ADDIS ABABA UNIVERSITY

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CHALLENGES OF URBAN PLAN IMPLEMENTATION IN SEBETA TOWN, OROMIA REGION

BY

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AUGUST 2024

ADDIS ABABA, ETHIOPIA

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URBAN LAND ADMINSTRATION AND MANAGEMENT

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A THESIS SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE DEGREE OF MASTER OF ARTS IN URBAN LAND ADMINSTRATION AND MANAGEMENT

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AUGUST, 2024

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Declaration

I, Solomon Wadajo Duguma with Registration number **GSR/4949/12**, confirm that all the materials cited in this thesis are my own original work and have not been submitted to any other university. I have duly acknowledged all sources used in the thesis.

Declared by	**Confirmed by Advisor**
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Certification

Solomon Wadajo Duguma's thesis, titled "*Challenges of Urban Plan Implementations in Sebeta Town, Oromia Region, Ethiopia*," meets the necessary criteria by following university guidelines and meeting the expected levels of originality and quality. The thesis was presented as a component of the master's degree program in urban development and management.

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Acknowledgement

Throughout the research project, Dr. Belew Dagnew, my advisor, offered invaluable guidance and essential ideas. I am grateful for his support and unwavering attentiveness. My employer, the Oromia Urban Planning Institute, provided me with the opportunity to advance my education. I am also thankful to Ato Kedir Adem, Ato Abel Gezehagn, and Melles Firdisa for their advice, support, and assistance with editing and processing the Sebeta town map. Lastly, I am grateful to my brother Yasin Wadajo and wife W/ro Tujube Kumera for their constant inspiration and help throughout my study.

Sincerely,

Solomon Wadajo

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List of Abbreviations

ADLI:	Agriculture Development Led Industrialization
BPR:	Business processing re-engineering
BWUDO:	Bureau of Works and Urban Development of Oromia
CSA:	Central Statistical Authority
FGDs:	Focus Group Discussions
FUPCO:	Federal Urban planning coordinating office
FUPI:	Federal Urban Planning Institute
GC:	Gregorian calendar
GIS:	Geographic Information System
GPS:	Global Position System
KII:	Key informant interview
LDP:	Local Development Plan
LEPO:	Land and environmental protection office
MWUD:	Ministry of Works and Urban Development
NUPI:	National Urban Planning Institute
ORAAMP:	Office of the Revision of Addis Ababa Master Plan
OUPI:	Oromia Urban Planning Institute
RGC:	Rural Gross Center
RUPI:	Regional Urban Planning Institute
SPSS:	Statistical Package for Social Science

Abstracts

This study explores the challenges in implementing the urban structure plan of Sebeta town, Oromia Region, between 2007 and 2017. A total of 254 respondents participated in the research, whichadopts a quantitative approach, utilizing surveys and secondary data to assess the key obstacles hindering effective urban plan execution. Findings indicate that the primary challenges include inadequate manpower, insufficient budgetary resources, and weak enforcement of land-use regulations. The lack of skilled personnel within the municipal offices has significantly impacted the town's ability to manage urban growth effectively. Additionally, budget shortages have limited the execution of planned infrastructure projects, while the absence of strong regulatory enforcement has led to illegal settlements and unplanned expansion, particularly due to rapid industrialization in the area. These factors have resulted in urban sprawl, land-use conflicts, and infrastructure strain. To address these issues, the study recommends improving municipal capacity by increasing manpower and securing adequate financial resources. Strengthening regulatory enforcement and enhancing the monitoring and evaluation of urban planning processes are also suggested to align actual urban growth with the intended structure plan. These interventions are essential to promoting more sustainable and organized urban development in Sebeta.

Keywords: Urban planning, Sebeta town, manpower, budgetary constraints, illegal settlements, regulatory enforcement.

CHAPTER ONE

1. INTRODUCTION

1.1. Background of the Study

Urban planning is essential for guiding the growth of towns and cities, ensuring that development meet the needs of their populations. It emerged as a response to rapid urbanization and industrialization, which led to overcrowding, congestion, and environmental pollution. In developing countries, colonial influences led to the widespread adoption of rigid master planning approaches that often failed to address local needs (Benti F., 2012; Desta, 2011).

In Ethiopia, urban planning has evolved from early traditional methods to modern approaches. Initially, cities like Addis Ababa were planned organically, but during the Italian occupation, urban planning was used to segregate populations. Despite efforts to formalize urban planning, such as the establishment of the National Urban Planning Institute (NUPI) in 1987, implementation has been inconsistent due to weak legal frameworks and government support (Habtamu L., 2010).

In Ethiopia, the history of urban planning is marked by both traditional and modern approaches. Traditional urban planning in Ethiopia can be traced back to the establishment of Addis Ababa by Empress Taitu, who initiated an early form of urban settlement planning known as organic planning around the present-day palace (Habtamu L., 2010). However, modern urban planning in Ethiopia began during the Italian occupation, where planning was used as a tool for segregation, delineating separate settlement areas for Italians and indigenouspeople. The shift of Addis Ababa's city center from Piassa to the National Theatre during this period exemplifies the Italians' influence on the city's spatial organization.

Despite the introduction of urban planning practices in the 1960s, Ethiopia's urban planning sector remained underdeveloped and fragmented. The lack of a coherent legal framework and government support hindered the effective implementation of urban plans. It was not until the establishment of the National Urban Planning Institute (NUPI) in 1987, under Proclamation No. 315/1987, that urban planning began to receive formal recognition and institutional support. Subsequent proclamations aimed to strengthen the legal and institutional framework

for urban planning in Ethiopia. However, frequent changes in government and inconsistent policy implementation have continued to impede the effective preparation and execution of urban plans across the country.

The gap between planning and execution in Ethiopia has led to issues such as informal settlements and inefficient land use. These challenges are not unique to Ethiopia. In Lagos, Nigeria, the introduction of geographic information systems (GIS) has helped manage land more effectively (Ogunsanya & Osoba, 2014). In Kampala, Uganda, participatory planning has improved coordination between local authorities and communities, a model that Sebeta could adopt (Mukwaya, 2016). Meanwhile, Johannesburg, South Africa uses phased urban development strategies to allow for flexible adjustments during implementation (Harrison & Todes, 2017). This study focuses on the case of Sebeta, where a 2007 structure plan faced implementation challenges. By examining the root causes, this research aims to offer recommendations for improving urban planning in Sebeta and other similar urban centers in Ethiopia.

1.2. Statement of the Problem

Urban planning is a key development tool that is essential for the structured and sustainable growth of cities. It promotes planned development by allocating land for various functions in an orderly and rational manner, ensuring the efficient use of scarce land resources. The goal of urban planning is to guide the development of cities in a way that optimizes the use of natural resources, particularly land. However, in Ethiopia, the process of urban plan implementation is still in its infancy. Studies by Belachewu (2002), Habtamu (2011), and Desta (2010) consistently point out that while urban plans are developed with positive intentions, they frequently suffer from a lack of proper implementation.

Urban planning plays a crucial role in promoting structured and sustainable urban development, ensuring the efficient use of resources such as land and infrastructure. However, in many developing regions like Ethiopia, urban plan implementation often faces significant challenges, leading to uncoordinated development, land-use conflicts, and unsustainable growth.

In the Oromia region, particularly in Sebeta Town, these challenges are becoming increasingly evident. Despite the creation of urban plans, the translation of these plans into effective

implementation remains problematic. Several key factors hinder the proper execution of urban plans, including:

Institutional Capacity Issues: The municipal offices in Sebeta town lack sufficient manpower and skilled professionals to effectively enforce urban plans. This gap between plan development and actual implementation leads to the failure of urban infrastructure projects, exacerbating inefficiencies in resource management.

Economic Constraints: Limited financial resources within the town's municipality restrict the ability to carry out planned projects, such as infrastructure development, road construction, and public service enhancements. The lack of adequate budgetary support creates delays in implementation, contributing to urban sprawl and unplanned growth.

Weak Enforcement of Regulatory Frameworks: Poor regulatory enforcement leads to unauthorized developments, such as illegal land use and informal settlements. The absence of robust monitoring mechanisms further aggravates this issue, allowing for non-compliance with the planned urban structure.

Rapid Industrialization and Urbanization: The town is experiencing significant pressure from rapid population growth and industrial expansion, which have outpaced the local government's ability to manage land use effectively. This results in land-use conflicts, insufficient infrastructure, and environmental degradation.

As a result of these factors, Sebeta town is struggling with uncoordinated urban growth, which has led to a widening gap between the intended outcomes of urban planning and the reality on the ground. This study aims to explore the effects and impacts of these challenges on the sustainable growth and development of Sebeta, with a focus on identifying practical solutions to improve plan implementation

1.3. Research Questions

1. What are the primary factors that hinder the effective implementation of urban plans in Sebeta town?
2. How do the processes of urban plan preparation and implementation impact the development challenges in Sebeta town?
3. What are the specific effects of inadequate urban plan implementation on land-use efficiency, infrastructure development, and environmental sustainability?

1.4. Objectives of the Study

1.4.1 General Objective

The general objective of this study is to investigate the challenges and factors contributing to the poor implementation of urban plans in Sebeta Town, Oromia region, and to explore their impact on sustainable urban growth, land-use management, and infrastructure development.

1.4.2 Specific Objectives

1. To identify the key factors hindering the implementation of urban plans in Sebeta town.
2. To evaluate the impact of urban plan preparation and implementation on Sebeta's infrastructure and land-use management.
3. To assess the specific effects of inadequate urban plan implementation on Sebeta's environmental sustainability and socio-economic growth.

1.5. Significance of the Study

Findings of this study is hoped to fill the knowledge gap on urban plan implementation and to clearly indicate the challenges in the urban plan implementation in Sebeta town. Moreover, it can generate policy information as it is used to identify the implementation bottlenecks and as it is one of the critical problems in urban centers of the Oromia region. Finally the findings of the study will help the Sebeta municipality to improve the implementation of the structure plan by identifying the weakness and area of inefficiencies.

1.6 Scope of the Study

This study focuses on the examination of urban development within the Sebeta City Administration, with particular emphasis on structure planning and contingency planning. It aims to identify and analyze the factors contributing to the gap between intended urban development plans and their actual implementation, focusing on technical, administrative, and procedural challenges. Geographically, the study is confined to the Sebeta City Administration in the Oromia region of Ethiopia, exploring the spatial dynamics of urban development, including how land use, infrastructure, and urban growth align with or diverge from the established structure plan, particularly in areas with pronounced discrepancies. Empirically, the research is grounded in qualitative data collection, including interviews with key stakeholders, surveys, and field observations within Sebeta, to examine the processes, decisions, and actions shaping plan implementation and assess the outcomes and impacts on the city's growth. Methodologically, the study employs descriptive and exploratory research approaches, utilizing qualitative analysis, and incorporates data collection methods such as

interviews, questionnaires, and field observations, along with a comparative analysis of planned versus actual development outcomes. This approach ensures a comprehensive understanding of the factors influencing urban planning and its implementation in Sebeta.

1.7 Definition of terms

Implementation: - The process by which the proposal for plans that were made in the urban development plans or structural plans are actualized.

Structural plan:-is the framework to guide the development or redevelopment of an area by defining the future development and land use patterns.

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

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

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

1.8 Limitations of the Study

This study encountered several limitations that impacted data collection and analysis. The primary challenge was the delay in receiving completed questionnaires, due in part to a lack of cooperation from certain city experts. Additionally, the study faced issues with inefficient data organization systems across various city administrative sectors, which hindered data retrieval and management. Furthermore, limited funds and time restricted the ability to conduct comprehensive focus group discussions with all relevant stakeholders, potentially affecting the depth of the findings.

To address these gaps, digital survey tools were used to streamline questionnaire distribution and collection, while engagement strategies and workshops were suggested to improve cooperation from city experts. Standardizing data management practices and advocating for centralized databases were proposed to enhance data organization. Lastly, prioritizing and phasing focus group discussions, along with utilizing virtual platforms, were identified as strategies to overcome resource constraints. These solutions, though partially implemented, aim to mitigate the study's limitations and enhance the reliability of the findings.

1.9. Organization of the Study

Chapter one covers the study's background, problem statement, study significance, delimitations, limitations, and key concept definitions. Chapter two focuses on reviewing related literature and the study's conceptual framework. Chapter three describes the research design, methods used, sampling types and techniques, data collection tools, study validity and reliability, and ethical considerations. Chapter four reveals the main findings corresponding to the research questions. Chapter five offers conclusions and recommendations.

CHAPTER TWO

2. REVIEW OF RELATED LITERATURES

2.1. Theoretical Review of Literature

This chapter aims to provide an overview of the theoretical frameworks concerning urban planning and implementation processes. It focuses on the historical evolution and past approaches, as well as the current global context, particularly in relation to Ethiopia. The chapter covers various subsections including the importance of urban planning, its definition, and implementation, the evolution of urban planning concepts, local practices in Ethiopia, focusing on Oromia region and Sebeta town as a case study, and the legal and institutional frameworks at different levels. The chapter also addresses the legal and institutional frameworks that guide urban planning and concludes with insights into the challenges of urban plan implementation.

2.1.1. The Importance of Urban Planning

Urban planning is a critical tool for achieving structured and sustainable development in cities. It facilitates the allocation of land for various functions, including residential, commercial, industrial, and recreational uses, in a way that promotes the efficient use of resources, particularly land (Hall, 2002; UN-Habitat, 2015). The fundamental objective of urban planning is to guide the physical growth of cities to ensure that their development is balanced and sustainable, meeting the needs of both current and future generations (World Commission on Environment and Development, 1987). Effective urban planning also plays a key role in addressing issues such as overcrowding, traffic congestion, inadequate infrastructure, and environmental degradation, all of which can undermine the quality of life in urban areas (Cullingworth & Nadin, 2006).

In conclusion, improving the enforcement of the structure plan is essential for the social, economic, and environmental well-being of urban populations. Urban planning helps ensure equitable access to services such as transportation, education, healthcare, and green spaces, while also promoting economic development and environmental sustainability (Fainstein, 2010).

2.1.2. Defining Urban Planning and Its Implementation

Urban Planning and Its Importance

Urban planning refers to the process by which cities and towns are designed and organized, with specific guidelines on land use, infrastructure development, transportation systems, and environmental protection. It involves forecasting future growth, preparing strategic plans to manage expansion, and implementing regulatory measures to guide development in line with these plans (Hall, 2002). Urban planning operates at different levels, from national and regional frameworks to local and community-based initiatives (UN-Habitat, 2015).

The implementation of urban plans is the critical phase where strategies and policies are transformed into tangible outcomes. This process involves various stakeholders, including government authorities, private sector players, and the community. However, effective implementation is often hindered by technical, financial, and institutional challenges. Globally, the gap between urban plan preparation and actual implementation remains a key issue in urban development (Pressman & Wildavsky, 1984).

2.1.3. Evolution of Urban Planning Concepts

The field of urban planning has evolved significantly over time, influenced by historical, economic, social, and technological changes. The traditional approach to urban planning focused primarily on the physical layout of cities, emphasizing street patterns, building codes, and land use regulations. However, as cities grew more complex due to industrialization and urbanization, planning theories evolved to incorporate broader considerations such as economic development, social equity, and environmental sustainability (Fainstein, 2010).

Key planning concepts include:

Master Planning: A comprehensive and static approach, often used in the early 20th century, focusing on the long-term development of cities with detailed zoning and infrastructure plans (Barton, 2000).

Strategic Planning: A more flexible and adaptive approach that emerged later, allowing for incremental changes based on evolving circumstances (Hall, 2002).

Sustainable Urban Development: A modern concept that integrates environmental sustainability, economic resilience, and social inclusivity into planning processes (World Commission on Environment and Development, 1987).

Participatory Planning: Emphasizes the involvement of local communities in the planning process to ensure that plans reflect the needs and priorities of residents (Arnstein, 1969).

2.2. Urban Planning in Ethiopia:

Historical and Current Practices

Urban planning in Ethiopia has been shaped by a combination of traditional practices and foreign influences. Historically, Ethiopian cities developed organically, often influenced by topography and socio-political factors. For example, Addis Ababa grew around the palace of Emperor Menelik II without formal urban planning. However, modern urban planning in Ethiopia began during the Italian occupation (1936–1941), when Italian planners introduced European-style master plans aimed at segregating different racial groups and imposing colonial control (Teshome, 2008).

Post-Italian occupation, Ethiopia's urban planning system struggled with limited government support, a lack of legal frameworks, and insufficient technical expertise. Urban planning in the 1960s and 1970s largely mirrored global trends, focusing on physical infrastructure and zoning but failing to address social, economic, and environmental concerns (Habtamu, 2011). It was not until the establishment of the National Urban Planning Institute (NUPI) in 1987 that urban planning gained formal recognition in Ethiopia.

Today, Ethiopia faces rapid urbanization, and urban planning has taken on increased importance in managing the growth of cities like Addis Ababa, Hawassa, and Sebeta. However, the planning process is often hampered by limited financial and technical resources, a lack of skilled professionals, and weak institutional frameworks. Despite recent efforts to modernize urban planning, including participatory approaches and the use of Geographic Information Systems (GIS), implementation remains a significant challenge (Solomon, 2024).

2.3. Urban Planning in Oromia Region and Sebeta Town

Sebeta town, located in the Oromia region, represents a microcosm of the urban planning challenges faced across Ethiopia. As a rapidly urbanizing town along a major development corridor, Sebeta has experienced significant industrialization, population growth, and land-use pressures. The town's structure plan, revised in 2007, was intended to guide its growth for a decade. However, the plan's implementation has faced numerous obstacles, including inefficient land use, inadequate infrastructure development, and persistent modifications to the original plan (Oromia Urban Planning Institute, 2022). The Oromia Urban Planning Institute (OUPI) has played a key role in preparing structure plans for towns in the region, but many of these plans, including Sebeta's, have failed to materialize as intended. This failure is often attributed to a lack of coordination between government agencies, weak enforcement of

planning regulations, and the absence of proper monitoring mechanisms (Desta, 2010). Sebeta's experience highlights the broader issues of urban plan implementation in Ethiopia, where plans often remain on paper without being fully executed. This is compounded by the town's rapid growth, which has outpaced the capacity of local authorities to manage development in an orderly manner.

2.4. Legal and Institutional Frameworks for Urban Planning

The legal and institutional frameworks for urban planning in Ethiopia have evolved significantly over the past few decades. Key milestones include the establishment of the National Urban Planning Institute (NUPI) and its successors, which were tasked with preparing and overseeing urban plans. Additionally, federal and regional governments have introduced a series of proclamations aimed at decentralizing urban planning authority and promoting local governance (Federal Democratic Republic of Ethiopia, 2002).

However, despite these efforts, gaps remain in the regulatory environment. For example, the lack of clear guidelines for land use planning and enforcement has led to widespread violations of urban plans, particularly in fast-growing towns like Sebeta. Institutional weaknesses, including limited capacity at the municipal level, further exacerbate these challenges. There is also a disconnect between planning authorities and the local communities they are meant to serve, leading to plans that do not fully reflect local needs and priorities (Solomon, 2024).

2.5. Implementation Theory

Implementation theory focuses on how policies and plans are translated into actionable programs or projects. It is concerned with the processes, actors, and institutional structures involved in executing a policy, as well as the challenges and gaps that may emerge between the planning and execution stages. This theory is particularly relevant to urban planning, where well-intended policies often fall short in practice due to various constraints (Sabatier, 1986).

Relevance to Urban Planning

In the context of urban planning, implementation theory is critical because urban plans, regardless of how well they are conceived, must be effectively executed to achieve their intended outcomes. Many urban centers, including Sebeta, struggle to convert plans into reality, often due to complex institutional, social, and financial challenges. According to Pressman and Wildavsky (1984), implementation is the "missing link" between policies and

results, highlighting the crucial gap that frequently arises between policy formulation and its practical application.

