacturing of paper*⁷¹²

World Bank Project: *high profile urban (and other) development programmes funded with loans from the World Bank. The most known example is the failed Kameza low cost housing project where the small size (one bed room) of houses built were criticised by both the Malawi government and general public. The said Project was at a prime site on the round about to Chileka town, the site of Malawi's second international airport. Kameza was rezoned to medium density and houses demolished and replaced with medium density type houses for middle-income earners in the 1990s.*

World Bank: *international bank formed after Second World War for reconstruction of Europe. In later years, the bank extended its membership to all members of the United Nations. Together with the IMF; it is also referred to as Brettonwoods Institutions. After the 1973 fuel crisis and resultant debt crisis, the bank became influential in restructuring economies of poor countries as a condition for bailing them out of the debt crises. The conditions attached to its loans reduced government to almost company level relying on dictates and watching citizen populations suffer. All was in the belief that economic development was no longer the task of government (see Bretton Woods Institutions)*

⁷⁰⁹ Miller, G.T (1996:200) *op cit.*

⁷¹⁰ Miller, G.T (1996:129) *op cit.*

⁷¹¹ Miller, G.T (1996:150, 524) *op cit.* Such areas are breeding grounds for various organisms and also serve as popular areas for recreational activities like fishing, hunting, boating

⁷¹² Malawi's attempt to have a pulp-paper factory at Chintheche in 1970s was thwarted by politics and economic costs. The factory should have helped create a medium size township of over 20,000 at Chintheche with several industries linked to the leading industry. Chintheche would have thus developed into a growth pole for the North central region. See Manda, MAZ (1991), Socio-economic and Land use Implications of the Proposed Pulp –Paper Industry in the Chintheche Area, BSoc Sc Dissertation, Chancellor College, mimeo

World cities: *or global cities, cities that are quite large, centres of innovation and have a lot of multinational corporations' headquarters and thus, due to globalisation and its impacts, have influence over the whole world in terms of business, tourism, education, technology etc. Examples include Tokyo, London, Paris, New York, Frankfurt, Moscow, Taipei, Brussels etc.*

X

Xenophobia: *unreasonable fear and dislike of strange or foreign people*⁷¹³ (see tribalism, regionalism).

⁷¹³ For example, in the sites and services (THA) project of South Lunzu in Blantyre, implementation problems arose as indigenous people were unhappy with the allocation of plots to people from areas other than original south Lunzu and they made several protests to Blantyre City Assembly. Elsewhere, the inherent hatred between Israelis and Arabs whites and blacks that goes to the extent of refusal to share seats in buses or trains are other examples.

Y

Yard: *small plot of open land attached to a building, partly or completely enclosed in some cases by the building itself; enclosed plot of open land set aside for a particular activity e.g. ship yard, railway yard.*⁷¹⁴

Yardangs: *bands of hard and soft rock that lie parallel to the prevailing winds in a desert region formed due to wind abrasion. The belt of hard rock stand up to 15m high in the process forming a landscape of ridges and troughs*⁷¹⁵

Young fold mountains: *recently formed mountains whose surface has not yet been smoothed by agents of erosion*

Young population: *a population with most of its people mainly young, with median age of less than 20 years or less than 5% of the people aged 65 and over (see old population)*⁷¹⁶

Younging population: *a population in which the proportion of young people is rising (see ageing population)*

⁷¹⁴ Clark 1987 *op cit*.

⁷¹⁵ Burnett, R. B (1973:68) *op cit*

⁷¹⁶ Shryock and Siegel, 1976: 132 *op cit*. Malawi with over 40% of its population aged below 15 years is an example of a young population

Z

Zero based budgeting: *method of budgeting applicable to service costs in an organisation whereby all tasks are re-evaluated each time a budget is set. This requires the budgeting of each department or cost centre from zero activity that is in contrast to incremental budgeting where only changes from previous activity levels are considered. The aim is to isolate obsolete activities, make it easy for management to make decisions on the level of resources needed and to make priorities (see strategic planning)*

Zero population growth: *state in which the birth rate, including immigration, equals the death rate, including emigration, so that the population of an area is no longer increasing*⁷¹⁷ (see also stable population)

Zone of aeration: *the sub-surface zone in which water does not fully saturate pore spaces of the soil lying below soil moisture belt and above zone of saturation (see ground water). Moisture is held in this zone by capillary force in tiny films adhering to soil particles. The zone may be missing if ground water is close to the surface in low-lying areas or deep in hilly areas (see water table, capillary action)*

Zone of assimilation (and discard): *related concepts indicating the movement of city centre growth and decline. City centres tend to grow outwards systematically, thus the zone of new growth becomes the zone of assimilation and the zone relatively in decline is called the zone of discard*⁷¹⁸

Zone of indifference: *in central place theory, the area between the hinterlands of competing centres within which no one centre exerts a dominant influence (see central place theory)*

Zone: *an area within an urban area designated for a specific use according to the urban structure plan (see urban structure plan)*

Zoning control: *specifying and ensuring the location of residential and other land uses according to the urban structure plan*

Zoning: *segregating urban land into use zones for purposes of promoting a sound environment, reducing conflicts between various developments and ensuring aesthetic beauty in urban space*⁷¹⁹ and thus a means to maintain property values, both public and private⁷²⁰ (see urban structure plan).

