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Urban Plan and Land Use Management Practices in Selected Towns of Oromia National Regional State, Ethiopia

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Abstract

Rapid urbanization has resulted in more than half of the global population residing in urban areas, with this number projected to reach six billion by 2041. Consequently, sustainable land resource management and equitable access to resources are essential, particularly in developing regions like Oromia, Ethiopia. This study aimed to examine urban planning practices, land use management, and related challenges. A mixed research approach was employed, utilizing both primary and secondary data. Information was collected from 245 households in selected cities through questionnaires, interviews, and field observations. Data analysis was conducted using SPSS 21, applying logistic regression and descriptive statistics. The findings reveal high rates of non-participation (among the general public, communities, and experts), a knowledge gap regarding urban planning, frequent land use violations—particularly involving land designated for institutional purposes—shortages of skilled manpower and financial resources, limited support from local governments, inconsistencies in monitoring and control systems, poor management, and ineffective working procedures. To address these challenges, the study recommends (1) enhancing community engagement and public awareness in the urban planning process, (2) addressing informal settlements and land use violations, (3) promoting expert participation, knowledge-sharing, and improvements in urban planning, and (4) implementing regular monitoring and evaluation.

*Key words**: Urbanization, Participation, Community, Informal Settlements***

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1. Background of the study

In 2019, the United Nations estimated that more than half of the world's population, approximately 4.2 billion people, lived in urban areas, with this number expected to increase to six billion by 2041. Similarly, the UN Department of Economic and Social Affairs projected in 2018 that 68% of the global population would be urbanized by 2050. However, urbanization levels vary across regions. For instance, Northern America (82%), Latin America and the Caribbean (81%), Europe (74%), and Oceania (68%) are highly urbanized, while Asia is estimated to have around 50% of its population living in urban areas. In contrast, Africa remains the least urbanized region, with only 43% of its population residing in cities.

As whole over the last 20 years, many urban areas have experienced dramatic growth; because of rapid population growth. Cities an increasingly play dominant role in the global economy as centers of both production and consumption. Rapid urban growth throughout the developing world is seriously outstripping the capacity of most cities to provide adequate services for their citizens (Cohen, 2006).). Such uncontrolled urban growth certainly makes the cities of many developing countries to provide large (bulk) service, public investment, fiscal policy, and political representation (Freire, 2006) . Lack of infrastructure, public facilities, and services and often accompanied by lack of both public transport and adequate access roads.

Ethiopia has experienced the fastest urbanization as compared to other African countries. Until 1985 rate of growth was more or less the same like African nation .In last two decades, however existence of rural based policy, least urbanized country, growth rate was very faster in Ethiopia (4. 3%), Identified contributors of these process could be mentioned as rapid natural population rate of growth and migration from rural to urban areas due to poverty. These accumulated populations in urban areas will needs, basic service, which cities expects to fulfill.

To Address these mass, planning necessary are needed. Planning estimating and forecasting actual resource size required for the upcoming period. It usually serves as cities' or towns' regulatory system which guide to administer and manage, access, and utilize of these resources.

However in a country, where absence strong social, economic, and technological capacity and ability to manage, acquire sufficient resource and establish strong information system are found, urban plan development, implementation has a significant impacted(on land use.) Furthermore, land speculating, illegal settlement, squatting and misuse of natural resources widely prevailed.

Failure to appropriately, implement and regulate urban plan could have resulted low economic growth. In adequate participation of stakeholders in urban issues decreases the sense of belongingness, support, and concern for the planning. This reality is not different if not worse in Oromia

Hence, the study is aimed to investigate urban planning implementation and land use management practices, and investigate challenges appeared in the process of planning, implementation and land use in selected urban centers of the Oromia regional state, by envisaging all-inclusive urban planning, and decent socio-economic growth for the town as well as the whole region by mitigating challenge or driving out the alternative mechanisms.

2. Literature review

Urban Planning practice

Urban planning and implementation are important in a bid to ensure urban centres are adequately planned. Sustainability of

urbanization requires planned development of urban centres, competent institutional frameworks in place and proactive management strategies. This will tackle issues such as slum formation, rising cost of housing, flooding, overcrowding and congestion as well as aesthetics that have environmental implications.