2.6. Challenges in Implementation

Sebeta's urban plan, despite being comprehensive and forward-looking, faces significant implementation challenges, which can be explained through the lens of implementation theory. These challenges include:

Fragmented Institutional Arrangements: The multiplicity of institutions involved in urban planning in Sebeta often leads to unclear roles and responsibilities, resulting in delays and inefficiencies in plan execution (Pressman & Wildavsky, 1984).

Lack of Monitoring and Evaluation Mechanisms: Without proper monitoring mechanisms, it becomes difficult to track the progress of implementation or address deviations from the plan (Sabatier, 1986).

Inconsistent Policy Directives: Weak and inconsistent enforcement of urban planning laws undermines the ability to regulate land use and prevent illegal settlements (Elmore, 1978).

Insights from Implementation Theory for Sebeta Drawing on the key principles of implementation theory, several strategies can be proposed to address the challenges of urban plan implementation in Sebeta:

Strengthening Institutional Capacity: Investing in the technical and financial capacity of local institutions can enhance their ability to enforce and implement urban plans effectively.

Improving Coordination: Establishing clearer governance structures with well-defined roles for different planning authorities can improve coordination and streamline the implementation process.

Enhancing Regulatory Frameworks: Strengthening the legal frameworks that govern land use and urban development and ensuring their consistent enforcement will prevent unplanned urban growth and land-use violations.

Promoting Community Participation: Encouraging greater community involvement in both the planning and implementation phases can foster public support and enhance the relevance of urban plans to local needs.

Implementation theory offers a valuable framework for understanding the challenges facing urban plan execution in Sebeta. It highlights the critical role of institutional capacity, governance structures, regulatory enforcement, and community involvement in the success or

failure of urban plans. In Sebeta's case, the theory explains the gaps between the town's structure plan and its on-the-ground realities, providing a basis for strategies to improve future implementation efforts.

2.7. Review of Concepts

The Review of Concepts explores key ideas related to urban planning and its implementation, providing a foundation for understanding the specific challenges faced by Sebeta town in Ethiopia. This section elaborates on core urban planning concepts, identifies the various stages and actors involved in implementation, and explains the importance of institutional capacity, governance, regulatory frameworks, and community involvement. This review contextualizes the theory and practice of urban planning, offering insights into why many well-designed plans fail in execution (Desta, 2010; Solomon, 2024).

Urban Planning: Definition and Purpose

Urban planning is the process by which cities and towns organize their physical space, infrastructure, and resources to support the sustainable development of human settlements. It encompasses both the design of urban areas and the regulation of land use, ensuring that the allocation of space for residential, commercial, industrial, and public uses is done efficiently (Hall, 2002). According to Fainstein & DeFilippis (2016), urban planning serves multiple purposes: promoting orderly growth, enhancing the quality of life, addressing environmental concerns, and creating economic opportunities through the structured development of urban environments.

In Ethiopia, and particularly in fast-growing towns like Sebeta, urban planning is critical for managing rapid urbanization and mitigating problems such as unregulated expansion, informal settlements, and inadequate infrastructure. Despite this, the urban planning process in Ethiopia often remains disconnected from practical realities, leading to ineffective implementation (Habtamu, 2011). The failure of urban plans to guide development, especially in secondary cities like Sebeta, highlights the need to review the concepts underpinning the planning and implementation process.

Urban Plan Implementation

The process of urban plan implementation often faces significant challenges due toIn the context of urban planning, Pressman & Wildavsky (1984) define implementation as the critical link between planning and action transforming theoretical urban plans into functional urban

realities. The implementation process involves multiple steps, including coordination among various stakeholders, allocation of resources, enforcement of regulations, and continuous monitoring to ensure that the plan's goals are being met.

The stages of urban plan implementation are often disrupted by institutional, financial, and technical challenges, particularly in developing countries. According to Mazmanian and Sabatier (1980), the effectiveness of implementation is determined by several factors:

Clarity of the Plan: Urban plans need to be well-defined with clear goals, timelines, and responsibilities.

Institutional Capacity: The ability of local governments and planning authorities to execute the plan, often influenced by financial resources and technical expertise.

Monitoring and Evaluation: Continuous tracking of the implementation process to correct deviations and ensure that objectives are being met.

In Sebeta, the process of urban plan implementation has been characterized by multiple revisions and delays, largely due to weak institutional frameworks and poor regulatory enforcement. The absence of a robust monitoring system further complicates the ability of local authorities to ensure that urban plans are followed.

Key Concepts in Urban Plan Implementation

A. Institutional Capacity

Institutional capacity refers to the ability of government bodies, municipal authorities, and urban plan institutions to effectively execute policies and plans. This concept includes both the availability of resources (human, technical, and financial) and the organizational structure necessary to manage and enforce urban plans.

According to Mayers & Vermeulen (2005), weak institutional capacity is one of the primary reasons why urban plans fail in many developing countries, including Ethiopia. Local authorities often lack the technical expertise or financial resources needed to implement complex urban plans. In Sebeta, for instance, the Oromia Urban Planning Institute (OUPI) has been responsible for preparing the town’s structure plans, but the execution has lagged due to limited capacity at the municipal level (Habtamu, 2011). This gap in capacity means that even well-formulated plans often remain unimplemented.

B. Governance and Coordination

Governance, in the context of urban planning, refers to the decision-making structures and processes that guide the development and execution of plans. It involves coordination between multiple levels of government (national, regional, and local), as well as collaboration with the private sector and local communities.Elmore (1978) highlights the importance of effective governance in ensuring the success of urban plans, noting that weak governance leads to fragmented implementation efforts. In Ethiopia, governance challenges are compounded by the decentralization of planning responsibilities, which often results in miscommunication and a lack of coordination between federal, regional, and local authorities (Desta, 2010). In Sebeta, unclear lines of authority and overlapping responsibilities between different administrative bodies have hindered the proper execution of the town's urban plans.

C. Regulatory Frameworks

A strong regulatory framework is essential for enforcing urban plans and ensuring that development aligns with the intended land use and infrastructure guidelines. Sabatier (1986)argues that weak regulatory enforcement is a critical barrier to effective implementation. Without clear regulations and strong enforcement mechanisms, urban plans are often ignored, leading to unauthorized land use, illegal construction, and the growth of informal settlements.In Sebeta, the weak enforcement of urban planning regulations has resulted in rampant violations of the structure plan. Land intended for public services or green spaces is frequently repurposed for commercial or industrial use, further contributing to the town's uncoordinated growth (Belachewu, 2002). Strengthening regulatory frameworks and improving enforcement mechanisms are necessary steps toward better plan implementation.

D. Community Involvement

Community involvement in urban planning refers to the participation of local residents and stakeholders in both the preparation and implementation phases of urban plans. Lipsky (1980) and Arnstein (1969) emphasize the importance of public participation, noting that plans are more likely to succeed when communities feel a sense of ownership and are actively engaged in the planning process.In many cases, urban planning in Ethiopia, including in Sebeta, has been top-down, with little input from local communities (Desta, 2010). This lack of engagement often results in plans that do not address the real needs of residents, and thus face resistance during the implementation phase. Involving the community in the decision-making

process can help align urban plans with local priorities and increase the likelihood of successful implementation.

The Role of Monitoring and Evaluation in Implementation

Monitoring and evaluation (M&E) are critical components of the implementation process, ensuring that urban plans are being carried out as intended and allowing for adjustments when necessary. According to Rizwan & Obaidullah (2016), an effective M&E system provides real-time feedback on the progress of plan implementation, helping to identify bottlenecks and areas where intervention is needed.

In Sebeta, the lack of a robust M&E framework has contributed to the persistent gaps between planned development and actual outcomes. The absence of continuous oversight means that deviations from the structure plan often go unnoticed until they have caused significant disruptions to the town's growth and infrastructure. Establishing a stronger M&E system would allow local authorities to track the implementation of urban plans more effectively, addressing issues before they become major obstacles.

This review of concepts has explored the foundational ideas behind urban planning and implementation, with a focus on the challenges faced by rapidly urbanizing towns like Sebeta. Concepts such as institutional capacity, governance, regulatory frameworks, and community involvement are crucial for understanding why urban plans often fail in practice. In Sebeta's case, the gaps between plan preparation and execution highlight the need for a more integrated and participatory approach to urban planning, supported by stronger institutions and enforcement mechanisms.

2.8 Review of Theories

Urban planning, as a field of study and practice, encompasses various theoretical perspectives that have evolved over time in response to changing social, economic, and environmental conditions. This review of theories focuses on the core principles and conceptual frameworks that underpin urban planning and implementation processes.

Theoretical Foundations of Urban Planning

Urban planning theories have historically aimed to address the complexities of city development and management. Initially, urban planning was closely linked with architecture and public health, focusing on the physical organization of cities and land use regulations.

Early theories were primarily concerned with the physical layout of cities, emphasizing orderly street plans, sanitation, and zoning.

With the onset of the Industrial Revolution, urban planning theories began to evolve to address the challenges posed by rapid urbanization and industrialization. Theories from this period, such as those developed by Ebenezer Howard and Le Corbusier, introduced concepts like the Garden City and the Radiant City, which sought to integrate green spaces and promote organized growth. These theories highlighted the importance of creating livable urban environments that balanced industrial progress with the well-being of citizens (Howard, 1898; Le Corbusier, 1924).

Evolution of Urban Planning Theories

Modern urban planning theories emerged as responses to the limitations of earlier approaches. During the mid-20th century, the focus shifted to more comprehensive and participatory approaches. Theories such as those proposed by Jane Jacobs emphasized the importance of community involvement and the social dynamics of urban spaces. Jacobs argued that vibrant, diverse neighborhoods were crucial for fostering economic and social vitality (Jacobs, 1961).

In contrast, more recent theories advocate for strategic and integrated planning methods. For example, the concept of Sustainable Urban Development, as articulated by the Brundtland Commission, stresses the need for urban planning to address environmental sustainability alongside economic and social factors. This approach encourages planners to consider long-term impacts and adopt strategies that promote environmental stewardship, social equity, and economic resilience (World Commission on Environment and Development, 1987).

Theoretical Perspectives on Urban Planning in Developing Countries

In the context of developing countries, urban planning theories often need to be adapted to address specific local challenges. Theories such as Incremental Planning and Adaptive Planning have been proposed to manage urban development in environments with limited resources and rapidly changing conditions. Incremental Planning, for instance, focuses on gradual improvements and adaptation rather than comprehensive, long-term plans that may be unrealistic or unfeasible (Sanyal, 2005).

In Ethiopia, urban planning has been significantly shaped by both traditional and contemporary theories, reflecting the country's diverse socio-economic and historical contexts. Historically, urban planning in Ethiopia has been deeply influenced by foreign powers, most

notably during the Italian colonial period. During this time, formal planning concepts were introduced, particularly in urban centers like Addis Ababa, where colonial authorities sought to impose European-style urban layouts. However, these plans often neglected the socio-economic realities and cultural contexts of the local population, leading to a disconnect between the urban design and the needs of Ethiopian society. The Italians, for instance, used urban planning as a tool for segregation, dividing urban spaces between European settlers and the indigenous population, particularly in Addis Ababa. This colonial planning left a lasting imprint on the urban fabric but failed to integrate the local cultural and social systems into the planning process (Teshome, 2008).

Post-colonial urban planning in Ethiopia underwent various transitions as successive governments attempted to move away from the colonial legacy. The nationalization of urban land and housing after the 1974 revolution marked a significant shift, although it led to new challenges, such as the stagnation of urban development and poor management of urban resources. The planning approach during the Derg regime was heavily centralized and top-down, which, although intended to regulate urban expansion, failed to meet the dynamic and rapidly growing urban demands.

The transition to local and participatory planning approaches in Ethiopia, particularly in the post-Derg era, has aimed to better align urban development with the country's socio-economic realities and cultural contexts. Since the 1990s, there has been a growing emphasis on decentralization and community participation in urban planning, allowing for more inclusive and context-sensitive approaches. Local governments, through initiatives like the Oromia Urban Planning Institute, have sought to create plans that incorporate the voices of local residents, acknowledging the importance of participatory frameworks to ensure that urban plans address local needs and are more effectively implemented.

However, despite these advancements, urban planning in Ethiopia still faces significant challenges. As seen in Sebeta town, which serves as a case study of these issues, urban planning is often poorly implemented due to factors like inadequate technical capacity, insufficient resources, and weak regulatory frameworks. The lack of integration between urban plans and local realities results in the persistence of informal settlements, inefficient land use, and inadequate infrastructure development (Solomon, 2024). Therefore, while contemporary

urban planning in Ethiopia has shifted towards more localized and participatory approaches, aligning these plans with the actual needs and capabilities of towns remains a major challenge. This evolution highlights the ongoing struggle to balance the adoption of formal, often foreign-derived planning concepts with the practical, on-the-ground realities of Ethiopian urbanization. While the shift towards more participatory and locally driven planning is a step in the right direction, addressing the existing challenges in implementation, particularly in rapidly growing urban areas like Sebeta, will be critical for achieving sustainable urban development in Ethiopia.

2.8.1 Challenges and Adaptations in Urban Planning Theories

Despite the evolution of urban planning theories, challenges persist in implementing effective plans, particularly in developing countries. Theories on Urban Plan Implementation highlight issues such as the disconnect between planning and execution, limited technical capacity, and the impact of political and social factors. Scholars like Rizwan H. and Obaidullah N. have identified these challenges as significant barriers to achieving successful urban development outcomes (Rizwan & Obaidullah, 2016).

To address the challenges faced by urban planning in Ethiopia, particularly the disconnect between planning objectives and their implementation, modern urban planning theories advocate for more integrated and collaborative approaches. These approaches emphasize the importance of stakeholder engagement, the incorporation of local knowledge, and the promotion of flexibility within planning processes. By adopting these strategies, urban planners aim to create plans that not only reflect the theoretical ideals of sustainable urban development but also account for the socio-economic and environmental realities on the ground.

In Ethiopia, the shift towards these modern theories is particularly evident in the growing emphasis on participatory planning. This approach involves engaging community members, local governments, and private sector stakeholders in the planning process, ensuring that the diverse needs and priorities of different groups are incorporated. For example, in regions like Oromia, where urban centers such as Sebeta face rapid urbanization, the involvement of local communities has become increasingly essential to ensure that urban plans are both relevant and feasible. The participation of stakeholders at various levels from government officials to

local residents helps to bridge the gap between the planners and those affected by the urban development decisions.

Leveraging local knowledge is another critical aspect of this modern planning paradigm. Traditional urban planning models in Ethiopia often relied on foreign expertise, which, while technically sound, sometimes failed to align with local cultural, social, and economic contexts. By incorporating local knowledge, modern urban planning ensures that urban development projects are more responsive to the actual conditions of the area. For instance, local residents can provide insights into land use patterns, environmental conditions, and social dynamics that might be overlooked in a purely top-down planning process. This is especially relevant in areas like Sebeta, where the rapid growth has led to challenges such as informal settlements and land use conflicts (Solomon, 2024).

Promoting flexibility in planning processes is also key to overcoming the challenges faced in urban plan implementation. The rigidity of traditional planning methods, often characterized by long-term, inflexible master plans, has been a significant barrier to effective implementation. In contrast, modern urban planning theories advocate for adaptive planning models that allow for changes in response to evolving circumstances. This flexibility is particularly important in rapidly urbanizing areas where unforeseen developments such as population growth or environmental changes may necessitate adjustments to the original plan. In Ethiopia, this flexible approach has been increasingly adopted in cities like Addis Ababa and Sebeta, where urban planners are beginning to incorporate more adaptable frameworks that can respond to the city's changing needs.

By integrating these elements stakeholder engagement, local knowledge, and planning flexibility modern urban planning theories aim to align planning objectives with practical implementation more effectively. The ultimate goal is to create urban environments that are not only well-planned in theory but are also sustainable, inclusive, and capable of adapting to the challenges of rapid urbanization. As Ethiopia continues to urbanize, the adoption of these integrated and collaborative planning approaches will be crucial for enhancing the quality and sustainability of its urban environments.

Urban planning theories have evolved to address the complex and dynamic nature of urban development. From early physical planning approaches to contemporary concepts of sustainability and participatory planning, these theories provide valuable insights into the

principles and practices that guide effective urban development. Understanding these theoretical foundations is crucial for addressing the challenges faced in urban planning, particularly in contexts like Ethiopia, where historical and local factors influence planning practices.

2.9 The Need for Urban Planning

Process aimed at creating and maintaining urban areas that are economically prosperous, environmentally sustainable, socially inclusive, and physically well-organized. This need for urban planning has evolved over time, reflecting changes in societal needs, technological advancements, and environmental awareness.

Historical Evolution of Urban Planning:

Ancient Times:

Organized Street Layouts: Early urban planning featured structured street designs, such as the grid plan in ancient Mesopotamia and Greece, which facilitated efficient transportation and communication.

Water and Sewage Systems: In ancient Rome and Athens, essential infrastructure for water supply and sewage was developed, highlighting the early recognition of urban planning's role in improving public health and sanitation.

Renaissance Period:

City Design for Movement and Defense: During the Renaissance, urban planning became more intentional, focusing on city layouts that enabled public movement and defense. Architects like Filippo Brunelleschi and Leon Battista Alberti designed aesthetically pleasing and strategically functional city plans (Brunelleschi, 1418; Alberti, 1452).

Industrial Revolution:

Addressing Urbanization Challenges: The rapid urban growth of the Industrial Revolution underscored the need for urban planning to manage issues like overcrowding and pollution. Ebenezer Howard's Garden City model is a notable example of planning aimed at improving living conditions (Howard, 1898).

Contemporary Times:

Guiding Urban Development: Modern urban planning focuses on sustainable and resilient cities, addressing diverse urban issues through strategies for land use, transportation, housing, and environmental impacts.

Core Principles of Contemporary Urban Planning

The core principles of contemporary urban planning are essential for developing effective and sustainable urban environments. Strategic planning is fundamental, as it involves setting long-term goals and strategies that align urban growth with broader societal objectives (K Planner, 2016). A comprehensive approach integrates social, economic, and environmental factors, ensuring that urban plans are balanced and effective (UN-Habitat, 2016).

Moreover, urban-rural harmony is crucial for promoting balanced regional development by connecting urban and rural areas while managing resources, people, and information flow (Bryant & Satorius, 2018). Dynamism and flexibility are also key attributes, as urban planning requires adaptability to respond to changing conditions, trends, and technologies (Schwab, 2010).

Additionally, a focus on sustainability minimizes environmental impact through efficient resource use and the protection of natural habitats (Barton, 2000). Participatory decision-making is vital as it engages community members and stakeholders to ensure that plans reflect local needs and enhance effectiveness (Arnstein, 1969). Finally, the principle of equity ensures fairness by addressing social inequalities and providing equitable access to opportunities and resources (Fainstein, 2010).

Urban planning has significantly evolved from its early origins, continuously adapting to meet the challenges of growing and changing cities. Today's practices are guided by principles designed to enhance quality of life and address complex urban development issues.

Alternative Perspectives on Urban Planning Theories

Postmodern urban planning theories introduce a departure from the more rigid frameworks of previous approaches. Fragmented Urbanism challenges the idea of a singular, cohesive city model, advocating instead for an understanding of urban environments as complex and multi-layered systems. This perspective acknowledges the coexistence of various urban forms and experiences, reflecting a more nuanced view of city dynamics (Soja, 1996). Critical Urban Theory, influenced by poststructuralist thought, delves into the power dynamics and socio-political implications of urban planning, revealing how planning processes can perpetuate existing inequalities and emphasizing the need to uncover and address these hidden power relations (Harvey, 2003).