⁷¹⁷ Miller, G.T (1996: 225). *Population increases if births and immigration exceed deaths and emigration; when the reverse happens population declines. If these balance out (there is no growth), then populations size remains stable*

⁷¹⁸ Clark, 1987 op cit

⁷¹⁹ This is the main technique of plan implementation derived from police powers used first to isolate public dangers (e.g. gun powder mills) from population, isolate nuisance and later use zones. In USA this idea came in 1920s and was upheld by Supreme Court in 1926. Use regulations are applied in terms of exclusive zoning for residential, agriculture, industrial etc uses or there may be a mixed zone. However, it has its own pitfalls. 'All too often it only reinforces the status quo which generally means the worst kind of unrestricted enterprise and random land development. Thus zoning becomes a mere justification for existing land uses. Meanwhile, vested interests seek to have the zoning laws changed wherever it would be profitable for them to do so...No doubt zoning will continue to be the chief tool at the disposal of planners, but it has little long-term effectiveness if applied piecemeal on local basis.' (Greenwood and Edwards, 1973:417 op cit)

⁷²⁰ Revision of the 1947 British Town and Country Planning Act in 1968 and 1971 introduced a new system of urban planning. Local planning authorities were required to prepare structure and local plans. After carrying out a survey of its entire urban area (administrative area), the local authority prepares a structure plan (which is regularly or constantly revised). The plan formulates the local planning authority's policy and general proposals in respect of development and other uses of land in its area, including improvements to physical environment and management of traffic. The plan also relates its proposals to plans in neighbouring areas (Richmond, 1985:33 op cit). This type of planning was adopted in Malawi in 1991 after the passing of the Town and Country Planning Act (1988). Whereas in Malawi we started implementing a decentralised planning system copies from the 1968 British System, by 2003 the British were again revising their planning approach towards more centralised practices! Read also Miller, 1996:266-267 op cit.

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Mr Manda is a chartered physical planner. He worked in Physical Planning Department between 1993 and 2002 where he rose to become principal planner before resigning to join the Secondary Centres Development Programme. He holds a Master of Science Degree in Urban Development Planning from the University of London. He also has postgraduate diplomas in housing and urban development from Netherlands Institute for Housing and Urban Development Studies and in Population and Sustainable Development from the University of Botswana. He graduated from the Malawi University with a Bachelor of Social Sciences degree in Geography and Demography.

He is author of **The State and the Labour Movement in Malawi**, Dudu Nsomba, 2000 and contributor of the 'Malawi' chapter in **The International Manual of Planning Practice**, Isocarp, 2001. He is presently finalising two other works: **The Planner and the Politician in Malawi**; and **Malawi Trade Unionism, May 1992- May 2004**.

The Glossary of Urban Planning Concepts in Malawi is about urban / physical planning but also includes concepts in related fields of surveying, architecture, engineering, valuation, estate management, environment and geography in general. One cannot adequately discuss physical planning without reference to these fields not just because of their close relationship but also because planning is a young profession that emerged only in the 1900s. Prior to that surveyors, architects and engineers did 'town' planning and indeed at one-point health officers took centre stage in town planning to promote public health, rather than to also promote, as we now do, equity, environment, order and beauty.

These concepts are explained to reduce the conceptual confusions both in the planning and other fields. For example, a commentary in one government document meant to review the Ministry of Lands, Physical Planning and Surveys, noted that 'the review team failed to understand the difference between an urban centre and a planning area.' In a consultancy report on urban environmental management for Salima Town, a statement is made to the effect that 'medium density areas include traditional housing areas.' One daily newspaper once quoted Mayor for Blantyre City as complaining of the magnitude of slums and a picture of Mbayani squatter area was displayed on top of the story. Such confusions are more serious among members of the general public who see a bus station as synonymous to a bus depot.

The concepts are supported by detailed and well-referenced footnotes, which give the user the opportunity to read wider. The Glossary is a bible for planning experts and officers in town, city and district assemblies, for students of geography and demography and for journalists interested in urban planning issues. Members of district assemblies who are called upon to participate in the decision making and planning processes of their local government areas will particularly find the Glossary helpful. To this effect, the Glossary is a contribution to the democratisation of the planning processes in line with the Malawi devolution initiatives

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ALMA Consultancy, P.O. Box 77, Chintcheche. P.O. Box 876, Mzuzu, Malawi. Tel 00 265 01357358; 08867752; 09307750

Mtafu Almiton Zeleza Manda