Land Use Planning

Land use planning is a term used for a branch of public policy used to order and regulate land in an efficient and ethical way. The Canadian Institute of Planners (2011) define land use planning as the scientific, aesthetic and orderly disposition of land resource, facilities and services with the view to securing the physical, economic and social efficiency, health and wellbeing of urban and rural communities.

The land use plan reflects an analysis of urban activity systems and a careful studied estimate of future requirements for expansion and renewal, showing how development in the urban area should proceed in the future to ensure the best possible physical environment for urban living, the most economic use of the land and proper balance in use from a cost revenue point of view (Chapin, 1972; as cited in Aribigbola, (2013).

Urban Land Management

Land management is the process by which the resources of the land are put to good use. . Land management encompasses all activities associated with the management of land and natural resources that were required to achieve sustainable development. Land administration systems are institutional frameworks complicated by tasks they must perform in national cultural, political, and judicial settings and by technology Enemark, 2005, in UN-EeE, (1996)

. Similarly, GL TN (2008) argued that land management is the issue of putting land resources into efficient use, whether through mining, producing food, shelter, and other products, or preserving valuable resources for environmental or cultural reasons. Land administration is the governmental responsibility that provides security of tenure and information about tenure issues for property markets and governmental and private business activities

3. Research methods and Methodology

Descriptions of research materials and methods, data sources, collection methods, sampling design, methods of data analysis, and variables definitions are presented.

Materials

The Structural plans of respective cities i.e. Adama, Holeta, Waliso and Asela were acquired to check compliance between ground realities and structural plans the ground coordinate is taken by GPS to confirm ground truth.

Research Methods

The study employed mixed research method. This involved philosophical assumptions and the use of qualitative and quantitative approach. These methods are preferred to supplement the findings of one method with the other, and/or to counter balance weaknesses in each of the methods. In this regard, the quantitative aspect of the study was mainly used to look at factors affecting urban planning and land management by identifying the determinant variables from empirical and theoretical kinds of literature.

Data Types, Sources, and Collection Methods

In this study, both secondary and primary data have been utilized. Secondary data sources include a critical review of relevant peer-reviewed journals, books, conference proceedings, academic theses and dissertations, and reports from respective administrative layers in the study areas, different offices and individuals have been contacted to secure additional information.

Primary data have been collected using survey questionnaire, FGDs, key informant interviews, and personal observations. The FGDs helped a lot in re-designing prepared structured questionnaire, and for data triangulation in the analysis. Structured and semi-structured questionnaires have been used to collect data from sample households.

Instrument of Data Collection

Questionnaires have been applied for collecting survey information. 384 questionnaires have been prepared, distributed among the sample selected. For qualitative data interview FGD have been used to capturing information from official and respective body.

Target population

Target Population for this study was households residing in *Adama, Waliso, Holota and Asela* Oromia, Ethiopia. Of which 384 samples have drawn randomly.

Sample Design and Sampling Techniques

The study employed a combination of non-probability and probability sampling techniques First stage, the target sub-cities have selected from the study areas. In the second stage, the sample kebeles have also selected from the target kebeles randomly. Finally, representative sample households selected using Probability Proportional to Size (PPS) randomly. The samples size determined using Cochran's sample formula in each of the study areas:

Thus, the sample size determined as $n = \frac{z^2 * p(1-p)}{d^2} = \frac{1.96^2 * 0.5(1-0.5)}{0.05^2} \approx 384$.

Where "n" is the required sample size; Z is the confidence level (t-value of 1.96); p is the estimated proportion of an attribute that was present in the population, q is 1-p, and e is the margin of error (the desired level of precision). Considering a 95% confidence level, a margin of error to be 5%, and assuming that 50% of the local households at least know about urban planning and land use management in their areas, we estimated the sample size for each study area to be 384 households.