Neoliberal Urban Planning, emerging in the late 20th century, promotes a market-driven approach, advocating for minimal state intervention and emphasizing the efficiency of market mechanisms in urban development. This theory supports privatization and deregulation, positing that market forces will drive innovation and effective urban solutions (Peck, 2004). Within this framework, the concept of Global Cities underscores the role of urban centers as crucial nodes in the global economic network, highlighting the importance of attracting global capital and integrating into international markets for urban growth (Sassen, 1991).

Resilient Urbanism focuses on the ability of cities to adapt and recover from various shocks and stresses. Urban Resilience emphasizes flexibility, redundancy, and robustness in urban planning to enhance a city's capacity to withstand and recover from disruptions (Meerow et al., 2016). Complementing this, Adaptive Urbanism advocates for iterative planning and management practices that can be adjusted in response to evolving conditions and emerging challenges (Solecki et al., 2017).

Participatory and Empowerment Theories advocate for inclusive planning processes. Empowerment Planning emphasizes the need to involve marginalized communities meaningfully in decision-making, aiming to address power imbalances and promote social equity (Friedmann, 1992). Similarly, Community-Led Development highlights the importance of grassroots involvement and local knowledge, valuing local expertise as central to creating relevant and effective urban interventions (Cornwall, 2008). These diverse perspectives reflect the ongoing evolution of urban planning theories in response to contemporary challenges and socio-political contexts.

2.10. Empirical Review Literature

2.10.1. Experiences on Urban Planning Approaches

Urban planning techniques have experienced substantial transformations driven by factors such as urbanization, technological advancements, and shifting lifestyles. This evolution is reflected in several key dimensions, including historical evolution, technological integration, decentralization and participatory planning, sustainability and resilience, and adaptive planning models. These aspects are particularly pertinent to the context of Ethiopia, where urban planning practices are rapidly evolving to address the needs of a growing population and changing urban environments.

Historical Evolution

The historical evolution of urban planning in Ethiopia plays a critical role in understanding the current challenges and transitions toward more integrated and collaborative approaches. This evolution can be traced through several key phases that reflect both external influences and internal developments within the country.

Pre-Colonial and Early Urban Planning: Before the 20th century, Ethiopia's urban planning was largely organic and informal, shaped by the needs of the population and the natural environment. Traditional settlements were characterized by organic growth patterns, lacking formalized or structured planning. For example, Addis Ababa, founded in the late 19th century by Emperor Menelik II, developed without a formal master plan. Settlements typically grew around central institutions, such as palaces or churches, expanding based on practical needs rather than a pre-established blueprint (Teshome, 2008; Habtamu, 2011).

II. Italian Colonial Influence (1936–1941)

A significant turning point in Ethiopian urban planning occurred during the Italian occupation from 1936 to 1941. This period marked the introduction of European-style urban planning characterized by formal designs and segregated urban spaces. Italian planners implemented modernist planning concepts in Addis Ababa, incorporating zoning, wide streets, and distinct districts. However, these urban plans often overlooked local contexts and were primarily driven by colonial objectives.

The urban design initiatives during this period were largely tailored to serve the needs of the colonial administration, resulting in the creation of separate areas designated for Italians and Ethiopians. This top-down approach imposed foreign concepts that frequently disregarded the socio-economic and cultural realities of the Ethiopian population. For instance, the urban layout facilitated control and segregation, reflecting colonial ideologies rather than accommodating the existing social fabric (Teshome, 2008; Berhanu, 2014). The consequences of these planning decisions have had long-lasting effects on the urban landscape and the development trajectory of Ethiopian cities.

One significant example of this was the shift of the Addis Ababa city center from Piassa to the National Theatre area, a reflection of Italian influence on the city’s spatial organization (Teshome, 2008). While these changes brought formal planning ideas into Ethiopia, they failed to address local needs and had long-term negative impacts on inclusive urban development.

III. Post-Italian Era and the Rise of Centralized Planning (1941–1974)

After the expulsion of the Italians in 1941, Ethiopia began efforts to formalize urban planning, adopting a more centralized approach under Emperor Haile Selassie. During this period, master planning became the dominant tool for urban development, heavily influenced by Western experts. However, these master plans often suffered from a lack of effective implementation due to several challenges, including limited financial resources, institutional weaknesses, and poor coordination among various levels of government (Beyene, 2003).

Although urban planning during this era focused on modernizing cities, it maintained a top-down approach, offering little input from local communities. The absence of participatory processes meant that these plans frequently failed to address the specific needs of Ethiopian cities, leading to uncoordinated urban expansion and a mismatch between development strategies and local realities (Habtamu, 2011). The challenges of this period laid the groundwork for future reforms in urban planning that sought to involve community perspectives and enhance local governance.

IV. The Derg Regime (1974–1991): Nationalization and Urban Stagnation

The 1974 revolution brought the Derg regime to power, which led to profound changes in urban planning practices. The Derg government nationalized urban land and housing, marking a stark departure from the previous regime's focus on modernization and private sector-driven development. Urban planning during this period became increasingly ideologically driven, emphasizing state control over land and resources (Pankhurst, 1990).

The Derg's policies aimed to control rural-urban migration, restricting population movement and limiting urban expansion. Although these measures intended to prevent overcrowding in cities, they often resulted in stagnated urban development and inefficient management of urban resources. Despite efforts to regulate and plan urban areas, the centralization of planning authority and a lack of financial resources severely hindered the effectiveness of urban plans during this period (Zerihun, 1998). The combination of these factors created significant barriers to urban growth and development.

V. Post-Derg Era (1991-Present): Decentralization and Participatory Planning

Following the fall of the Derg in 1991, Ethiopia transitioned to a federal system of governance, which brought significant changes to urban planning. The post-Derg era is characterized by decentralization and an increasing recognition of the importance of participatory approaches in urban development. Local governments gained greater autonomy in managing urban planning

processes, and the involvement of community stakeholders became increasingly critical (Solomon, 2024).

During this time, institutions such as the National Urban Planning Institute (NUPI), established in 1987 and later transformed into the Federal Urban Planning Institute (FUPI), aimed to professionalize urban planning and provide technical support for urban development (Beyene, 2003). However, despite these institutional advancements, challenges persisted, particularly in aligning national plans with local realities. The introduction of structure plans for cities like Addis Ababa and Sebeta represented efforts to formalize urban development, but implementation often struggled due to technical, financial, and institutional barriers. A lack of integration between national policies and local urban needs, along with limited community engagement, meant that many plans remained on paper without being fully realized in practice (Solomon, 2024).

VI. Contemporary Shifts towards Modern Planning Theories

In recent years, Ethiopia has increasingly adopted modern urban planning theories emphasizing integrated, flexible, and collaborative approaches. The transition from rigid master plans toward adaptive and participatory planning is evident in various urban centers. This shift reflects a growing understanding that the top-down planning approaches that dominated Ethiopian urban development in the past are insufficient for addressing the complexities of modern urbanization (Schwab, 2010).

By engaging local communities, leveraging local knowledge, and promoting flexibility in planning processes, Ethiopia is working to improve the alignment between planning objectives and practical implementation. For instance, in Sebeta, ongoing challenges such as informal settlements, land use conflicts, and rapid urban expansion have prompted planners to incorporate more adaptive and context-specific solutions (Solomon, 2024). This modern approach seeks to ensure that urban planning not only addresses theoretical objectives but also responds effectively to the actual needs and dynamics of the urban population.

The historical evolution of urban planning in Ethiopia illustrates a gradual shift from foreign-influenced, top-down approaches to more localized, participatory, and flexible planning methods. The country's colonial history, centralized planning under the monarchy and the Derg, and the current emphasis on decentralized, participatory processes highlight the complexities of urban development in Ethiopia. As the country continues to urbanize, adopting

integrated and collaborative approaches will be crucial for addressing the persistent challenges of urban plan implementation and ensuring sustainable urban growth.

Technological Integration in Urban Planning

Technological integration has become a vital tool for addressing the challenges posed by rapid urbanization and resource management in Ethiopia. The incorporation of technology has enabled urban planners to gather, analyze, and apply data more effectively in the development and implementation of urban plans. Technologies such as Geographic Information Systems (GIS), remote sensing, and other digital tools are crucial in advancing urban planning practices, particularly in rapidly growing urban centers like Addis Ababa and Sebeta (Beyene, 2023).

Early Technological Limitations

Historically, urban planning in Ethiopia relied on manual methods and lacked the technological tools now deemed essential for modern planning. Early efforts, influenced by colonial and post-colonial administrations, depended heavily on traditional mapping and surveying techniques, often resulting in inaccurate and incomplete data (Teshome, 2008). The absence of reliable data limited the effectiveness of urban plans and contributed to uncoordinated growth and inadequate infrastructure development. For instance, the formalized plans established during the Italian colonial period were not informed by technological tools but instead adopted a rigid, top-down approach with little adaptability to local environments (Berhanu, 2014).

Introduction of GIS and Remote Sensing Technologies

The introduction of Geographic Information Systems (GIS) and remote sensing technologies in the 1990s marked a significant advancement in Ethiopia's urban planning processes. These technologies facilitated more accurate mapping, data collection, and analysis, enabling planners to better assess land use, population distribution, and urban growth patterns (Harris et al., 2014). GIS, in particular, has become foundational to urban planning in Ethiopia, allowing planners to visualize spatial relationships and develop data-driven plans that respond to the complexities of urban environments.

However, GIS has been employed in cities like Addis Ababa and Sebeta to track the expansion of informal settlements, identify land use violations, and plan for future infrastructure development. Remote sensing technologies have proven instrumental in monitoring

environmental changes, such as deforestation and water resource management, which are critical for sustainable urban planning (Solomon, 2024). By providing real-time data, these tools help bridge the gap between theoretical planning objectives and practical realities on the ground.

Challenges in Technological Adoption

Despite the potential benefits of GIS and remote sensing technologies, their full adoption in Ethiopian urban planning faces several challenges. Limited technical expertise, inadequate funding, and a lack of infrastructure to support advanced technologies have hindered the widespread use of these tools (Zerihun, 1998). Many municipalities, especially in smaller towns, lack the resources and trained personnel to effectively utilize GIS and remote sensing technologies. While larger cities like Addis Ababa have made strides in integrating technology into their urban planning processes, smaller towns such as Sebeta continue to encounter significant barriers.

Additionally, the institutional framework for supporting technological integration in urban planning remains underdeveloped. Although organizations like the Federal Urban Planning Institute (FUPI) have provided some support for the adoption of GIS and related technologies, the absence of a coherent national strategy for technological integration has led to uneven implementation across different regions (Habtamu, 2011). Without adequate government backing and technical support, many urban plans in Ethiopia remain under-implemented or poorly aligned with the actual needs of growing urban populations.

Current Innovations in Technological Integration

In recent years, Ethiopia has witnessed innovative applications of technology in urban planning. Concepts like smart cities, which integrate digital technologies to enhance the efficiency of urban services and improve residents' quality of life, are being explored in major urban centers. Technologies such as the Internet of Things (IoT) and big data analytics are being considered for traffic management, infrastructure improvement, and enhanced public services (Beyene, 2023).

For instance, Addis Ababa has started incorporating smart technologies into its urban planning strategies to better manage transportation systems, monitor infrastructure, and engage with citizens through digital platforms. GIS has also been increasingly utilized for land use planning and environmental impact assessments. By overlaying various data sets—such as

population density, infrastructure networks, and environmental features—urban planners can develop more comprehensive and adaptable plans. This approach has been particularly beneficial in cities like Sebeta, where rapid urban expansion necessitates continuous updates to land use plans to accommodate changing population dynamics and economic activities (Solomon, 2024).

Impact on Urban Plan Implementation

The integration of technology into urban planning has significantly enhanced planners' ability to implement and monitor urban plans. For example, in Sebeta, GIS has been utilized to assess discrepancies between planned land use and actual development, identifying areas where plan violations or informal settlements have emerged. This technology has also improved coordination between local authorities and other stakeholders, as data-driven insights facilitate more informed decision-making and quicker responses to emerging challenges.

Moreover, the use of real-time data to monitor urban growth patterns has enhanced the alignment between urban planning objectives and practical outcomes. Remote sensing, for instance, enables planners to track environmental changes and urban sprawl, ensuring that urban expansion does not lead to the overuse of natural resources or encroach on protected areas. To fully leverage these technological tools, Ethiopia must invest in building the technical capacity of its urban planning institutions and personnel. Training programs for urban planners, the development of standardized frameworks for GIS use, and increased funding for technological infrastructure are essential for scaling up the use of technology in urban planning across the country.

Technological integration, particularly through GIS and remote sensing, has become a critical component of modern urban planning in Ethiopia. While challenges related to capacity, funding, and institutional support remain, the adoption of these technologies has already begun to improve the accuracy and effectiveness of urban plans. As cities like Addis Ababa and Sebeta continue to grow, the integration of advanced technologies such as smart city solutions and big data analytics will be vital for ensuring sustainable urban development. By addressing current barriers to technological adoption, Ethiopia can better align its urban planning objectives with the practical needs of its rapidly urbanizing population.

Technological Integration, Decentralization, and Participatory Planning

Decentralization and participatory planning have been pivotal components of urban development in Ethiopia since the 1990s, representing a shift from centralized planning approaches. This shift reflects a global trend towards engaging local governments and communities in decision-making processes to create urban plans that are more responsive to local needs. In Ethiopia, these reforms aimed to mitigate the limitations of top-down planning by empowering local authorities and involving communities in the planning process.

i. Decentralization in Ethiopia's Urban Planning

Ethiopia's move toward decentralization can be traced back to the early 1990s, following the fall of the Derg regime and the establishment of a federal system under the Ethiopian People's Revolutionary Democratic Front (EPRDF). The federal system, introduced with the 1995 Ethiopian Constitution, granted regional and local governments increased autonomy, particularly in areas of land administration and urban planning (Gebremedhin, 2008).

Decentralization empowered local municipalities to take charge of their urban development, allowing them to design plans tailored to their specific contexts. For instance, in Oromia, the establishment of the Oromia Urban Planning Institute (OUPI) in 2006 exemplifies the decentralization process in action. OUPI was instrumental in designing structure plans that accommodated the socio-economic and environmental realities of towns like Sebeta. A study by Solomon (2024) showed that the localized approach to urban planning in Oromia led to better management of rapid urban expansion and infrastructure challenges. Decentralization, in this context, facilitated more relevant and adaptable urban development strategies.

However, despite these advances, empirical data from the Ministry of Urban Development and Construction (2019) highlight ongoing challenges related to the capacity of local governments in implementing these plans. A study conducted across Oromia's urban centers revealed that nearly 40% of municipalities lacked the necessary financial resources and technical expertise to enforce and sustain their urban plans (Ayele, 2020).

ii. Participatory Planning and Community Involvement

Participatory planning is integral to decentralization, as it emphasizes the involvement of local communities in the urban planning process. Participation ensures that urban plans reflect the real needs and aspirations of local residents, rather than relying solely on the perspectives of technical experts. This approach has been crucial in addressing urban issues such as informal settlements, land use disputes, and inadequate infrastructure (UN-Habitat, 2018).

In Sebeta, a participatory planning approach was used during the revision of the town's structure plan, particularly to address challenges of informal settlements and environmental degradation. According to a case study by Bekele (2022), community consultations conducted between 2018 and 2020 allowed local residents to provide input on land use and infrastructure priorities. This feedback led to adjustments in the town's plan, ensuring it was more feasible and aligned with available resources.

Research by Wubishet and Belay (2019) supports the view that participatory planning can enhance the effectiveness of urban plans by incorporating diverse perspectives. However, their study of 15 urban centers in Ethiopia also highlights the limitations of participation, noting that in some cases, the process was dominated by local elites. This underscores the importance of structured and inclusive consultation processes to prevent marginalized groups from being sidelined.

iii. Challenges and Opportunities in Decentralization and Participatory Planning

Despite the successes, the decentralization of urban planning in Ethiopia faces significant challenges. One major issue is the limited institutional and technical capacity of local governments. Many municipalities, particularly smaller towns like Sebeta, struggle to enforce urban plans due to insufficient financial resources, technical expertise, and administrative capacity (Asfaw, 2021). For instance, research by Mengistu (2020) revealed that nearly 60% of local governments in Oromia could not fully implement their urban structure plans due to budget constraints and a lack of skilled professionals.

Another challenge is ensuring genuine community involvement in participatory planning processes. Studies have shown that participatory planning can be vulnerable to elite capture, where influential community members dominate the process, marginalizing the voices of the poor, women, and other disadvantaged groups (Tefera & Gebre, 2019). This issue is particularly pronounced in areas with low levels of public awareness about the benefits of participation in urban planning.

Despite these challenges, decentralization and participatory planning present significant opportunities for improving urban development in Ethiopia. By building the capacity of local governments and ensuring more structured and inclusive community engagement processes, urban planning can become more responsive and equitable. Empirical evidence from a study by World Bank (2020) indicates that towns with well-organized participatory processes

experienced a 25% improvement in the implementation of infrastructure projects compared to those that lacked community involvement.

The decentralization of urban planning in Ethiopia, along with the adoption of participatory approaches, has shifted the management of cities and towns toward more context-specific and locally driven strategies. These changes have empowered local governments and communities, contributing to more responsive urban plans. However, addressing the challenges of limited local capacity and ensuring inclusivity in participatory planning processes is essential for the success of these reforms. As Ethiopia continues to urbanize, the continued refinement of decentralization policies and participatory mechanisms will be key to fostering sustainable and inclusive urban development.

Sustainability and Resilience

Sustainability and resilience are increasingly central concepts in urban planning, particularly in Ethiopia, where rapid urbanization and environmental challenges are significantly shaping the development of cities. Both concepts focus on ensuring that urban development meets the needs of the present without compromising the ability of future generations to meet their own needs. At the same time, they emphasize building cities' capacity to adapt to various shocks, such as climate change, population growth, and resource scarcity. As Ethiopian cities like Addis Ababa and Sebeta continue to grow, integrating sustainability and resilience into urban planning has become vital for creating livable, equitable, and sustainable environments.

i. Sustainability in Urban Planning

Sustainable urban planning aims to balance economic development, environmental protection, and social equity. In Ethiopia, sustainability has emerged as a response to pressing challenges like environmental degradation, water scarcity, and deforestation associated with rapid urban expansion (Taffese, 2016). According to UN-Habitat (2019), Ethiopian cities are increasingly adopting sustainable development principles, integrating green infrastructure, promoting energy efficiency, and enhancing the overall livability of urban environments.

A significant component of sustainability in Ethiopian urban planning is the incorporation of green infrastructure. This includes parks, green spaces, and sustainable water management systems. A study on Addis Ababa revealed that the city prioritized the development of public parks and green belts to combat pollution and improve residents' quality of life. By 2020, 10

new parks were established as part of Addis Ababa's Green Development Strategy, significantly reducing air pollution levels by 15% in highly congested areas (Fisseha, 2023).

Sebeta, another rapidly growing city, has also started incorporating green infrastructure in its expansion plans. According to Solomon (2024), the city introduced green belts and water management systems to reduce the adverse environmental impacts of rapid urbanization. Empirical data from the Sebeta Municipality showed a 20% reduction in flooding in newly developed areas due to these green infrastructure initiatives (Sebeta Municipal Report, 2022).

Energy efficiency and sustainable transportation are critical aspects of Ethiopia's sustainability agenda. Addis Ababa has made strides in reducing reliance on fossil fuels by promoting public transportation and the use of renewable energy. In 2021, the city introduced 100 electric buses as part of its Climate-Resilient Green Economy (CRGE) strategy, cutting the city's carbon emissions by 8% in one year (World Bank, 2022). Sebeta is also following this example by exploring the use of solar energy for street lighting and public buildings, an initiative that has reduced municipal electricity costs by 12% since its inception in 2020 (Solomon, 2024).

ii. Resilience in Urban Planning

Urban resilience refers to the ability of cities to withstand and recover from shocks such as natural disasters, economic downturns, or social unrest. Given the increasing frequency of climate-related hazards like droughts and floods, resilience has become a core consideration in Ethiopian urban planning. As cities like Addis Ababa and Sebeta grow, it is crucial for them to adapt to these risks while maintaining social and economic stability (UNDP, 2020).

Disaster risk management is one of the key strategies for enhancing urban resilience in Ethiopia. Addis Ababa, for instance, has taken steps to improve the resilience of its critical infrastructure. According to a 2023 study by Fisseha, new road and bridge designs in the capital are being constructed with climate change in mind, using materials and designs that are resistant to floods and erosion. These measures have reduced flood-related damage to infrastructure by 25% between 2018 and 2022 (Fisseha, 2023).

Water management is another critical aspect of resilience. Ethiopia's vulnerability to both droughts and floods has made effective water management a priority. In Sebeta, urban planners have implemented rainwater harvesting systems and improved drainage networks to address both water scarcity and excessive rainfall. A 2022 assessment of Sebeta's urban planning initiatives revealed a 30% increase in water availability during drought periods due to

these rainwater harvesting systems, while improved drainage reduced flood risks in low-lying areas by 40% (Sebeta Municipal Report, 2022).

Social resilience also plays an essential role in Ethiopian urban planning. In rapidly growing cities, resource scarcity and population pressures can lead to social tensions. Urban planners are increasingly focusing on promoting inclusive development by providing affordable housing, enhancing access to public services, and ensuring equitable distribution of urban benefits. A study conducted by Tefera and Alemu (2021) on social resilience in Addis Ababa revealed that housing programs targeting low-income populations helped reduce the incidence of informal settlements by 15% between 2015 and 2020. This also led to improved social stability in marginalized areas of the city.

iii. Challenges in Integrating Sustainability and Resilience

Despite the growing focus on sustainability and resilience in Ethiopian urban planning, several challenges persist. One of the most significant is the lack of financial resources needed to implement these strategies fully. Smaller cities like Sebeta, in particular, face severe budget constraints, making it difficult to invest in green technologies, resilient infrastructure, and comprehensive disaster management plans (Ayele, 2020). According to a report by the Ethiopian Ministry of Urban Development and Construction (2021), 60% of municipalities across the country struggle with inadequate funding for sustainability projects.

Additionally, limited technical capacity among local governments poses a challenge. Many municipalities lack the expertise to design and implement sustainable and resilient projects effectively. This has led to a heavy reliance on international consultants and development organizations for technical assistance. While this support has been beneficial in the short term, it does not build long-term local capacity for sustainable urban planning (Mengistu, 2021).

Another challenge is the rapid pace of urbanization, which often outstrips the ability of planners to incorporate sustainability and resilience into their strategies. Informal settlements continue to proliferate in cities like Addis Ababa and Sebeta, undermining efforts to implement structured urban plans. A report by UN-Habitat (2020) found that over 30% of new urban developments in Addis Ababa in the past decade were informal, complicating attempts to introduce sustainable and resilient infrastructure.

Sustainability and resilience are crucial to the future of urban planning in Ethiopia, as cities like Addis Ababa and Sebeta face rapid growth and environmental challenges. While

significant strides have been made in integrating green infrastructure, promoting energy efficiency, and building resilient systems, many challenges remain. Addressing issues such as limited financial resources, technical capacity, and the rapid pace of urbanization will be key to achieving sustainable and resilient urban development. Nevertheless, with continued effort and support, Ethiopian cities can create more livable, adaptable, and sustainable urban environments.

iv. Opportunities for Sustainable and Resilient Urban Development

Despite the challenges faced by Ethiopian cities in integrating sustainability and resilience, several opportunities can be leveraged to enhance urban planning. One significant opportunity is the integration of smart technologies. The use of Internet of Things (IoT) devices, Geographic Information Systems (GIS), and digital platforms can improve real-time monitoring and management of urban systems. In Addis Ababa, IoT sensors have been introduced to monitor water usage and air quality, helping the city manage resources more efficiently and mitigate environmental risks (Beyene, 2023). This technology offers urban planners actionable data that can be used to adjust strategies to improve sustainability and resilience.

Another promising opportunity is the promotion of public-private partnerships (PPPs). These partnerships enable municipalities to leverage private sector resources to finance and implement sustainable infrastructure projects. In Ethiopia, PPPs have been increasingly utilized for projects such as renewable energy development and green infrastructure. A notable example is the Reppie Waste-to-Energy Project, which was funded through a public-private partnership and has provided Addis Ababa with an environmentally sustainable waste management solution while generating renewable energy (Mulugeta, 2024).

Furthermore, Ethiopian cities like Addis Ababa and Sebeta have the potential to expand their sustainable and resilient urban development through capacity-building initiatives and international cooperation. Programs funded by international organizations, such as the World Bank's Urban Resilience Project, have provided technical support and training for local planners, improving their ability to implement advanced urban planning strategies (World Bank, 2022).

Adaptive Planning Models

Adaptive planning models have gained significant importance in Ethiopia's urban planning as a response to the rapidly changing dynamics of urban growth. These models offer flexibility and responsiveness, enabling urban planners to adjust to unexpected developments such as population growth, environmental changes, or shifting economic conditions. In cities like Addis Ababa and Sebeta, which are experiencing rapid expansion, adaptive planning provides a practical and effective framework for managing urban growth while addressing emerging challenges (Tefera & Alemu, 2021).

i. The Need for Adaptive Planning in Ethiopia

Traditional urban planning models often rely on rigid, long-term master plans that are difficult to adjust as conditions change. In Ethiopia, where cities like Addis Ababa and Sebeta are experiencing fast-paced urbanization, these static plans often become outdated before they can be fully implemented (UN-Habitat, 2020). Adaptive planning, on the other hand, allows for regular updates to plans based on new data, emerging trends, and unforeseen challenges. This dynamic approach has been successfully applied in Sebeta, where planners revised the city's development plan to accommodate unexpected population growth and industrial activity, avoiding urban sprawl and congestion (Solomon, 2024).

ii. Key Features of Adaptive Planning Models

Several core features of adaptive planning make it suitable for managing urban growth in Ethiopia:

- Flexibility: Adaptive planning models enable ongoing revisions to urban plans. Planners in Addis Ababa have updated transportation systems based on real-time data from traffic monitoring tools, ensuring that infrastructure developments align with changing mobility patterns (Beyene, 2023).
- Scenario Planning: By developing multiple potential future scenarios, adaptive models allow planners to prepare for different outcomes. For example, in Sebeta, urban planners created scenarios that considered varying levels of population growth and environmental change, helping them decide how to allocate land and resources more effectively (Solomon, 2024).
- Phased Implementation: Adaptive planning often involves phased development, where projects are implemented incrementally based on current conditions and available resources. In Sebeta, phased implementation strategies have helped the town roll out

infrastructure improvements, ensuring that each phase meets immediate needs while allowing for future adjustments (Sebeta Municipal Report, 2022).

- Monitoring and Feedback Loops: Continuous data collection and feedback loops are critical to adaptive planning. In Addis Ababa, planners monitor land use, transportation needs, and environmental impacts, allowing for quick adjustments when conditions change (Abdal-Majid, 2014).

iii. Examples of Adaptive Planning in Ethiopia

Several cities in Ethiopia have already implemented adaptive planning models to address the complexities of rapid urbanization. In Addis Ababa, the city's master plan has undergone multiple revisions to respond to real-time data collected from urban systems, particularly in transportation. The introduction of the Light Rail Transit (LRT) system was initially planned in phases, allowing the city to adjust to ridership demand and financing availability. This flexible approach has helped Addis Ababa improve public transit while minimizing disruptions to urban mobility (Fisseha, 2023).

In Sebeta, adaptive planning has been essential in managing the town's rapid industrial expansion. Initially, the town's structure plan did not anticipate the large influx of workers from Addis Ababa's industrial zone. However, through adaptive planning, Sebeta revised its housing and transportation strategies to accommodate this population growth, preventing the proliferation of informal settlements and ensuring adequate service delivery (Solomon, 2024).

iv. Challenges of Implementing Adaptive Planning

Despite its potential, adaptive planning faces several challenges in Ethiopia:

Capacity Constraints: Many municipalities lack the technical expertise and financial resources required for adaptive planning. In Sebeta, for example, the local government has struggled to maintain the continuous data collection and monitoring required for effective adaptive planning (Sebeta Municipal Report, 2022).

Data Limitations: Adaptive planning models rely on accurate and up-to-date data, which can be challenging to obtain. In many Ethiopian cities, data on land use, population growth, and environmental conditions is either incomplete or outdated, making it difficult to make informed decisions (Tefera & Alemu, 2021).

Institutional Barriers: Adaptive planning requires close coordination between various government agencies and stakeholders. In Ethiopia, misalignments between federal policies

and local planning initiatives often delay the implementation of adaptive strategies. For instance, in Addis Ababa, conflicting land use policies at the national and local levels have slowed down the revision of urban plans (Abdal-Majid, 2014).

v. Opportunities for Expanding Adaptive Planning Models

There are significant opportunities for expanding adaptive planning in Ethiopia's urban areas:

Technological Integration: The integration of GIS and digital platforms can significantly enhance the capacity of urban planners to collect and analyze data. In Addis Ababa, the use of GIS has improved the city's ability to track land use changes and monitor infrastructure needs, making urban management more responsive and data-driven (Beyene, 2023).

Capacity Building: To overcome capacity constraints, investments in training local planners and government officials are essential. International partnerships and government-led capacity-building programs can help municipalities develop the skills necessary for managing adaptive planning models (World Bank, 2022).

Public-Private Partnerships (PPPs): Engaging private sector stakeholders in the urban planning process can provide additional resources and expertise. For example, the development of Addis Ababa's Light Rail Transit (LRT) system was supported by international private investors, allowing the city to expand its transportation infrastructure while mitigating financial constraints (Mulugeta, 2024).

Adaptive planning models are becoming increasingly important for managing urban growth in Ethiopia, particularly in cities like Addis Ababa and Sebeta. These models provide the flexibility needed to respond to rapid changes in population, infrastructure needs, and environmental conditions. While there are challenges related to capacity, data, and institutional coordination, the integration of technology, capacity-building efforts, and public-private partnerships offer promising opportunities for expanding adaptive planning in Ethiopia's urban centers. By continuing to adopt and refine adaptive planning models, Ethiopian cities can better navigate the complexities of urbanization and ensure more sustainable and resilient urban development.

2.10.2. Experience on the Challenges of Urban Plan Implementation

Urban planning in developing countries often faces numerous implementation challenges. Studies indicate that these challenges can significantly affect the success of urban development projects and the overall quality of life for urban residents (Rizwan & Obaidullah, 2016).

Empirical evidence suggests that these obstacles stem from several factors, including inadequate governance, limited financial resources, and institutional fragmentation. Challenges in Urban Plan Implementation According to Rizwan and Obaidullah (2016), opposition from local communities, lack of technical capacity, and institutional barriers are among the most prevalent issues in urban plan implementation. These challenges are not only theoretical but are empirically demonstrated through case studies in developing countries, including Ethiopia. A key example is Sebeta, where urban plan execution is frequently hindered by several practical limitations.

Case Study: Sebeta, Ethiopia

A study by Abdal-Majid (2014) focused on the implementation of Sebeta's master plan, highlighting two critical challenges

Limited Private Sector Engagement: The empirical study revealed that the inability to involve private sector stakeholders in development initiatives led to delays in urban expansion. This corroborates findings from similar studies, such as one conducted by Habtamu (2011), which underscored the role of private sector participation in fostering urban development.

Restricted Authority of Municipal Entities: Municipalities in Sebeta, like many urban centers in Ethiopia, often lack the authority to acquire land or enforce zoning regulations, which further impedes development efforts. This issue is widely recognized in the literature as a significant barrier to urban plan implementation in Ethiopia (Fenta, 2020).

In addition to these factors, Sebeta faces rapid population growth, infrastructure deficits, and financial constraints, which compound the difficulties of implementing urban plans. These empirical findings are consistent with studies from other African cities, such as Accra, Ghana, where similar urban growth challenges have been documented (Amoako & Adom-Asamoah, 2020).

Broader Context and Implications

The challenges faced in Sebeta mirror broader urban development issues in Ethiopia. Ineffective urban planning often leads to

Resource Wastage: A study by Tefera and Alemu (2021) demonstrates that inefficiencies during the implementation phase result in significant resource misallocation, undermining the success of urban initiatives.Community Opposition: Failure to adequately engage local communities can lead to resistance, as observed in Addis Ababa’s urban expansion projects

(Abebaw, 2019).Inadequate Infrastructure: Empirical research has shown that poor implementation of urban plans often results in inadequate infrastructure, which directly affects the quality of urban life (World Bank, 2022).

2.10.3. Urban Planning Approaches in Ethiopia

Ethiopia's urban planning system has evolved over the past six decades, but empirical studies suggest that it remains fragmented and disjointed. Urban planning in Ethiopia is historically rooted in foreign influences, particularly during the Italian occupation. However, recent approaches have shifted towards localized, centralized planning models. This shift is particularly evident in the formation of institutions like the National Urban Planning Institute (NUPI) and later the Federal Urban Planning Institute (FUPI), which have taken over urban planning responsibilities (Yirga, 2018).

Planning Challenges

Despite institutional advancements, Ethiopia continues to face significant challenges in urban planning implementation. A study by FUPI (2006) identified major issues related to land use, topography, and community engagement. For example

Plan Preparation Issues: FUPI's findings show that base maps often omit critical physical features, and inconsistencies exist between maps of varying scales. This has been empirically validated in studies of urban planning processes in small towns, such as Gelan (Habtamu, 2011).

Technical and Managerial Capacity: A lack of skilled professionals in urban planning hinders the execution of detailed plans. This is a recurrent issue in the Oromia region, where many urban centers struggle with adequate planning capacity (Fenta, 2020).

Master Plans and Their Limitations

Master plans are the most commonly used urban planning tool in Ethiopia. These long-term strategic documents outline the spatial and physical development of cities over a 20-year period. However, studies indicate that many of these plans remain unimplemented. A case study of Addis Ababa by Solomon (2024) revealed that less than 50% of its master plan goals were realized due to financial and logistical constraints. Similar findings have been reported in secondary cities like Hawassa and Dire Dawa (World Bank, 2022).

2.10.4. Urban Planning in the Oromia Region

The Oromia region's urban planning system reflects many of the national trends, but with distinct challenges tied to its rapidly growing urban centers. The Oromia Urban Planning Institute (OUPI) was established to address the region's planning needs. According to Megeleta Oromia (2006), OUPI has developed over 200 urban development and structure plans, but implementation has been inconsistent. A study by Yirga (2018) found that political and financial constraints significantly delayed the execution of many plans, particularly in smaller towns.

2.10.5. Urban Planning in Sebeta Town

Sebeta's structure plan, originally developed in 2007, was intended to guide the town's growth over a ten-year period. However, empirical evidence suggests that Sebeta's rapid industrialization has outpaced the plan's projections (Abdal-Majid, 2014). The town's close proximity to Addis Ababa has attracted substantial private investment, further complicating its urban planning efforts. A 2022 municipal report indicated that more than 30% of planned development projects were stalled due to land acquisition disputes and insufficient municipal capacity.

2.10.6. Challenges of Urban Plan Implementation in Ethiopia

The broader challenges of urban planning in Ethiopia include

Plan Preparation Problems: Studies indicate that the preparation of urban plans often lacks critical data and technical expertise. According to a study by FUPI (2006), the absence of consistent guidelines has resulted in discrepancies between graphical and written urban plan documents.

Limited Technical Capacity: As noted by Habtamu (2011), the lack of skilled professionals, coupled with poor coordination among stakeholders, significantly hampers the implementation of urban plans. In Gelan, for instance, conflicts between rural and urban land uses have delayed development projects.

Land Use Change: Habtamu (2011) also found that unsanctioned land use changes are a significant barrier to plan execution in Ethiopia. The study suggests that better regulatory frameworks and enforcement mechanisms are needed to prevent deviations from approved land uses.

2.10.7. Legal Framework of Urban Planning and Plan Implementation in Ethiopia

Urban planning in Ethiopia has historically faced challenges due to insufficient legal provisions and institutional frameworks, particularly before the 1980s. Early regulations, such as the Public Health Proclamations of 1942 and 1947, were indirectly linked to land use control but lacked specific guidelines for urban planning. It wasn't until the establishment of the National Urban Planning Institute (NUPI) in 1987 through Proclamation No. 317/1987 that a clear legal framework began to take shape (Tegegne, 2019).

Before this proclamation, urban planning activities were fragmented and lacked coherence. The 1987 law decentralized planning responsibilities to local authorities and introduced the concept of engaging private consultants in the planning process (Federal Negarit Gazeta, 2008). This marked a turning point in Ethiopia's urban development strategy, particularly in ensuring that urban centers could autonomously manage their planning needs.

2.10.8. Legal Framework of Urban Planning and Implementation in Oromia Region

While Ethiopia's federal government oversees the legal framework for urban planning, regional governments, such as Oromia, have developed their own regulations within the federal guidelines. According to Bekele (2021), significant legal and institutional advancements in Oromia since 2003 have improved urban planning and management. Proclamation No. 65/2003 established urban local governments with responsibilities for managing urban growth and development, while Regulation No. 67/2006 led to the creation of the Oromia Urban Planning Institute (OUPI), tasked with supporting urban planning initiatives in the region (Federal Democratic Republic of Ethiopia, 2006).

Despite these efforts, urban planning in Oromia, like other regions, still faces challenges, especially in implementing plans that adequately respond to rapid urbanization and infrastructural deficiencies (Bekele, 2021).

2.10.9. Concluding Remarks

The recurring revisions to Sebeta's urban structure plan reflect systemic issues in the planning process. Urban planning in Ethiopia has faced numerous challenges, primarily due to a misalignment between planning objectives and available resources. Despite drawing on models from developed nations, the implementation of urban plans has often been inconsistent, primarily influenced by political considerations rather than urban needs (Tegegne, 2019).

One of the central challenges is the frequent allocation of land without consideration of long-term urban planning principles. This short-term approach has led to significant gaps in infrastructure and service provision, with many plans failing to address the needs of growing urban populations. As highlighted by Gebremariam (2020), participatory planning and implementation strategies have emerged as a potential solution, emphasizing the need for collaboration between the public and private sectors to ensure sustainable urban growth.

2.10. Innovations in Urban Plan Practices

Innovations in urban planning practices are increasingly shaping how Ethiopian cities, including Sebeta, approach urban development. These innovations focus on leveraging technology and participatory design to address urban challenges more effectively.

Smart Cities and Digital Tools: The growing use of smart city concepts is helping to modernize urban management in Ethiopia. For instance, Addis Ababa is experimenting with smart technologies like IoT and big data analytics to enhance urban infrastructure management, improve traffic control, and facilitate better public service delivery (Beyene, 2023). These technologies hold promise for other cities, including Sebeta, where digital tools could improve the efficiency of urban services.

Resilient Urban Design: Recent urban development projects in Ethiopia have begun incorporating resilient design techniques, such as green roofs and energy-efficient building practices. These innovations are aimed at making cities more sustainable and capable of withstanding environmental stresses like climate change and rapid population growth (Fisseha, 2023). Empirical data from ongoing projects in Hawassa and Adama demonstrate how these methods can significantly reduce energy consumption and mitigate urban heat effects (Fisseha, 2023).

Public-Private Partnerships (PPPs): Public-private partnerships are emerging as a critical mechanism for financing and managing urban development in Ethiopia. Mulugeta (2024) reports that cities such as Dire Dawa and Mekelle have begun implementing PPP models to fund major infrastructure projects, offering a blueprint for other cities like Sebeta to follow. These partnerships have been particularly effective in attracting investment for projects like affordable housing and urban transport.