Methods of Data Analysis

Qualitative data analysed using thematic data analysis. The quantitative data analysed by descriptive statistics such as percentages, frequencies, mean, and standard deviations. In addition, inferential statistics, and econometric models used to see the association between different variables with urban planning and land use management

Model Specification

Following Maddala (1983), Aldrich and Nelson (1984), Green (1991), and Gujarati (1995) the logistic distribution for the decision of urban plan implementation.

$$P_i = \frac{1}{(1+e^{-Z_i})}$$, Equation…… 1

Where, P_i is a probability of urban plan implementation?

e- Represents the base of natural logarithms

Z_i - is the function of a vector of n explanatory variables which is expressed as

$$Z_i = P_o + \sum_{i=1}^{m} p_i x_i + u_i$$

Z - is an underlying and unobserved stimulus index for the i^{th} farmer

i- are observations on variables for the determinants model

P_o- is the constant term

p_i- are the unknown parameters to be estimated

u_i- the disturbance term

m- The number of explanatory variables identified for the study

If p_i is the probability of actively participating in urban plan implementation their 1-p_i represents the probability of not being actively in plan implementation and is expressed as

$$1 - p_i = 1 - \frac{1}{(1+e^{-Z_i})} = \frac{e^{-Z_i}}{(1+e^{-Z_i})} = \frac{1}{(1+e^{-Z_i})} \quad \text{Equation}\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots 2$$

Then, the odd ratio of the equation 1 and 2 is expressed as

$$\frac{P_i}{1-p_i} = \frac{1+e^{z_i}}{(1+e^{-Z_i})} = e^{z_i} \quad \text{Equation}\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots 3$$

Equation 3, $\frac{P_i}{1-p_i}$ defines the probability of actively participating in urban plan implementation to non1-Pi not participating. Finally, the logit model is expressed as follows by taking the natural logarithms of the odd ratio

$$L_i = \ln\left[\frac{P_i}{1-p_i}\right] = \ln\ e^{p_o} \sum p_i x_i\ = Z_i = \ p_o + \sum_{i=1} p_i x_i \text{ Equation}\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots 4$$

Where li= log of the odds ratio in favor of actively participating in cluster farming, which is not only linear in xi but also linear in the parameters.

Thus, if the stochastic disturbance term (ui) is introduced the logistics model becomes

$$Z_i = P_o + p_1 xu + B_2 X_2 + \cdots + B_n x_i + u_i \quad \text{Equation}\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots\ldots 5$$

Testing for Multi-colinearity

Before the estimation of the logistics model, multicollinearity diagnosis among the independent variables should be undergone to unravel the net effect of each variable on the fitted model. This is because multi-collinearity is essentially a sample phenomenon in the sense that even if the X variables are not linearly related in the population, they may be so related in the particular sample at hand (Gujarati, 1995). For this study, the Variance Inflation Factor (VIF) used to identify the collinear continuous explanatory variables, which is given, by the formula as shown below.

VIF = $(1\text{-}R_j^2)^-$

Where R_j^2 was the R^2 value that was found when the J^{th} continuous explanatory variable was regressed on the remaining continuous explanatory variables (Gujarati, 1995). This was done for each continuous variable included in the model. And since the VIF is the term in the computation of the variance of each partial regression coefficient, as a rule of thumb, if the VIF of a variable exceeds 10, that variable is said to be highly collinear. Likewise to identify the co-linearity among the qualitative explanatory variables contingency coefficients were computed using the formula shown below

$$\mathbf{C}=\sqrt{\frac{x^2}{n+x^2}}$$

Where, C= coefficient of contingency, $\chi 2$ = a Chi-square random variable, and n = total sample size.

4. Data Analyses

4.1. Urban Planning and implementation and Land Use Management Practices:

Urban planning and implementation demand all stake holders, benefited from urban plan directly or indirectly. Participation is demanded for the reason; urban plan is the common instrument to manage social, economic and environmental space. Urban plan is developed to manage ecosystem of cities. hence views and interest of community should found or incorporated in urban and planning process. Reflection of Community views in plan development and implementation process at different level or stage of development is important in managing and implementation of prepared plan. This is a crucial stage of planning since necessary and important socio-economic data and information would be generated by expert to develop plan. Important information about economic, social would come up from society. Planning process missing that information may only focus on the expert views and secondary information. The second phase of planning development process is integrated sketched drafted plan to community at large.