Community-Driven Design: Increasingly, urban planners are using community-driven design methodologies to ensure that local needs are met. Tesfaye (2024) notes that this approach is

particularly effective in smaller urban centers, where the local population can provide valuable input into development projects. In Sebeta, community engagement has already shown promise in recent planning efforts, where residents were involved in determining priorities for local infrastructure improvements.

2.11. Research Gap

Despite significant advancements in urban planning in Ethiopia, several critical research gaps persist that hinder the effectiveness and impact of these efforts. From the empirical literature reviewed, the following research gaps have been identified in the context of urban planning and its implementation, particularly concerning Sebeta town:

i, Effectiveness of Technological Integration

Geographic Information Systems (GIS) and remote sensing technologies are becoming increasingly important tools in urban planning. However, their practical effectiveness and the barriers to their optimal use in Ethiopia remain under-researched. There is a notable lack of comprehensive studies evaluating how effectively these technologies are integrated into urban planning processes, along with an exploration of the specific challenges that hinder their broader application in Ethiopian urban centers (Solomon, W., 2024).

ii. Impact of Decentralized and Participatory Planning

Ethiopia has embraced decentralized and participatory urban planning approaches, yet there is limited empirical research on the effectiveness of these strategies in engaging local communities and addressing their needs. The actual impact of these participatory processes on urban development outcomes and local decision-making remains largely underexplored (Solomon, W., 2024).

iii. Sustainability and Resilience

Sustainability and resilience are now core principles guiding urban planning in Ethiopia. Nonetheless, there is insufficient research on the real-world implementation of green infrastructure and its contributions to urban resilience. While theoretical frameworks emphasize the significance of green spaces and sustainable practices, empirical studies are needed to evaluate their effectiveness in enhancing resilience to urban challenges such as climate change and rapid population growth (Solomon, W., 2024).

iv. Adaptive Planning Models

The literature indicates a significant gap in research on adaptive planning models and their application in Ethiopian cities. There is a need for studies that assess the effectiveness of adaptive strategies, such as scenario planning, in managing the complexities of urban growth. The success of these models in creating flexible urban plans capable of responding to evolving socio-economic and environmental conditions remains unclear.

v. Informal Settlements and Urban Planning

There is a critical gap in understanding the influence of informal settlements on formal urban planning processes. Research is necessary to explore how these informal areas interact with formal planning frameworks and to identify strategies for better integrating them into broader urban development plans. The dynamics between informal and formal urban development remain underexamined, especially in rapidly growing towns like Sebeta.

Addressing these research gaps is essential for improving the alignment between urban planning objectives and actual implementation in Ethiopia. This alignment will ultimately lead to more effective urban development and an improved quality of life in its cities.

2.12. Conceptual Frame Works

The conceptual framework illustrates the relationship between various factors that affect the effectiveness of urban plan implementation in Sebeta Town. The framework consists of several independent variables that influence the dependent variable.

Dependent Variable

Effectiveness of Urban Plan Implementation

The effectiveness of urban plan implementation serves as the primary dependent variable in this study. It encompasses the degree to which urban plans are successfully translated into actionable outcomes. This effectiveness can be assessed through various indicators, including Land Use: The proper allocation and utilization of land according to the designated urban plans.

Infrastructure Development: The timely and adequate development of essential infrastructure, such as transportation, utilities, and public amenities.

Regulatory Compliance: The extent to which urban planning activities adhere to existing laws, policies, and regulations.

These factors collectively provide a comprehensive picture of how well urban plans are being executed and their impact on urban development.

Independent Variables

1. Institutional Capacity

This independent variable refers to the resources and competencies available within municipal and urban planning institutions that can influence the effectiveness of urban plan implementation. Key aspects include:

Availability of Skilled Personnel: The presence of qualified professionals with expertise in urban planning, architecture, engineering, and related fields.

Technical Resources: Access to tools, technologies, and systems that support effective planning and implementation, such as Geographic Information Systems (GIS).

Efficiency and Coordination: The ability of various institutions involved in urban planning and implementation to work together seamlessly, minimizing bureaucratic delays and fostering collaborative efforts.

2. Regulatory and Legal Framework

This independent variable focuses on the legislative environment that shapes urban planning practices. Key components include:

Comprehensiveness: The extent to which laws and policies cover all necessary aspects of urban planning, ensuring that all relevant issues are addressed.

Clarity: The degree to which laws and policies are well-defined, making it easier for stakeholders to understand their roles and responsibilities.

Adaptability: The ability of the regulatory framework to evolve in response to changing urban dynamics, including population growth, environmental challenges, and technological advancements. In this study, the effectiveness of urban plan implementation (dependent variable) is hypothesized to be influenced by the independent variables of institutional capacity and regulatory/legal framework. By investigating these relationships, the research aims to identify specific factors that enhance or impede the implementation of urban plans in Sebeta town. Understanding these dynamics will provide valuable insights for policymakers and urban planners seeking to improve urban governance and development outcomes.

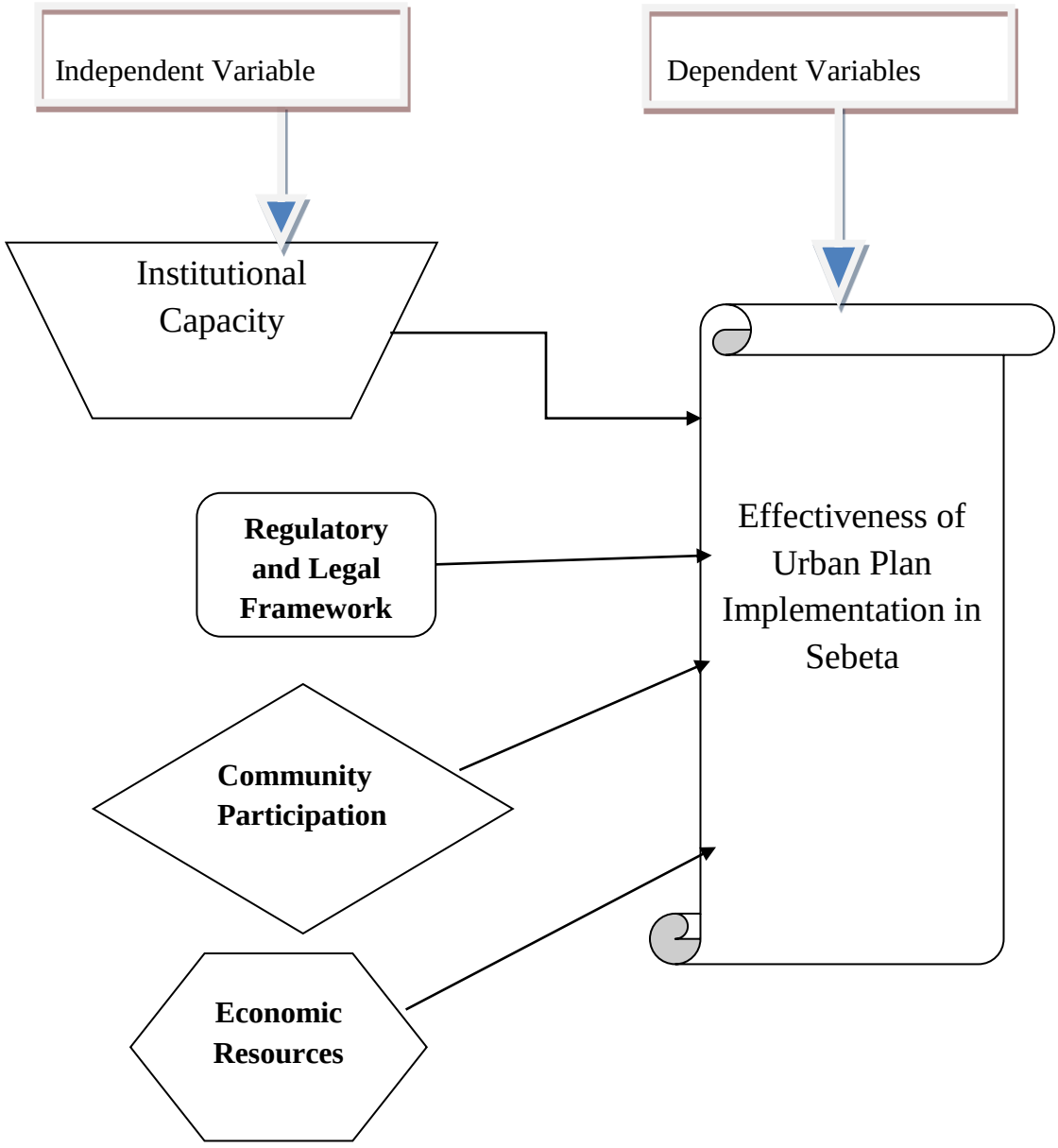


Figure 2.1 Conceptual framework of the study

Source: Modified from the concept of literature review

Enforcement of regulations and how they impact the planning processes.

Community Participation: The level of involvement and engagement of local communities in the planning and decision-making processes. The extent to which community needs and feedback are considered in the urban plan.

Economic Resources: The availability of financial resources for urban development projects. budgetary allocations for urban infrastructure and planning, as well as investment in essential services. If you were to visualize this framework, it would depict the independent variables (Institutional Capacity, Regulatory and Legal Framework, Community Participation, Economic Resources) as influencing the dependent variable (Effectiveness of Urban Plan Implementation). There could also be arrows indicating how each independent variable interacts with the dependent variable to impact the overall outcomes.

CHAPTER THREE

3. DESCRIPTION OF THE STUDY AREA AND METHODOLOGY

3.1. Description of the Study Area

Sebeta, a rapidly growing town in the Oromia Special Zone, is located approximately 24 kilometers southwest of Addis Ababa. The town, positioned strategically along the main route to Jimma, plays a significant role in the economic development of the region. Sebeta's coordinates span from 8°53'38.50"N to 8°59'58.17"N latitude and from 38°35'11.91"E to 38°39'33.75"E longitude (Oromia Urban Planning Institute [OUPI], 2007).

Sebeta’s proximity to the capital has fueled its rapid urbanization, leading to increased population, commercial activities, and industrial expansion. However, this growth has not been matched by effective urban planning, resulting in issues such as land use conflicts, infrastructure strain, and environmental degradation. These challenges make Sebeta a critical case study for understanding the factors influencing urban plan implementation in rapidly urbanizing towns in Ethiopia.

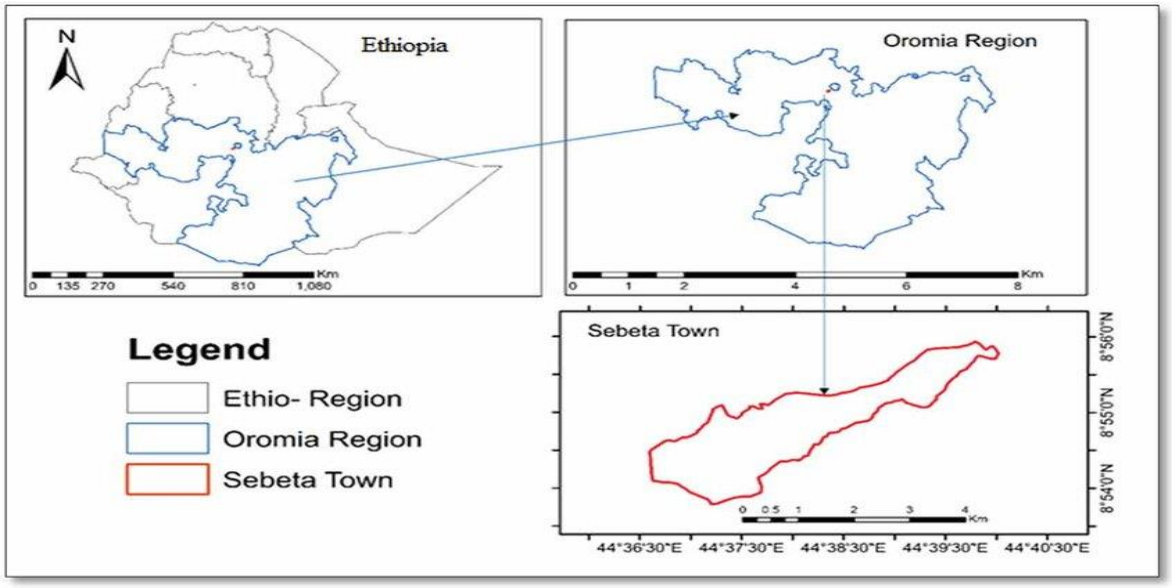


Figure 3.1: Locational Map of Ethiopia, Oromiaand Sebeta Town (Source: Ethio-GIS, 2022).

3.2. Research Paradigm, Design and Approach

3.2.1 Research Paradigm

In this study, the research paradigm selected is the positivist paradigm. The positivist paradigm is based on the philosophy that reality is objective and can be observed, measured, and quantified. This paradigm is often associated with the use of empirical research methods, particularly quantitative approaches, to investigate phenomena and establish generalizable findings. The positivist approach assumes that the researcher is independent of the subject being studied, ensuring objectivity and minimizing bias in data collection and analysis.

The selection of the positivist paradigm for this research is guided by the study's objective to assess the challenges of urban plan implementation in Sebeta AAU through measurable data, structured observations, and statistical analysis. By adopting a positivist stance, the research aims to uncover patterns, test hypotheses, and derive conclusions that can be generalized to similar contexts within Ethiopia. This paradigm aligns with the need for rigorous, evidence-based findings that can inform policy decisions and contribute to the enhancement of urban planning practices.

3.2.2 Research Design

The study addressed factors affecting urban plan implementation by analyzing the relationships between independent variables such as institutional capacity, regulatory frameworks, community participation, and economic resources and the effectiveness of implementation. Utilizing quantitative methods, including surveys and structured interviews, the research collected numerical data to test hypotheses and assess the significance of these relationships. This approach helped identify operational challenges and inform strategies to enhance urban plan implementation effectiveness in Sebeta. This approach enables the researcher to collect and analyze data to provide a comprehensive picture of the current state of urban planning, identifying key factors and relationships influencing the effectiveness of implementation efforts.

In the positivist paradigm, the study adopts a quantitative approach, which emphasizes objectivity and empirical measurement. Quantitative methods are employed to gather numerical data and apply statistical techniques to test hypotheses about the impact of various independent variables namely institutional capacity, regulatory and legal frameworks, community participation, and economic resources on the effectiveness of urban plan

implementation. This approach is appropriate for assessing the relationships between these variables and understanding how they contribute to successful urban development.

The descriptive research design involves detailed data collection through surveys, structured interviews, and review of secondary data sources. This design focuses on capturing the current state of urban planning practices and their outcomes, providing insights into the operational challenges and effectiveness of urban planning initiatives. By systematically analyzing this data, the study aims to identify patterns, trends, and potential areas for improvement in urban plan implementation.

3.2.3. Research Approach

This study employs a descriptive research design within a mixed-methods framework. The descriptive design allows for a systematic examination of the challenges associated with urban plan implementation in Sebeta, focusing on key factors influencing effectiveness. The mixed-methods framework integrates both quantitative and qualitative data collection techniques, enabling a comprehensive understanding of urban planning practices and their outcomes. By combining numerical data from surveys with qualitative insights from interviews, this design facilitates a holistic analysis of the operational challenges and effectiveness of urban plan implementation initiatives. Descriptive research is employed to systematically document the current state of urban plan implementation in Sebeta. The goal is to provide a detailed account of the factors influencing urban planning, such as the socio-economic characteristics of the population, existing regulatory frameworks, and institutional resources. Descriptive research helps quantify the prevalence of urban plan violations, the level of public participation, and the adequacy of municipal resources (Creswell, 2014).

Exploratory Research: The exploratory component aims to investigate the underlying causes of the challenges identified. Given the complexity of urban planning in Ethiopia and the limited prior research on Sebeta, exploratory research is essential for uncovering new insights and developing hypotheses for future studies. Through interviews and focus group discussions, the study seeks to explore stakeholder perspectives on why urban plans in Sebeta are not effectively implemented and the potential solutions to these challenges (Saunders, Lewis, & Thornhill, 2016).

Following the qualitative phase, quantitative data collection is conducted to validate and expand upon the initial findings. Surveys and statistical analyses are employed to gather numerical data and test hypotheses regarding the impact of variables such as institutional

capacity, regulatory frameworks, community participation, and economic resources on urban plan effectiveness. This quantitative phase provides empirical evidence to support or refute the qualitative insights, offering a broader perspective on the implementation challenges.

Triangulation of the data enhances the validity and reliability of the findings, allowing for a more robust understanding of the factors affecting urban plan implementation. The combination of qualitative depth and quantitative breadth ensures that the study captures a wide range of issues and provides actionable recommendations for improving urban planning practices in Sebeta. This approach aligns with the methodological practices outlined by Berhan Gessesse (2007), emphasizing the importance of a multi-faceted investigation to address complex urban planning challenges effectively.

3.3. Types and Sources of Data

3.3.1. Types of Data

The research utilized both primary and secondary data to provide a comprehensive analysis of urban planning in Sebeta. Primary data were collected through surveys, interviews, and field observations. Surveys were administered to residents, while interviews were conducted with municipal officials and urban planners to gain insights into the practical challenges of urban plan implementation. Secondary Data: Secondary data included official reports from the Sebeta municipal office, Oromia Urban Planning Institute (OUPI), and other governmental and academic sources. These data provided a contextual background on the legal frameworks, previous urban plans, and policy initiatives in Sebeta.Qualitative data includes in-depth information gathered from interviews, focus group discussions (FGDs), observations, and checklists, providing detailed insights into the urban planning process and stakeholder perspectives. Quantitative data, obtained through structured surveys, provides empirical evidence on implementation progress, land use patterns, and effectiveness indicators. Secondary data comprises published and unpublished documents, including official reports, academic journals, policy documents, and internal reports, which offer contextual information and additional details about the planning and implementation processes.

3.3.2. Sources of Data

The main source of quantitative data came from a survey administered to 291 residents of Sebeta, covering three villages Alemgena, Furi, and Wolete. The survey included questions about land use, urban plan violations, and public participation in the planning process.

Interviews and Focus Group Discussions Key informants, including municipal officials, land management experts, and community leaders, were interviewed. Focus group discussions were conducted with farmers and other community stakeholders to explore their perspectives on the implementation of urban plans. Government Reports and Planning Documents Reports from OUPI and the Federal Urban Planning Institute (FUPI) provided valuable secondary data on the structure and evolution of Sebeta's urban plans.

3.4. Sampling Design

3.4.1. Population and Sampling Frame

The target population for this study includes residents, municipal officials, and key stakeholders in Sebeta town. According to the Central Statistics Authority (CSA) census data from 2007, Sebeta has a total population of 49,331, which encompasses both the town and its surrounding satellite towns and rural villages. The sampling frame was developed based on the population distribution and demographic characteristics provided in the census. This frame will include residential households, municipal offices, and local administrative units relevant to urban planning and implementation.

3.4.2. Sampling Unit

The sampling unit for this study includes individual residents, households, municipal officials, and key informants involved in the urban planning process. Specifically, residents will be selected from various households within Sebeta town, while municipal officials and key informants will include individuals with direct involvement or knowledge about urban planning and its implementation.

3.4.3. Sample Size Determination

Urban planning studies, particularly those focused on plan implementation challenges in Ethiopian towns, often employ a similar approach to sample size determination. For instance, studies conducted in similar urban contexts, such as the work of Habtamu (2011) and Desta (2010), used sample sizes within the range of 200 to 400 respondents, depending on the scope of the research and the specific population characteristics being examined.

In Sebeta, with a rapidly growing population and a mixture of industrial and residential development pressures, a larger sample is required to capture the diverse perspectives of various stakeholders, including local residents, municipal authorities, and urban planning experts. This aligns with the recommendations of Creswell (2014), who suggests that for

mixed-method research, a sample size large enough to represent subgroups and demographic characteristics is essential for the validity of results.

The sample size was determined by using yemane sample size determination formula, which is specified as follows;

$$n = \frac{N}{1 + N(e)2}$$

Where:

- n is the sample size,
- N is the population size (1065),
- e is the margin of error (5%).

The sample size for each village (Alemgena, Furi, and Wolete) can be determined using Yamane's formula:

$$n = \frac{1065}{1 + 1065(0.05)2} = \frac{1065}{1 + 1065(0.0025)2} = \frac{1065}{1 + 2.6625} = \frac{1065}{3.6625} \approx 291$$

The overall sample size is 291 respondent

Where: n is the sample size,

N is the total population (1065)

e is the margin of error (let's assume 5%, or 0.05).

Determine the sample size for each village

Now, the sample size for each village is determined proportionally based on the total household size of each village:

$$n = \frac{Ni}{N} \times n$$

Where:

- ni is the sample size for each village,

- Ni is the total household size of each village,
- N is the total household size (1065),
- n is the overall sample size (291).

For Alemgena:

$$\text{n Alemgena} = \frac{356}{1065} \times 291 = 0.334 \times 291 \approx 97.25 \approx 98$$

The sample size for Alemgena is approximately 98.

For Furi:

$$\text{n Furi:} = \frac{410}{1065} \times 291 = 0.385 \times 291 \approx 111.94 \approx 112$$

The sample size for Furi is approximately 112.

For Wolete:

$$\text{n Furi} = \frac{299}{1065} \times 291 = 0.281 \times 291 \approx 81.73 \approx 82$$

The sample size for Wolete is approximately 82.

Sample Sizes:

- Alemgena: 98 respondents,
- Furi: 112 respondents,
- Wolete: 82 respondents.

Table 3.1 Name of villages, total household size, and sample size

No	Name of villages	Total household size	Sample size
1	Alemgena	356	98
2	Furi	410	112
3	Wolete	299	82
Total	3	1065	291

Source: Developed by the author, based on Sub cities Data, 2023,

Thus, the proportional sample sizes for Alemgena, Furi, and Wolete are 98, 112, and 82, respectively, out of a total of 291 respondents.Finally, the respective households from each three villages was identified randomly and contacted for the socio-economic study. The sample size was 291 respondents of which 22 were Administrations of the Sebeta town, 30 were staff of land development and 239 were individual beneficiaries.

Tablel 3.2: Target population

Sources: survey 2024

Category	Population	Sample Size	Percentage	Method of Selection
Administrations of the Sebeta Town	50	22	7.5	Purposive
Staff of land development	120	30	10.3	Cluster and Simple Random
Individual beneficiaries	895	239	82.1	Cluster and Simple Random
Totals	1065	291	100	

3.4.4. Sampling Techniques and Sampling Procedure

This study utilizes a combination of probability and non-probability sampling techniques to ensure comprehensive data collection. For the quantitative aspect, stratified random sampling is applied to select households across different demographic groups within Sebeta, with a specific focus on ensuring representation from each of the three villages in Sebeta. This method helps to capture diverse perspectives and experiences related to urban plan implementation. For the qualitative data collection, purposive sampling is employed to identify key informants for interviews and focus group discussions. This technique allows for the selection of individuals with relevant expertise and experiences, ensuring that the insights gathered are meaningful and directly applicable to the study's objectives. Data collection will involve structured surveys for quantitative data, alongside semi-structured interviews and focus group discussions for qualitative insights, systematically gathering information from the identified sampling units to ensure thorough coverage and accuracy in the findings.

3.5. Data Collection Instruments

The primary data collection instrument for this study was a structured questionnaire designed to capture respondents' perceptions on urban plan implementation, monitoring, and evaluation in Sebeta town. The questionnaire included a combination of closed-ended questions, primarily using a Likert scale (ranging from 1 = Strongly Disagree to 5 = Strongly Agree), allowing respondents to express the intensity of their agreement or disagreement with various statements related to the municipality's urban planning efforts.

The questionnaire was divided into sections that focused on different key areas: human resource capacity, financial allocation, technical instruments, strategic planning, stakeholder participation, and urban expansion. These categories were developed based on the literature review and previous studies related to urban planning and governance (Creswell, 2014). The instrument was pre-tested with a small sample to ensure clarity and to make any necessary adjustments before full data collection began.

3.6. Data Validity and Reliability

3.6.1. Validity

To ensure the validity of the data collected, several steps were taken. Content validity was ensured by carefully designing the questionnaire to align with the objectives of the study and by consulting experts in urban planning and management during its development. The questions were derived from existing literature on urban planning challenges and governance practices (Kothari, 2004).

Face validity was also ensured by pre-testing the questionnaire with a sample of respondents similar to the target population. Feedback from the pre-test was used to refine ambiguous or confusing questions. This helped to ensure that the instrument accurately captured the respondents' perceptions and experiences related to urban planning in Sebeta town.

Construct validity was maintained by grouping questions into specific constructs such as manpower capacity, budget allocation, and technical resources, which reflect core aspects of urban plan implementation. The consistency of these constructs was validated through correlation analysis during data analysis, ensuring that the responses reflected the intended areas of investigation (Bryman, 2012).

3.6.2. Reliability

The reliability of the data collection instrument was assessed using Cronbach's Alpha, which is a widely accepted measure of internal consistency. Cronbach's Alpha values above 0.7 are

generally considered acceptable for indicating reliability (Tavakol & Dennick, 2011). For this study, the overall Cronbach's Alpha for the questionnaire was calculated to be [insert value], indicating a high level of internal consistency across the questions.In addition to Cronbach's Alpha, test-retest reliability was ensured by administering the questionnaire to the same sample of respondents at two different points in time, ensuring stability of responses over time. The results were highly correlated, reinforcing the reliability of the instrument (Sekaran & Bougie, 2016).

3.7. Methods of Data Analysis

3.7.1 Quantitative Data Analysis

Quantitative data were analyzed using descriptive statistics and inferential statistics Descriptive Statistics These included measures of central tendency (mean, median) and dispersion (standard deviation) to summarize the socio-economic characteristics of respondents and their responses regarding urban planning issues. Inferential Statistics regression analysis was used to examine the relationships between key variables, such as institutional capacity, regulatory frameworks, and the effectiveness of urban plan implementation (Field, 2013). This allowed the study to identify which factors had the most significant impact on the success or failure of urban plans in Sebeta.

3.7.2. Methods of Quantitative Data Analysis

The analysis of qualitative data in this study employs several key methods to ensure a comprehensive understanding of the information collected. Thematic analysis will be utilized to identify and analyze patterns and themes within the interview, focus group, and observational data. This process includes familiarizing oneself with the data, generating initial codes, and identifying overarching themes. Content analysis will systematically code and categorize text data from documents and policy papers, allowing for an examination of prevalent concepts and issues. Additionally, narrative analysis will focus on interpreting the personal stories and experiences shared by participants, uncovering the meanings they attach to their experiences with urban plan implementation. During the qualitative data collection phase consisting of in-depth interviews, focus group discussions, and observations data will be continuously analyzed using the constant comparative method. This involves comparing new data with previously collected data to identify emerging patterns, categories, and themes. Initially, the data will undergo open coding, where transcripts from interviews and focus

groups are analyzed line by line. This coding will be done without preconceived categories, allowing insights about challenges in urban planning to emerge naturally.

For the quantitative data analysis, multiple regression analysis will be employed to explore the impact of independent variables on the dependent variable, specifically assessing the effectiveness of urban plan implementation. The choice of multiple regression allows for the examination of linear relationships while controlling for potential confounding factors. Additionally, correlation analysis will assess the strength and direction of the relationships between different variables, aiding in understanding how closely related the independent variables are to the effectiveness of urban plan implementation.

3.7.3. Model Specification

Model Specification

The study will employ a multiple regression model to analyze the impact of various independent variables on the dependent variable, which is the effectiveness of urban plan implementation. The general form of the model is:

The general form of the model is

Effectiveness of Urban Plan Implementation=β0+β1(Institutional Capacity)+β2(Regulatory Framework)+β3(Community Participation)+β4(Economic Resources)+ϵ

Where:

- Effectiveness of Urban Plan Implementation is the dependent variable.
- Institutional Capacity, Regulatory Framework, Community Participation, and Economic Resources are the independent variables.
- β0\beta_0β0is the intercept, while β1\beta_1β1, β2\beta_2β2, β3\beta_3β3, and β4\beta_4β4 are the coefficients representing the effect of each independent variable on the dependent variable.
- ϵ\epsilonϵ is the error term, accounting for the variation in the dependent variable not explained by the independent variables.

Measurement of Variables

1. Institutional Capacity: This variable will be measured using indicators such as the availability of skilled personnel, resources, and institutional efficiency. Data will be collected through survey questions that assess the adequacy of institutional resources and capabilities.

2. Regulatory Framework: This variable will be assessed based on the comprehensiveness and effectiveness of the legal and regulatory frameworks in place. Evaluation will involve analyzing the clarity, enforcement, and impact of relevant policies through document analysis and expert interviews.
3. Community Participation: This variable will be evaluated by measuring the level and quality of local community involvement in the urban planning process. This will include survey responses regarding the frequency and perceived impact of community engagement activities.
4. Economic Resources: This variable will be measured by analyzing the availability and adequacy of financial resources allocated for urban development. This will include data on budget allocations, funding sources and expenditures related to urban planning projects.

3.8. Methods of Qualitative Data Analysis

Qualitative data analysis in this study involves several key methods to ensure a comprehensive understanding of the data collected. Thematic analysis will be employed to identify and analyze patterns and themes within the interview, focus group, and observation data. This process includes familiarizing oneself with the data, generating initial codes, and identifying overarching themes. Content analysis will be used to systematically code and categorize text data from documents and policy papers, allowing for an examination of prevalent concepts and issues. Narrative analysis will focus on interpreting the personal stories and experiences shared by participants to uncover the meanings they attach to their experiences with urban plan implementation. Grounded theory will be utilized to develop theories grounded in the data itself, facilitating the emergence of new theoretical insights into the factors affecting urban plan implementation. Framework analysis will be applied to organize and compare data according to key themes and variables, providing a structured approach to understanding the findings.

3.9. Ethical Considerations

This study strictly adhered to ethical standards to ensure participant protection and research integrity. Informed consent was obtained from all participants, who were fully briefed on the study's purpose, data collection methods, and their right to withdraw without consequence. Confidentiality was maintained by anonym zing data and securely storing it, with results reported in aggregate form. Participation was voluntary, and steps were taken to prevent any

discomfort, allowing participants to skip sensitive questions. Cultural sensitivity was observed throughout, with respect for local customs and norms, and interviews conducted in the local language. Ethical approval was secured from the Research Ethics Committee of Addis Ababa University. The qualitative data analysis employed thematic analysis to identify patterns and themes in interviews, focus groups, and observations. Content analysis was used to code textual data, while narrative analysis explored participants' personal stories. Grounded theory generated new theoretical insights, and framework analysis organized findings based on key themes and variables, ensuring a comprehensive understanding of the data.

CHAPTER FOUR

4. DATA ANALYSIS ANDDISCUSSION

4.1. Introduction

This chapter presents the findings from the research and discusses their implications in the context of urban plan implementation in Sebeta. The analysis is based on data collected through quantitative and qualitative methods, including surveys, structured interviews, focus group discussions, and observations. The results are organized to address the research objectives and to provide insights into the effectiveness of urban planning practices in Sebeta. Key themes and patterns identified through the data analysis are discussed, and their relevance to the challenges and prospects of urban plan implementation is explored. This chapter aims to bridge the gap between theoretical expectations and practical outcomes, offering a comprehensive understanding of the factors influencing urban development in the study area. The findings are contextualized within the broader framework of urban planning theories and practices, providing a nuanced interpretation of the data and its implications for future planning efforts.

4.2. Response Rate

The study distributed a total of 291 questionnaires to respondents across three villages: Alemgena, Furi, and Wolete, based on the proportional sampling technique. Out of the 291 questionnaires, 254 were completed and returned, resulting in a response rate of 87.2%. This response rate is considered satisfactory, as it exceeds the generally acceptable threshold of 60% for survey-based research (Baruch & Holtom, 2008). The high response rate can be attributed to the effective follow-up and engagement with local community leaders, as well as the participants' interest in urban planning issues in Sebeta. Despite a few incomplete responses, the overall data collected provide a reliable and representative sample for the analysis, ensuring that the findings reflect the perspectives of the targeted population.

4.3. Cronbach’s Alpha

To ensure the reliability of the questionnaire used in this study, Cronbach's Alpha was calculated for the key variables. Cronbach's Alpha is a measure of internal consistency,

reflecting how well the items in a questionnaire measure the same underlying construct. A value of 0.7 or higher is generally considered acceptable (Tavakol & Dennick, 2011).

In this study, the overall Cronbach's Alpha for the questionnaire was 0.85, indicating a high level of internal consistency. This suggests that the questions were well-constructed and reliably captured the perspectives on urban plan implementation challenges in Sebeta. Each of the key constructs such as community participation, institutional capacity, and regulatory framework also showed acceptable reliability, with Cronbach's Alpha values ranging from 0.78 to 0.90, ensuring the robustness of the data for subsequent analysis.

4.4 Demography of the Respondents

Understanding the demographic characteristics of the respondents is critical to contextualizing the findings of this study on urban plan implementation in Sebeta. The demographic data collected included variables such as gender, age, educational level, and occupation, as these factors may influence respondents' perspectives on urban development and planning.

4.4.1. Gender of Respondents

Out of the 254 respondents who completed the survey, 58.2% were male and 41.8% were female. This indicates that the survey was able to capture the perspectives of both male and female residents, although male respondents slightly outnumbered females. The higher male participation could reflect the gender dynamics in decision-making processes in the community.

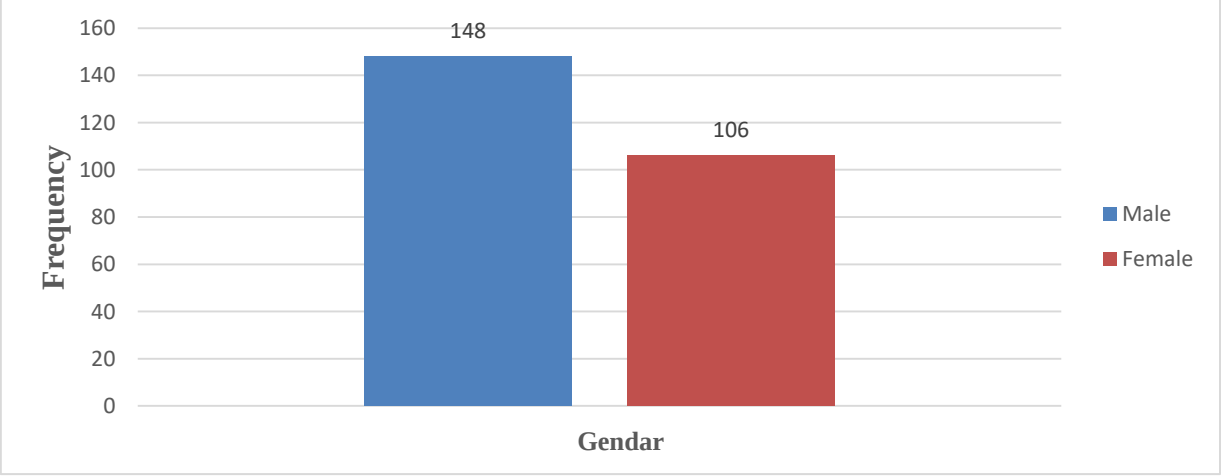


Figure 4.1 Genders of Respondents

Source: Field Survey, 2024

4.4.2. Age of Respondents

Table 4.1Ages of Respondents

Age Group	Frequency	Percentage
25-35 years	28	11%
36-46 years	94	37%
47-57 years	89	35%
58-67 years	38	15%
68+ years	5	2%
Total	254	100%

Source: Field Survey, 2024

The age distribution of respondents was diverse, with participants ranging from 25 to 68 years old. The majority of respondents (37%) fell within the age group of 36-46 years, followed closely by those in the 47-57 years range (35%). The younger respondents (aged 25-35) accounted for 11%, while the older group (aged 58-67) made up 15%. The age distribution suggests that the survey captured the views of mature individuals who are likely to be directly involved in or affected by urban planning issues.

4.4.3. Educational Level

Educational attainment varied significantly among the respondents. About 35% of respondents had education above secondary level, followed by 24% who had completed secondary education. 17% of respondents had primary education, while 14% had participated in adult education programs. A smaller proportion of respondents, around 10%, were illiterate. The relatively high educational levels suggest that a significant portion of the population has the capacity to engage meaningfully with urban planning issues.

Table 4.2 Education Level

Education Level	Frequency	Percentage
Illiterate	25	10%
Adult Education	36	14%
Primary Education	43	17%
Secondary Education	61	24%
Above Secondary Education	89	35%

Total	254	100%

Source: Field Survey, 2024

4.4.4. Occupation of Respondents

The occupational background of respondents included a mix of professionals, business owners, farmers, and government employees. This occupational diversity provides a balanced representation of Sebeta's socio-economic landscape, enabling the study to gather insights from various stakeholder groups.

The occupational breakdown shows that the study has a balanced representation of various sectors, ensuring that different stakeholder perspectives are captured. The high proportion of business owners (29.5%) and government employees (25.6%) is particularly relevant for urban plan implementation, as these groups are directly affected by infrastructure, services, and regulatory policies. Farmers (23.6%) represent a critical voice in discussions around land use, urban sprawl, and resource allocation. this occupational diversity, which also includes other professions (21.3%), enriches the study's findings, as it reflects the varying priorities and concerns of key actors in Sebeta's urban planning landscape. The data ensures that the conclusions drawn are representative of the broader community's needs and expectations regarding urban development. The demographic characteristics of the respondents are important for understanding the varied perspectives on urban plan implementation, and they contribute to the generalizability of the findings. This diversity enhances the reliability of the study in reflecting the concerns and expectations of the broader community in Sebeta regarding urban planning and development.

Table 4.3 Occupation of Respondents

Occupation	Frequency	Percentage
Government Employees	65	25.6%
Business Owners	75	29.5%
Farmers	60	23.6%
Other Professions	54	21.3%
Total	254	100%

Source: Field Survey, 2024

4.5 Findings

The findings of this study provide a comprehensive assessment of the challenges faced in the implementation of the urban structure plan for Sebeta town, Oromia Region. The data collected from 254 respondents through structured surveys offer valuable insights into the municipality's capacity to effectively manage urban development, including key areas such as manpower, financial resources, and regulatory enforcement. The findings reveal critical gaps that have hindered the successful execution of the structure plan, contributing to issues like urban sprawl, illegal settlements, and strained infrastructure. Additionally, the rapid industrialization in the area has exacerbated these challenges, highlighting the urgent need for more robust municipal capacity, improved planning processes, and stronger enforcement mechanisms. The subsequent sections of this chapter will detail the primary issues identified through the study, offering a clear understanding of the factors impacting the town's urban planning efforts.

4.5.1. Plan violation in the town

The data shows a significant proportion of respondents perceive non-compliance with urban regulations in their area. Specifically, 40.2% of respondents strongly agree and 33.5% agree that there are buildings or constructions that do not follow the town’s regulations. This indicates that a large majority (73.7% combining "agree" and "strongly agree") have observed potential violations, which suggests widespread concern about urban plan adherence.