The phase gives opportunity to society to look into for what include and what remain and also provide experts as proof for ideas. Drafted Plan were displayed to community for verification and if any idea needed to be incorporate before finalize the plan, The third stage is the presentation of final plan to community before has got approved by concerned body for implementation. Once approved it served an instrument to guiding, manage the whole social economic and social environment of urban area.

After it has got approval urban resident obliged and respect the final plan. However study result shows only 46% of communities have participated at pre plan development stage while 50 % of community at awareness and 15% at plan disclose or inauguration of finally plan ready for implementations. This shows community were not participate in plan at all phase of urban plan preparation. Similarly views coming from expert has also support the views of general community on participation level of societies. For instance of sampled expert not participated at pre-preparation, awareness and disclose stage in Adama 68.2%, 77.3% and 81.8%. Similarly Asela 61.9,% 71.4% and 66.7% , Holota 71.4% ,76.2% and 90.5% and Waliso 66.7,% 62.5% and 50% respectively.

4.2. Advantage of community participation in urban planning and implementation

Allowing optimum participation of urban community in urban planning and implementation helps to inform plan to comprise necessary social, economic, environmental historical resource of urban area. On other side it is the stage at which aware community what is going in relation to urban plans so as to provide their own support. Hence community should aware and understand why for their participation and commitment needed. In the study urban plan and implementation practice result found shows 96% of participant believed that community participation in urban plan development and implementations process has two advantages. As indicted by majority of respondent (36%); urban plan incorporate views and interest of residents that would help to enjoy comprehensive, urban plan output. Short fall of non-participation of community would result weak sense of belongingness and negligent to provided support (38%).

For the question posed to identify why community participation were low in plan preparation and implementations process while the community having understanding and knowledgeable to participate in plan concern was as majority of respondent indicates absence of common binding regulation (38.5%), less integration and cooperation among different institution ((19.9%) and absence of common plan among stakeholder or provider (41.7%).were some of the obstacles mentioned

to allow optimum size of community to participate in plan?

4.3. Performance urban plan implementation

Urban plan is expected to implement fully as already designed ways within given period. Often time prepared urban plan is not implemented in similar level for instance surveyed result (4.8%), in Adam (4.8%)in Asela (5%)in Holota and (0%)in Waliso reveal plan were success fully implemented. While (76.2%), Adam (66.7 %) Assela (50 %) Holote and (65.2%) Waliso revealed plan was implemented partially. Similarly 14.3% of Adama, 23.8 % of Asela 25% of Holota 34.8% of Waliso shown plans were improperly implemented. Hence prepared urban plan is implemented partially. Lack of successful implantation of plan would result wastage or improper utilization of urban resource and will create deformed city.

4.4. Urban plan violation

In study of urban plan and implementation practice were surveyed whether plan violation exist or not in their respect domicile city Adama, holota, Assela and Waliso. 90.5% Adama ,81%of Asela ,90% of Holota, 86.4 %of Waliso of respondent confirm that there were plan violation while only a few sound from Adama , Asela, Holata and Waliso , 4.8% , 19%, 10% and 9.1% respectively assure that no plan violation in the city. However, in general view there were plan violations in towns. To this end as indicated by respondent, cities, as a solution were responded to plan violation through regularizing (79%) and demolishing (16%) the informal settlement. These both remedial actions would not save resource from wastage rather it seems to encourage illegal act. As majority of respondent from sampled cities Adama, 90.9 %, Asela 90.5%, Holeta 61.9% and Weliso 83.3% shown plan allocated institutional land by was the most vulnerable area where illegal settlement or plan violated act were outnumbered.

4.5. Existence guidance and regulation of plan implementation

Presence of guidance and regulation of urban plan help to control, regulate and manage urban plan implementation. Hence surveyed cities for existence guiding regulation of urban plan 66.7%Adama 65% Asela 80% Holota 47.6% except woliso of revealed that urban center has equipped with urban plan guidance and regulation which enable them to monitor, regulate control and plans. Prepared plan must be easy to implement. If degree of complexity is increased it is difficult to manage to implementations however on the ground for instance while 57.1% of Adam 52.4% of Asela 81% of Holota 50%of Waliso respondent were revealed developed urban plan was not easily implemented.