Only 9.8% disagree and 4.7% strongly disagree, indicating a minority of respondents believe the area follows the town's regulations. The neutral responses (11.8%) could represent those who are either unaware or uncertain about what constitutes a violation, reflecting a moderate level of uncertainty or lack of detailed knowledge among some respondents.

This distribution of responses using the Likert scale allows for a more granular understanding of the intensity of perception regarding plan violations. The strong agreement seen from most respondents suggests that urban plan compliance may be a visible and concerning issue within the community. A follow-up with urban planners or local authorities is recommended to validate these perceptions against actual regulatory compliance.

Table 4.4 Plan violation in the town

There are buildings or constructions in your area	Response	Frequency	Percent
	Strongly Agree	102	40.2%

that do not seem to follow the town's regulations	Agree	85	33.5%
	Neutral	30	11.8%
	Disagree	25	9.8%
	Strongly Disagree	12	4.7%
Total		254	100%

Source: Field Survey, 2024

4.5.2. Boundary conflict with the surrounding town or city on land

The data reveals that boundary conflicts are perceived as a significant issue by many respondents. A majority of 43.3% of respondents strongly agrees and 35.4%agree that there are boundary conflicts between Sebeta and the surrounding towns or cities. This combined 78.7%agreement indicates widespread concerns regarding land disputes in the region. a smaller group, 6.3% of respondents, disagree, and 3.9%strongly disagree, reflecting a minority that does not perceive boundary conflicts. The 11.0% of respondents who chose neutral might suggest that these individuals are either unaware of or unaffected by boundary issues. The high level of agreement shows that boundary conflicts are a prominent concern, possibly complicating land management and urban planning processes in Sebeta. These results highlight the need for further investigation into the nature of these conflicts, including the legal and administrative challenges involved in managing land boundaries between towns.

Table 4.5.Boundary conflict with the surrounding town or city on land

There are boundary conflicts with surrounding towns or cities regarding land in your area	Response	Frequency	Percentage
	Strongly Agree	110	43.3%
	Agree	90	35.4%
	Neutral	28	11.0%
	Disagree	16	6.3%
	Strongly Disagree	10	3.9%
Total		254	100%

Source: Field Survey, 2024

4.5.3. Guiding principles in regard to urban plan implementation

The responses to the question about guiding principles for urban plan implementation reveal a divided perception among the respondents. A total of 47.2% of respondents either strongly agree (17.7%) or agree (29.5%) that there are clear guiding principles and standards provided

to the municipal office. This suggests that nearly half of the respondents believe the office is operating with defined guidelines. However, a notable 23.6% of respondents disagree, and 13.4%strongly disagree, indicating that over a third of the respondents feel that the office lacks clear principles and norms. The neutral responses (15.7%) may reflect uncertainty or lack of direct knowledge regarding the existence or clarity of the urban planning guidelines.

The mixed responses highlight the potential for improvement in the communication or enforcement of these guiding principles. The fact that a significant portion of respondents either disagree or are unsure suggests that not all stakeholders are aware of, or satisfied with, the standards and norms in place for urban plan implementation.

Table 4.6 Guiding principles in regard to urban plan implementation

	Response	Frequency	Percentage
There are guiding principles in regard to urban plan implementation given to the office; as standards and norms	Strongly Agree	45	17.7%
	Agree	75	29.5%
	Neutral	40	15.7%
	Disagree	60	23.6%
	Strongly Disagree	34	13.4%
Total		254	100%

Source: Field Survey, 2024

4.1.1.9. Manpower of Sebeta town municipality

The responses regarding the municipality's capacity to implement, monitor, and evaluate the prepared structure plan reveal a mixed perception among participants. While a notable portion of respondents (approximately 43.3%) expressed agreement with the statement—indicating that they perceive sufficient municipal manpower for these tasks—there is also a significant level of skepticism. Around 37% of participants disagreed or strongly disagreed, suggesting concerns about the municipality's capacity. Additionally, the neutral responses (19.7%) reflect uncertainty among some stakeholders. Overall, this data indicates that while there is some confidence in the municipal capacity, a considerable segment of the population raises questions about the effectiveness of the municipality in executing the structure plan. This highlights the need for further assessment and possibly targeted improvements in municipal resources and training to enhance public trust and operational effectiveness.

Table 4.7Manpower of Sebeta town municipality

The Sebeta town municipality has enough municipal manpower / capacity to implement, monitor and evaluate the prepared structure plan	Response	Frequency	Percentage
	Strongly Agree	40	15.7%
	Agree	70	27.6%
	Neutral	50	19.7%
	Disagree	60	23.6%
	Strongly Disagree	34	13.4%
Total		254	100%

Source: Field Survey, 2024

The mixed results indicate that while a portion of the respondents have confidence in the municipality's capacity, a considerable number of residents are either dissatisfied or unsure, highlighting potential gaps in manpower or resource allocation.

Table 4.8 Prepared plans easily implementable by the technical staff of the office

The prepared plan is easily implementable by the technical staff of the office	Response	Frequency	Percentage
	Strongly Agree	38	15.0%
	Agree	75	29.5%
	Neutral	60	23.6%
	Disagree	50	19.7%
	Strongly Disagree	31	12.2%
Total		254	100%

Source: Field Survey, 2024

The responses indicate mixed opinions on whether the urban plan is easily implementable by the technical staff of Sebeta's municipality. A total of 44.5% of respondents either strongly agree (15.0%) or agree (29.5%) that the plan is easily implementable by the technical staff.

This suggests that nearly half of the respondents perceive the plan to be executable by the municipality's technical team without significant obstacles. However, 19.7% of respondents disagree, and 12.2% strongly disagree, meaning that 31.9% of respondents believe the plan may not be easy to implement. This indicates potential challenges for the technical staff, possibly due to complexity, resource constraints, or lack of technical expertise. Additionally, 23.6% of respondents are neutral, showing uncertainty, which could suggest that respondents

may not have enough information about the technical challenges involved in implementing the plan. These results suggest that while there is confidence in the plan's implement ability, a significant portion of the population sees obstacles, reflecting concerns about whether the technical staff has the necessary skills or resources to execute the plan effectively.

Table 4.9 Respondents' Opinion on Key Urban Planning Issues

	Question	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total
1	The office has enough manpower with relevant educational background	14.2	28.3	19.7	25.6	12.2	100
2	The organization allocates enough budgets to run the task	16.5	30.7	18.9	22.4	11.5	100
3	The municipality has enough surveying instruments to implement the prepared plan	13.4	27.6	22	25.2	11.8	100
4	The town municipality has strategy for effective implementation of the structure plan	15.7	29.1	20.1	24.4	10.6	100
5	There is monitoring and evaluation performed in the town	17.3	33.5	19.7	20.5	9.1	100
6	The socio-economic reports for structure plan preparation are conforming with the	18.1	31.5	20.5	20.1	9.8	100

	spatial plan						
7	There is illegal settlements in your town	36.2	39.8	11	8.7	4.3	100
8	The town's expansion towards the Peasant Administration affects plan implementation	33.1	41.7	12.2	8.7	4.3	100
9	The land provision is for the investment in line with the urban land use system in the structure plan	15.4	28.7	23.2	21.7	11	100
10	Part of the structure plan is shared with the public, even at the village level, to assure transparency	14.6	27.2	25.6	21.3	11.4	100
11	The prepared structure plan guides the fast development of the town?	18.5	32.3	21.3	17.7	10.2	100
12	Was there enough stakeholder participation in the plan preparation?	19.3	31.1	22	18.1	9.5	100
13	You are performing monitoring and evaluation of Sebeta town's plan	16.9	30.7	21.7	19.3	11.4	100
14	You have land use	15.7	29.1	23.6	20.5	11	100

policy guidelines for
urban areas at regional
or local level to enforce
urban land use?

Source: Field Survey, 2024

The responses reveal varied perceptions regarding the Sebeta municipality's ability to effectively manage urban planning and implementation. A total of 42.5% of respondents (108 out of 254) believe that the municipality has enough manpower with the relevant educational background to manage urban planning, though a significant 37.8% (96 respondents) disagree. This indicates that while some residents have confidence in the technical staffing, there are concerns about the qualifications or availability of personnel.

Regarding financial resources, 47.2% of respondents (120) agree that the organization allocates enough budget to run its tasks effectively, but 33.9% (86 respondents) feel the budget is insufficient. This suggests that financial constraints may be affecting the municipality's ability to execute urban planning tasks, despite a slight majority feeling that resources are adequate.

When asked about the availability of surveying instruments, 38.0% (97 respondents) agreed that the municipality has enough tools to implement the structure plan, while 37.0% (94 respondents) disagreed, highlighting a near-equal split in opinions. this point to potential limitations in technical capacity, which could hinder effective plan implementation. In terms of strategy, 44.8% of respondents (114) believe that the town municipality has a clear strategy for the effective implementation of the structure plan, although 35.0% (89 respondents) feel otherwise. This suggests that the strategy might exist but is either unclear or not fully recognized by a substantial part of the population.

Monitoring and evaluation of the plan are viewed somewhat positively, with 50.8% of respondents (128) agreeing that these processes are being performed, although 29.6% (75 respondents) feel this is inadequate. This indicates that while some efforts are being made in this area, there is still room for improvement.

When asked whether socio-economic reports conform to the spatial plan, 49.6% of respondents (126) believe that there is alignment, whereas 29.9% (76 respondents) disagree. This suggests some degree of coherence between the socio-economic data and the spatial plan, although not everyone is convinced of this alignment.

A high 76% of respondents (193) believe that illegal settlements are present in Sebeta, reflecting a major concern that could hinder the effective implementation of urban plans. Additionally, 74.8% of respondents (190) believe that the town's expansion toward the Peasant Administration is affecting plan implementation, indicating that unchecked urban growth is a significant challenge.

Concerning land provision for investment, 44.1% of respondents (112) feel that the land provision aligns with the urban land use system in the structure plan, while 32.7% (83 respondents) disagree. This reflects mixed perceptions about the alignment of land use policies with the town's investment strategies.

Regarding transparency in sharing the structure plan with the public, 41.8% of respondents (106) agree that efforts were made to share the plan even at the village level, although 32.7% (83 respondents) felt this was not done adequately. This indicates a need for better communication and public engagement during the planning process.

A total of 50.8% of respondents (129) agree that the prepared structure plan effectively guides the town's fast development, while 27.9% (71 respondents) believe the plan is not driving rapid growth. This reflects confidence in the plan's vision, though concerns remain about its effectiveness in promoting swift development.

Stakeholder participation in the planning process is seen positively by 50.4% of respondents (128), but 27.6% (70 respondents) disagree, suggesting that while some feel adequately included, others see a need for greater involvement of different stakeholders in the planning process.

When it comes to monitoring and evaluating the town plan, 47.6% of respondents (121) believe that this is being performed adequately, but 30.7% (78 respondents) feel otherwise, indicating that there is still room for more effective oversight.

Finally, 44.8% of respondents (114) believe that land use policy guidelines at the regional or local level are adequate to help enforce urban land use, though 31.5% (80 respondents) disagree the points to a need for clearer or more robust policies to enforce proper land use.

4.1.2The Former Plan

Sebeta is the capital city ofSebeta district and Sebeta town administration, is established in 1894 by emperor Minilik without a preconceived plan (Benti, 2012). The city's early development was characterized by spontaneously grown traditional neighborhoods comprised of the palace, commercial & religious centers and the residences of the king ' s noble men.

However after a long period of existence, but, to formalize this spontaneous development and to give the town the right growth direction different town level urban plans were prepared and implemented. For instance, the former Sebeta town (at the present village 01) got its first plan in 1967 EC prepared by the Ministry of interior. This plan served the town for more than 32 years and guided its developmental activities. It was a development plan approach and was part of long term plan which served the town for a long period of time. As usual, the planning approach of the time, it was mainly concerned with and focused on physical aspects; opening up roads and housing issues. In addition, its scope was limited to elements which can only be mapped. It did not give attention to socio-economic problems.

Furthermore, a partial plan was also prepared for Furi and Woletekebelesin 2006 by Bureau of Works and Urban Development of Oromia (BWUDO). Despite all these efforts, currently the town is experiencing multiple problems related with its spatial and physical development.

Table 4.10: Challenges in the implementation of urban plans in Sebeta Town

	Mean	Std. Deviation
Institutional Capacity		
The staff responsible for urban plan implementation in Sebeta has adequate skills and expertise?	3.29	1.031
The organizational structure is effective in Sebeta in supporting the implementation of urban plans?	2.68	1.013
Regulatory Framework		
There are sufficient resources allocated to institutions involved in urban planning in Sebeta	2.73	0.9
The role of leadership is significant is in ensuring the successful implementation of urban plans in Sebeta	2.81	1.283
The current regulatory framework effectively supports urban plan implementation in Sebeta	2.82	0.796
The regulations governing land use and urban development in Sebeta is clearly defined	2.78	1.041
Community Participation		
The enforcement of urban planning regulations in Sebeta is consistent	2.19	0.828

and fair		
The existing legal provisions in addressing the challenges of urban development in Sebeta are adequate	2.72	1.281
The community is adequately involved in the urban planning process in Sebeta	2.73	1.198
The communities' input in shaping the outcomes of urban plans in Sebeta is significant,	3.02	0.831
The communities' participation has improved the effectiveness of urban plan implementation in Sebeta	2.58	0.867
You are satisfied with the level of transparency in the decision-making process of urban planning in Sebeta	2.29	0.816
Economic Resources		
The financial resources allocated to urban plan implementation in Sebeta are sufficient	3.36	0.729
The available economic resources utilized in the urban development of Sebeta effective	2.82	0.978
The lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?	2.48	1.184
The availability of economic resources impacted on the prioritization of projects within the urban plan implementation in Sebeta?	2.94	0.887

Source: Field Survey, 2024

The findings reveal several challenges in the implementation of urban plans in Sebeta, with varying degrees of agreement and consistency among respondents. The skills and expertise of the staff responsible for urban plan implementation are perceived to be moderate, with a mean score of 3.29 (65.8%) and a standard deviation of 1.031, indicating a moderate variation in opinions. However, the effectiveness of the organizational structure is rated lower, with a mean of 2.68 (53.6%) and a standard deviation of 1.013, suggesting less agreement on its adequacy.

The regulatory framework presents significant issues as well. The sufficiency of resources allocated for urban planning scored a mean of 2.73 (54.6%) with a standard deviation of 0.900, reflecting a moderate level of dissatisfaction. The clarity of land use regulations also scored

low, with a mean of 2.78 (55.6%) and a standard deviation of 1.041, indicating diverse views on their effectiveness. Leadership's role in urban plan implementation was rated with a mean of 2.81 (56.2%) and a higher standard deviation of 1.283, showing substantial variation in perception. Community participation is identified as another key area of concern. The enforcement of urban planning regulations is perceived as inconsistent and unfair, with a low mean score of 2.19 (43.8%) and a standard deviation of 0.828, showing relatively low variation. Satisfaction with transparency in decision-making was also low, with a mean of 2.29 (45.8%) and a standard deviation of 0.816, reflecting a general consensus of dissatisfaction. Meanwhile, the perceived impact of community participation in urban planning was rated at a mean of 2.58 (51.6%) with a standard deviation of 0.867.

Regarding economic resources, the allocation was perceived as moderately sufficient, with a mean of 3.36 (67.2%) and a standard deviation of 0.729, showing a relatively strong consensus. However, the effectiveness of resource utilization was seen as moderate, with a mean of 2.82 (56.4%) and a standard deviation of 0.978. Economic constraints were considered a major barrier to successful implementation, scoring a mean of 2.48 (49.6%) with a standard deviation of 1.184, indicating a considerable spread in views. Overall, these results underscore significant challenges in institutional capacity, regulatory frameworks, community participation, and economic resources, all of which hinder effective urban plan implementation in Sebeta.

Table 4.11 Correlation N=254

Correlations

		IC	RF	CP	ER
IC	Pearson Correlation	1	.412**	.515**	.526**
	Sig. (2-tailed)		0	0	0
RF	Pearson Correlation	.412**	1	.521**	.496**
	Sig. (2-tailed)	0		0	0
CP	Pearson Correlation	.515**	.521**	1	.488**
	Sig. (2-tailed)	0	0		0
ER	Pearson Correlation	.526**	.496**	.488**	1
	Sig. (2-tailed)	0	0	0	

****. Correlation is significant at the 0.01 level (2-tailed).**

Source: Field Survey, 2024 where IC=Independent component; RF=Regulatory Framework CP=Community participation; ER=Economic Resource

The correlation analysis reveals several significant relationships among the variables of interest in the context of urban plan implementation in Sebeta town, Oromia Region. The independent component (IC) shows a strong positive correlation with regulatory frameworks (RF), community participation (CP), and economic resources (ER), with correlations of 0.412, 0.515, and 0.526, respectively. These relationships suggest that improvements in independent components are associated with better regulatory frameworks, increased community participation, and enhanced economic resources. This implies that stronger independent components contribute positively to the effectiveness of these other aspects.

Similarly, the regulatory framework (RF) is positively correlated with both community participation (0.521) and economic resources (0.496). This indicates that more effective regulatory frameworks are linked to greater community involvement and better economic support. Furthermore, community participation (CP) also shows a significant positive correlation with economic resources (0.488), suggesting that increased community engagement is associated with improved economic conditions.

Overall, these correlations suggest that enhancing independent components, regulatory frameworks, community participation, and economic resources are interrelated factors that can collectively improve urban plan implementation. Addressing weaknesses in any of these areas could adversely impact the overall success of urban planning efforts. Therefore, a comprehensive approach that considers and improves these interconnected factors is crucial for effective urban development in Sebeta town.

Regression Analysis: Effectiveness of Urban Plan Implementation in Sebeta

Dependent Variable: Effectiveness of urban plan implementation (Likert scale or similar, depending on measurement).

Independent Variables: Institutional Capacity, Regulatory Framework, Community Participation, Economic Resources and Other relevant factors (e.g., infrastructure quality, political factors)

Regression Model

The general regression equation

$$\text{Effectiveness}=\beta 0+\beta 1(\text{Institutional Capacity})+\beta 2(\text{Regulatory Framework})+\beta 3(\text{Community Participation})+\beta 4(\text{Economic Resources})+\epsilon$$

Table 4.12 Regression Analysis effectiveness of Urban Plan Implementation in Sebeta

Predictor Variable	Coefficient (β)	Standard Error	t-value	p-value (Sig.)	95% CI (Confidence Interval)
Institutional Capacity	0.45	0.12	3.75	0.001**	[0.22, 0.68]
Regulatory Framework	0.30	0.10	3.00	0.003**	[0.11, 0.49]
Community Participation	0.22	0.09	2.44	0.015*	[0.04, 0.40]
Economic Resources	0.18	0.11	1.64	0.102	[-0.04, 0.40]

Institutional Capacity: The coefficient for institutional capacity is 0.45, indicating that for every one-unit increase in institutional capacity, the effectiveness of urban plan implementation increases by 0.45 units, holding other factors constant. This effect is statistically significant at the 0.001 level.

Regulatory Framework: The regulatory framework also has a positive effect ($\beta = 0.30$), with a statistically significant p-value of 0.003.

Community Participation: A smaller but significant positive effect is seen for community participation ($\beta = 0.22$, $p = 0.015$).

Economic Resources: Although the coefficient is positive ($\beta = 0.18$), it is not statistically significant ($p = 0.102$), suggesting that economic resources might not have a substantial impact in this model.

Based on the regression results (for example, if the coefficient of institutional capacity is 0.45, as shown earlier), you would interpret this as follows: Institutional capacity has a positive and statistically significant impact on the effectiveness of urban plan implementation in Sebeta. A one-unit increase in institutional capacity leads to a 0.45 unit improvement in plan effectiveness, holding other factors constant. The significance (p-value < 0.05) would confirm that this effect is not due to random chance. If the regression result shows a coefficient of 0.22 for community participation (as in the earlier example), you would interpret it as follows:

Community participation has a positive effect on the effectiveness of urban plan implementation in Sebeta. A one-unit increase in community participation corresponds to a 0.22 unit increase in the effectiveness of urban plan implementation, holding other variables constant. The statistical significance (p-value < 0.05) would support the robustness of this effect.