Conformity of proposed and actual land use

Sometime conformity test for proposed and actual land plan use is performed to check for what on the paper should be on the actual ground. Evaluations of confirmed is approved through technical skill. It is easy to regulate and avoid miss representation of utilization of resource. Accordingly, 66.7% Adama 81% Asella 81% Holota 83.3% respondent confirm that. Proposed and actual land use plan were not confirmed. (See also figure1 below).

Figure1:Holota town proposed Stadium area occupied by informal settlers

4.6.Violence of the urban Plan

Towns and cities impose controls monitor and regulate city's plan to avoid plan violation However sometime violation of plan is observed. Plan violation arise due to however from deliberate violation or unable to regulate and existence of non-belongingness. But in general plan implementation and regulation expect to be free from violation. (See figure2 below).

Figure 2: Woliso town proposed open space on the strategic plan is being occupied

4.7. Major constrain urban plan and implementation

4.7.1. Technical skill

Technical skill is the practical ability to converted idea in to practice. It comprising knowledge of understand proposed urban plan and ability to transform, proposed urban plan

into actual land use on the ground. Result confirms technical skill helps to understand and implement proposed plan were a major challenge during the implementation of proposed urban plan. For instance (45%, 23%, 76 %, and 41% of Adama, Asela Holeta and Waliso respectively,) except respondent from Asella, other center confirms technical skills were major challenge in implementation of proposed plan except Holota.

4.7.2. Technical material

Different technical material will be employed during implementation of urban plan. Technical material boosts efficiency of plan implementation. Efficiency comes after the accuracy, and precision was presented to confirm the presence of technical material used during the process of implementations of urban plan. Hence, 54 % response obtained from Adam .Asela Holota and Waliso reveals material or technical equipment were the major challenge for implementation of urban plan where as 45 % respondent material or technical equipment were not major challenge in implementation of plan. Thus it is possible to deduce that material or technical equipment were the major challenge in implementation in urban center. In comparison, except Holota town, technical equipment was a major challenge in Adama 54% Holota 71%and Woliso. 62%.

4.7.3. Human powers (staff)

Human powers (staff) are important factor implementation urban plan in quantity and quality participant were surveyed on the existence of human power in quantity and quality. Existence of effective human staff in quantity and quality enable to introduce effective plan implantation .Where no enough human resource efficiency of plan implementation will equivalently deteriorated. Accordingly surveyed result of 52% of participant revealed that human power (staff) were the major challenge of urban implementation process while only 47% explained human power staff were not major challenge of plan implementation. in comparison in Adama (63%) and Holata (57 %) human power are the major challenge while participant of Waliso 50% and Asela 61% shown human power was not major challenge of city.

In sum even though the degree of challenge is varied, human power would be the major challenge for urban plan implement Since without having right number quantity and quality plan would not controlled, monitored ,implemented in effective. If not only the case human power could affect the quality of implementation.

4.7.4. Leader play

Leader play crucial role in implementing urban planning implementing and guiding and motivating other to discharge responsibility where ineffective and incapacitated leader and administration actively may not run well. And the expected result would not achieve. Existence of Active and knowledgeable Administrative is importation. Regarding to this, expert from cities Adama ,Asela ,Holota and Waliso were surveyed 54 % of survey result shown Administrative (political) were the major obstacle for plan implementation while 46 % participant revealed that Administrative were not therefore a major obstacle to implement urban plan. In comparison, 86% in Adama52% in Holota revealed that administrative was the major obstacle for plan implementation. While Asela 61% and Waliso 60% seen as a major challenge in implementing plan (table 9) In general it is possible to deduce that Administrative is the major obstacle by passing decision that violate the plan regulation to meet urgent demand for land resource in the name of not to miss opportunity of investment.

4.7.5. Illegal settlement

Illegal settlement is common phenomenon in Oromia towns it is impose crucial challenge for town, if town unable to controls and regulate it easily invade the resource. Bring back effective utilization of resource. Resource would be embezzled, it impose challenge to distribute infrastructures for community. Like recreation area road and some other .hence findings analysis shows 74% of response coming from the study area explained there were illegal settlement in their town. (See, also figure below)

Figure 3: Adama residential proposed area occupied by informal settlers

4.8. Monitoring and evaluation of urban plan and implementation

Monitoring and evaluation are the most important in planning and implementation. It ensures correctly implementing and developing city plan. Sustained application and implementation process is needed. It leaves room for correction. And continues improvement could be made through this application. However ineffective application of monitoring and valuation would lead to less outcome or total distortion of the outcome, cost of implementation would increase over time. Monitoring and evaluation system installed in plan implementation practice in their respective town were surveyed. Hence 52.9 % of participant confirms that no monitoring and evaluation system were installed during process of plan implementations process. While 47.1% responded monitoring and evaluation systems were installed during process of plan implementation practice.

However, establishing of monitoring and evaluation system in plan implementation practice various among the cities. One could install well, while other not. for instance 50.0% of participant in Adama, 66.7% in Asela and 52.2% in Waliso revealed ; monitoring evaluation system established implementation practice of urban plan while Holota 81% of participant stated that there were not installed monitoring and evaluation. System except small discrepancy almost in all cities monitoring and evaluation system in the process of plan implementation practices were installed.

4.9. Urban plan and buffer zone land development

4.9.1. buffer zone land development

Buffer zone is a pieces of area of land remained at left and right side of river with radius of 50 Meters, it also involves land at hill side. This land only allocated for green space it is not allocated for any other purpose. Hence it usually considered as land of lung of urban area since different variety of plan type. Thus it

should design as public space. Hence urban administration has obligation and right to develop. The survey study runs in four cities Adama, Asela Holota and Waliso. 55 % of participant of survey reveal that buffer zone were developed as proposed plan while 45% of participant indicated buffer zone were not developed as proposed by plan. the extent of buffer zone were varies among city according to survey result for instance in Adam 86 % ,in Asela 60% and Waliso 66.7 % of participate said buffer zone were developed as per proposed urban plan. While in Holota city 61.9 % explained buffer zone was not developed as proposed by urban plan. (see figure 4)

Figure 4 .Asela proposed buffer area occupied by informal settlers.

4.9.2. Unprotected hillsides land in town

Like buffer zone hill side land is protected by plan as for further developing greenery. Since land is situated on at hill side is inconvenient to erect building. Cover this land with frost help to protect erosion land slide and also important for recreation. Hence hill side in around urban area should be planned developed and regulated as buffer zone or protected land. Of participate surveyed (50%) confirm hills side were developed as proposed in plan while also 50 % of respondent indicate this land was not developed as propose by plan. (The situation divide the respondent equal which mean proposed hills side land is varied in it protection and development.

5. Regression Analysis Result

Binary logistics model was selected to analyze the determinants of urban plan implementation and land use management in the towns. Before fitting the model, it was important to check existence of multi-collinearity problem among explanatory variables. Variance inflated factors (VIF) was used to test existences of multi collinearity problem among variables. The higher the inter correlation of predictor variables, the Tolerance estimate approach to 0 (zero); when the inter correlation gets lower, the estimate approach to 1 (one). VIF is the reciprocal of Tolerance (1/ 1- R2). In this study using VIF test since the mean of variance inflation factor is below ten which is 8.01 there no Multi collienarity problem in the model.

In this study regression analysis, binary logistics was used to test the effect of skilled man power, adequate financial resource, transparency, accountability and political will on urban plan implementation of the town. The regression analysis indicates that the independent variables have strong relationship at (R = 0.7845) with the

dependent variable (plan implementation). This means that 78.45% of the variance of dependent variable (structure plan implementation) was explained by the variation in the independent variables identified in the model. The results of the regression model revealed that 4 of the variables such as skilled manpower, financial resource, monitoring and controlling and land data management have statistically significant effect on urban plan implementation (table14). The other variable corruption is not significantly affecting plan implementation.

Urban plan implementation Regression Result

Table 1

Covariates	Estimate	Std.Error	Wald	df	Sig.	95% Confidence Interval	
						L/ Bound	U/Bound
Skilled manpower($x_{1)}$	1.787	.743	5.781	1	.016	.330	3.244
Land data management($x_{2)}$	2.056	.697	8.714	1	.003	.691	3.422
Financial resource($X_{3)}$	1.661	.673	6.088	1	.014	.342	2.980
Monitoring &controlling level	1.173	.659	3.165	1	.075	-.119	2.465
Corruption ($X_{5)}$	-.672	.455	2.188	1	.139	-1.563	.219
Content	2.304	.514	20.113	1	.000	-.950	1.259

Number of obs = 305

Wald chi^2 (11) = 214.05

Prob > chi^2 = 0.0000

Log pseudo likelihood =-167.1102

Pseudo R^2 = 0.7845

6. Conclusion

this article examine the urban planning and land use management practice in Oromia regional based on the process of urban planning and managing land use , consultation of resident at any process of plan phase, implementation availability of required resource facilitating planning implementation, . Information was surveyed using questionnaire. Key interview and FGD and field observation from sampled households and secondary data also referred from document. Data were analyzed using binary logistics model and description.

From empirical analysis important finding have been identified. Result of descriptive shows weak community participation at pre preparation, awareness, and disclosed phase in provide historical environment cultural and economically and social context of urban and share knowledge of draft and completed plan. Wide spread of illegal settlement, violation of urban plan, less integrated monitoring and controlling land use. , regulations of illegal settlement, partial implementation of plan or uneasily implementation land use of plan, inconformity of proposed plan with actual, Mal management practice, shortage of technical and skilled human power , unclear plan Maps information or land categories , shortage of

financed budget of preparation and shortage of Technical material .

Similarly result of model regression shows Human power, finance, controlling and monitoring data management are statistically significant effect on the urban plan implementation.

7. Recommendation

Based on the above stated conclusions and findings of the study, the following recommendations are forwarded.

7.1. Community engagement and public awareness in urban planning:

- Engage communities in the urban planning process more actively from the beginning to capture their views and interests, leading to better outcomes and local support.
- Increase the level of participation during the awareness stage to ensure that the plans are well-received and endorsed by residents. This participation will help prevent violations and other adverse effects resulting from low awareness.
- Conduct more extensive awareness creation initiatives to inform residents about urban planning and its importance. Encourage them to participate in the implementation process to ensure the success of the urban plans.
- Ensure that urban planning is inclusive and accommodates the needs and concerns of all residents, avoiding the marginalization of specific groups.
- Increase public awareness and community engagement in urban planning and implementation by enhancing communication channels like public presentations, public media, and neighborhood interactions.

7.2. Addressing informal settlements and land use violations:

- Strengthen efforts in addressing informal settlements in towns/cities by devising more effective control mechanisms, monitoring systems, and policies that discourage informal or illegal developments.
- Encourage a more transparent and equitable systems for land charges or rents that allow people to better understand the costs and requirements associated with land use.
- Collaborate with local communities, stakeholders, and government agencies to ensure proper implementation of plans while addressing concerns and feedback from the public.
- Strengthen enforcement of urban plan regulations to curb land use allocation violations in urban centers.
- Educate stakeholders on the importance of adhering to urban plans and land use allocation guidelines to ensure efficient and sustainable use of resources in urban centers.

7.3. Participation, knowledge-sharing, and urban planning improvement:

- Encourage and support expert participation in urban plan preparation, especially in cities with lower participation rates, such as Adama and Holeta. This may involve providing resources, training, or incentives for experts to engage in the planning process.
- Investigate the reasons behind the differences in expert participation rates among the four cities to better understand what factors influence expert engagement in urban plan preparation. This could include examining the planning processes, institutional arrangements, or other context-specific factors.
- Promote collaboration and knowledge-sharing among experts, policymakers, and stakeholders across the four cities to

enhance urban planning practices and outcomes. This may involve creating a platform for dialogue or holding conferences and workshops to share good practices, lessons learned, and innovative approaches.

- Ensure that expert input is considered and incorporated throughout all stages of urban plan preparation, including the pre-preparation stage, the urban plan awareness stage, and the disclose stage. This may require clearer lines of communication, feedback mechanisms, or the development of guidelines and protocols to guide the integration of expert advice.
- Improve urban planning processes to develop easily implementable plans that will guide the sustainable growth and development of these cities
- Encourage collaboration and shared learning between the four cities, as well as other urban centers, to develop and implement effective strategies and best practices in urban planning and land use allocation.

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