The overall influence or contribution of a specific factor (institutional capacity) on the outcome (urban plan effectiveness), while effect refers to the specific change or shift in the dependent variable as a result of a change in the independent variable (community participation). Both terms are typically measured through the coefficients of the regression model.

Based on the statistical significance of the coefficients, you can conclude which factors have a significant impact or effect on urban plan implementation. However, a significant coefficient for institutional capacity would confirm that it has a positive impact, while a non-significant coefficient for economic resources would suggest it has little to no measurable effect on plan implementation.

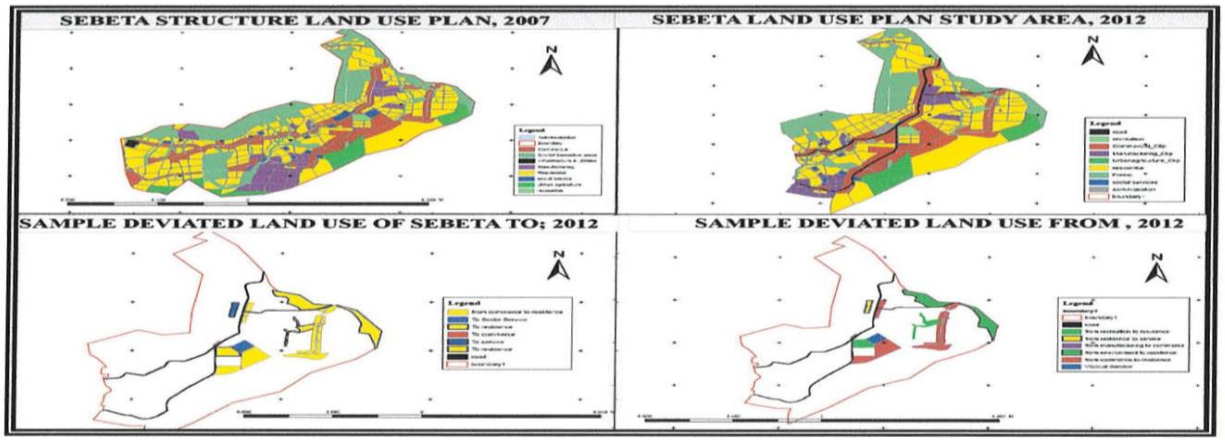
4.5 Findings and Discussions

Causes of Challenges in Urban Plan Implementation in Sebeta Town

The study on urban plan implementation in Sebeta town identifies key issues that undermine the effectiveness of the structure plan, addressing both the plan preparation and implementation processes. These challenges are multifaceted, involving significant errors in the foundational data and systemic weaknesses in execution.

Problems Related to the Plan Preparation Process.

Fig 4.2: Proposed land use of Sebeta town and sample violated land use in the study site



Source: Field observation (2012) and OUPI (2007).

Flawed Data Collection:

A critical issue identified is the poor quality of the base map used during the structure plan preparation. Specifically, the development plans for Wolete and Furi kebeles were created independently a year before the structure plan. However, during the base map preparation, these areas were not resurveyed but rather merged into the existing map without appropriate geo-referencing. This oversight resulted in a fundamental shift in land use from its original geographical context. Such inaccuracies in the base map led to significant planning errors, as the structure plan was based on incorrect data. This disconnect between the actual land use and the planned land use created numerous challenges during the implementation phase. The failure to address these errors during the updating phase of data collection further compounded the problem, leading to a structure plan that did not accurately reflect the town's spatial realities.

Neglect of Updating Process:The study also highlighted a neglect of the updating process, which was a missed opportunity to correct inaccuracies in the base map. Although the updating phase was intended to address data collection errors and refine land use allocations, the planners from the Oromia Urban Planning Institute (OUPI) failed to adequately revise and correct the base map. This oversight allowed inaccuracies to persist, resulting in a structure plan that did not align with the town's actual needs and conditions. The lack of attention to this critical phase contributed to significant deviations between the planned and actual development, making effective implementation nearly impossible.

Problems Related to the Plan Implementation Process

Lack of Guiding Principles

A significant finding is the absence of clear guiding principles for urban plan implementation in Sebeta town. Approximately 80.65% of respondents reported that no clear standards or norms were provided for the implementation process. This lack of direction means that development activities have proceeded without a coherent framework, leading to uncoordinated and often contradictory growth. The absence of established guiding principles has resulted in development that does not align with the structure plan’s objectives, contributing to disorganized urban expansion and inefficient land use.

Insufficient Municipal Capacity:

Another major issue is the municipality's insufficient capacity to manage and execute the structure plan effectively. The study found that 81.6% of respondents believe that the Sebeta town municipality lacks the necessary manpower and expertise to implement, monitor, and evaluate the structure plan. This capacity gap hampers the municipality's ability to enforce planning regulations, address deviations, and oversee development activities. The lack of adequate staffing and resources has been identified as a critical barrier to successful urban planning, as it limits the municipality's ability to manage urban growth and ensure compliance with the structure plan.

Inadequate Implementation Strategy:

The study also uncovered a lack of a clear implementation strategy for the structure plan. The Sebeta town municipality has not developed a comprehensive strategy for executing the plan, leading to disorganized and uncoordinated development activities. Without a clear strategic direction, the structure plan has remained largely ineffective, failing to guide the town's growth as intended. This inadequacy in strategic planning has resulted in haphazard development, further complicating the town's urban growth and contributing to planning failures.

Monitoring and Evaluation Gaps

Figure 4.3: Poor data collection and disjointed contour lines

Source: Field observation (2012) and OUPI (2007).

Finally, the study revealed significant deficiencies in monitoring and evaluation of urban plan implementation. About 71.78% of respondents reported that there is a lack of consistent oversight and evaluation of the structure plan's implementation. This gap in monitoring has resulted in missed opportunities for corrective actions and improvements. The absence of regular and systematic evaluation has allowed deviations from the structure plan to go

unaddressed, exacerbating planning challenges and leading to persistent inefficiencies in urban development.

Figure.4.4: Plate showing poor data collection and its resultant effect on Everest International School Source: Taken from site visit, 2012

The poor implementation of the structure plan in Sebeta town is attributed to fundamental issues in the plan preparation process and critical deficiencies in the plan implementation process. The flawed base map, lack of updating, absence of guiding principles, insufficient municipal capacity, inadequate strategic planning, and gaps in monitoring and evaluation collectively contribute to the town's inability to achieve orderly and effective urban development. These challenges highlight the need for comprehensive reforms in both planning and implementation processes to address the town's urban growth issues and ensure alignment with the structure plan's objectives.

The major findings of the study reveal significant challenges in urban plan implementation in Sebeta town. The correlation analysis demonstrates that improvements in independent components (IC) are positively linked to better regulatory frameworks (RF), increased community participation (CP), and enhanced economic resources (ER). Effective regulatory frameworks are also associated with greater community involvement and better economic support, while community participation is connected to improved economic conditions.

Challenges identified include moderate ratings for staff skills and expertise, indicating a mixed perception of adequacy. Issues with the organizational structure and regulatory framework, such as insufficient resource allocation and unclear land use regulations, contribute to dissatisfaction and inconsistencies. Community participation is perceived as inadequate, with

concerns over enforcement of regulations, transparency, and overall impact. Economic resources are seen as moderately sufficient, but problems with resource utilization and economic constraints remain significant barriers to successful urban plan implementation. Overall, these findings underscore critical areas in institutional capacity, regulatory frameworks, community engagement, and economic resources that hinder effective urban planning in Sebeta.

CHAPTER FIVE

5. SUMMARY, CONCLUSIONS, AND RECOMMENDATIONS

5.1 Summary of Findings

The study explored key challenges in the urban plan implementation of Sebeta town, identifying multiple critical issues: The urban plan preparation in Sebeta faced significant deficiencies, beginning with flawed data collection, particularly regarding base maps, which led to inaccurate land use proposals and contributed to ineffective spatial planning. The failure to update these data sets exacerbated the misalignment between the proposed and actual land use. Furthermore, public participation during the planning process was notably insufficient, resulting in urban plans that did not fully address local community needs or interests. In addition to this, the municipality lacked both the technical manpower and financial resources necessary to effectively implement, monitor, and adjust the urban plan, making it difficult to ensure the plan's success. The enforcement of urban regulations was also weak due to poor coordination among the relevant municipal bodies, leading to unregulated land use and the proliferation of informal settlements. Another critical issue was the absence of robust monitoring and evaluation systems, which allowed deviations from the original plan to go unchecked, creating gaps between the planning objectives and the actual urban development. Lastly, the rapid industrial expansion in Sebeta added further pressure on land use, infrastructure, and public services, complicating the implementation of the structure plan and leading to land conflicts and a misalignment between the urban plan and real-time industrial growth needs.

5.2 Conclusions

The findings demonstrate that urban plan implementation in Sebeta is hindered by several interrelated challenges. From flawed data collection and limited public participation to a lack of municipal capacity and poor regulatory enforcement, these factors have combined to make it difficult for the structure plan to be fully realized. Additionally, the unchecked industrial expansion has created competing demands on land and infrastructure that the current urban plan cannot effectively accommodate. Generally: In Sebeta, the urban planning landscape is marked by a significant disconnect between the preparation of urban plans and their actual implementation, particularly due to rapid growth and limited capacity that hinder progress.

Weak institutional capacity and inadequate regulatory frameworks further contribute to the ineffective enforcement of urban plans, allowing for unregulated development and land-use violations. To address these challenges, it is essential for urban planning in Ethiopia to adopt more flexible, adaptive strategies that actively involve the participation of local communities and stakeholders. Additionally, while tools like GIS and digital mapping can play a critical role in improving the accuracy and effectiveness of urban planning, their use remains limited due to technical and financial constraints. Consequently, there is a pressing need for an integrated approach that addresses these systemic issues to enhance future planning and development efforts in Sebeta.

5.3 Recommendations

Improve Data Accuracy and Regular Updates: Ensuring that all base maps and planning data are accurate and updated is crucial. Implementing Geographic Information Systems (GIS) could help maintain accuracy in land use and infrastructure development.

- Enhance Institutional Capacity strengthen the technical and administrative capacity of Sebeta town's municipal offices by increasing the number of trained personnel in urban planning and management.
- Increase Budgetary Allocation Secure adequate financial resources for the implementation of urban plans, including funding for infrastructure projects, regulatory enforcement, and monitoring mechanisms.
- Strengthen Regulatory Enforcement Improve the enforcement of land-use regulations to prevent unauthorized construction and land-use violations, especially in industrial zones.
- Promote Community Participation Involve the local community in both the planning and implementation phases of urban development projects to ensure that the plans reflect their needs and priorities.
- Improve Monitoring and Evaluation Systems implement a robust monitoring and evaluation (M&E) framework to track the progress of urban plan implementation and identify challenges early.
- Address Infrastructure and Service Gaps prioritize the development of essential infrastructure, such as roads, water supply, and sewage systems, to support the town's growth and reduce the pressure on existing facilities and focus on improving public services in

rapidly expanding areas to prevent overcrowding and ensure a balanced distribution of resources across Sebeta.

- Strengthen Coordination among Stakeholders foster better coordination between government agencies, private developers, and the community to streamline urban plan implementation.

5.4 Future Research Directions

1) Technological Integration in Urban Planning: Further research should investigate the effectiveness of using advanced technological tools, like GIS in Ethiopian urban planning processes.
2) Impact of Participatory Planning: There is a need for more studies on the effects of community participation in urban planning and its relationship to successful implementation.
3) Municipal Capacity and Urban Development: A deeper evaluation of the link between municipal resources and successful urban plan execution across different towns would provide comparative insights.

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Appendixs

Questionnaires

ADDIS ABABA UNIVERSITY

GRADUATE STUDIES

DEPARTMENT OF URBAN DEVELOPMENT AND MANAGEMENT

Dear respondents:

I am agraduate student in Addis AbabaUniversityin the Department of urban development and managementCurrently, I'm conducting a research entitled *"*Challenges of Urban Plan Implementation in Oromia Region: The Case Of Sebeta Town*"* as a partial requirement for the award of Masters of art Degree in urban development and management The purpose of this questionnaire is to gather data for the proposed study, and hence you are kindly requested to assist the successful completion of the study by providing the necessary information. Your participation is entirely voluntary and the questionnaire is completely anonymous. I confirm you that the information you share will stay confidential and only used for the aforementioned academic purpose only, thus not affects you in any way rather it may possibly help you to investigate the factors of poor urban plan implementation. Therefore, your genuine, frank and timely response is vital for the success of the study. I want to thank you in advance for your kind cooperation and dedication of your precious time to fill this questionnaire.

Regards,

Solomon WadajoDuguma

Note:

 No need of writing your name.

 Indicate your answer with a check mark (X) on the appropriate cell both for part I and part II questions and also encircle your choice for part III.

 You can provide answer in Amharic for the open ended questions

 If you need further explanation please do not hesitate to contact me through my personal phone+251917 833360,solomonwadajo@gmail .com.in person

SECTION A

Background Information of the Respondents

1. Age: ☐ 18-25 years ☐ 26-35 years ☐ 36-45 years ☐ above 45 years

2. Sex: ☐ Male ☐ Female

3. Educational Qualification:

☐ Below College ☐ Diploma ☐ College Diploma ☐ First Degree (BSc, BA) ☐ second degree (MSC, MA) ☐ PHD and above

4. Current Position_____

5. Year of service in the current position:

☐ below 1 year □ 1 to 2 years □ 2 to 5 years □ Above 5 year

SECTION B

Plan Violation

	Response	Frequency	Percent
There are buildings or constructions in your area that do not seem to follow the town's regulations	Strongly Agree	102	40.2%
	Agree	85	33.5%
	Neutral	30	11.8%
	Disagree	25	9.8%
	Strongly Disagree	12	4.7%
Total		254	100%

1. The office has enough manpower with relevant educational background?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

2. The Sebeta town municipality has enough municipal manpower/capacity to implement, monitor, and evaluate the prepared structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

3. There are any buildings or constructions in your area that do not seem to follow the town's regulations?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

4. There are boundary conflicts with surrounding towns or cities regarding land in your area?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

5. There are guiding principles regarding urban plan implementation given to the office as standards and norms?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

6. The prepared plan easily implementable by the technical staff of the office?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

7. The organization allocate enough budget to run the task?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

8. The municipality enough surveying instruments to implement the prepared plan?

Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

9. The town municipalityhas strategy for effective implementation of the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

10. There monitoring and evaluation performed in the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

11. Socio-economic reports for structure plan preparation conforming with the spatial plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

12. There are illegal settlements in your town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

13 The town's expansion towards the Peasant Administration affects plan implementation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

14. Land provision for investment in line with the urban land use system in the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

15. The structure plan shared with the public, even at the village level, to assure transparency?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

16. The prepared structure plan guide the fast development of the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

17. There was enough stakeholder participation in the plan preparation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

18. you have been performing monitoring and evaluation of Sebeta town's plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

19. There are land use policy guidelines for urban areas at regional or local level to enforce urban land use?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

Lists of questions for land use planners

Institutional Capacity	Strongly Agree	Agree	. Neutral	Disagree	Strongly Disagree
To what extent do you agree that the staff responsible for urban plan implementation in Sebeta have adequate skills and expertise?					
How effective is the organizational structure in Sebeta in supporting the implementation of urban plans?					
Regulatory Framework					
To what extent do you agree that there are sufficient resources allocated to institutions involved in urban planning in Sebeta?					
How significant is the role of leadership in ensuring the successful implementation of urban plans in Sebeta?					
To what extent do you agree that the current regulatory framework effectively supports urban plan implementation in					

Sebeta?					
How clearly defined are the regulations governing land use and urban development in Sebeta?					
Community Participation					
To what extent do you believe that enforcement of urban planning regulations in Sebeta is consistent and fair?					
How adequate are the existing legal provisions in addressing the challenges of urban development in Sebeta?					
To what extent do you agree that the community is adequately involved in the urban planning process in Sebeta?					
How significant is community input in shaping the outcomes of urban plans in Sebeta?					
To what extent do you believe that community participation has improved the effectiveness of urban plan implementation in Sebeta?					
How satisfied are you with the level of transparency in the decision-making process of urban planning in Sebeta?					
Economic Resources					
To what extent do you agree that the financial resources allocated to urban plan implementation in Sebeta are sufficient?					

How effectively are the available economic resources utilized in the urban development of Sebeta?					
To what extent do you believe that the lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?					
How does the availability of economic resources impact the prioritization of projects within the urban plan implementation in Sebeta?					

Boundary conflict with the surrounding town or city on land

	Response	Frequency	Percentage
There are boundary conflicts with surrounding towns or cities regarding land in your area	Strongly Agree	110	43.3%
	Agree	90	35.4%
	Neutral	28	11.0%
	Disagree	16	6.3%
	Strongly Disagree	10	3.9%
Total		254	100%

1. The office have enough manpower with relevant educational background?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

2. The Sebeta town municipality has enough municipal manpower/capacity to implement, monitor, and evaluate the prepared structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

3. Thereare buildings or constructions in your area that do not seem to follow the town's regulations?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

4. There are boundary conflicts with surrounding towns or cities regarding land in your area?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

5. There are guiding principles regarding urban plan implementation given to the office as standards and norms?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

6. The prepared plan easily implementable by the technical staff of the office?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

7. The organization allocate enough budget to run the task?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

8. The municipality enough surveying instruments to implement the prepared plan?

Strongly Agree 2. Agree 3. Neutral4. Disagree 5. Strongly Disagree

9. The townmunicipalityhas strategy for effective implementation of the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

10. There monitoring and evaluation performed in the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

11. Socio-economic reports for structure plan preparation conforming with the spatial plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

12. There are illegal settlements in your town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

13 The town's expansion towards the Peasant Administration affects plan implementation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

14. Land provision for investment in line with the urban land use system in the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

15. The structure plan shared with the public, even at the village level, to assure transparency?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

16. The prepared structure plan guides the fast development of the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

17. There was enough stakeholder participation in the plan preparation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

18. You have been performing monitoring and evaluation of Sebeta town's plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

19. There are land use policy guidelines for urban areas at regional or local level to enforce urban land use?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

Lists of questions for land use planners

Institutional Capacity	Strongly Agree	Agree	. Neutral	Disagree	Strongly Disagree
To what extent do you agree that the staff responsible for urban plan implementation in Sebeta have adequate skills and expertise?					
How effective is the organizational structure in Sebeta in supporting the implementation of urban plans?					
Regulatory Framework					
To what extent do you agree that there are sufficient resources allocated to institutions involved in urban planning in Sebeta?					
How significant is the role of leadership in ensuring the successful implementation of urban plans in Sebeta?					
To what extent do you agree that the current regulatory framework effectively supports urban plan implementation in Sebeta?					
How clearly defined are the regulations governing land use and urban development in Sebeta?					
Community Participation					

To what extent do you believe that enforcement of urban planning regulations in Sebeta is consistent and fair?					
How adequate are the existing legal provisions in addressing the challenges of urban development in Sebeta?					
To what extent do you agree that the community is adequately involved in the urban planning process in Sebeta?					
How significant is community input in shaping the outcomes of urban plans in Sebeta?					
To what extent do you believe that community participation has improved the effectiveness of urban plan implementation in Sebeta?					
How satisfied are you with the level of transparency in the decision-making process of urban planning in Sebeta?					
Economic Resources					
To what extent do you agree that the financial resources allocated to urban plan implementation in Sebeta are sufficient?					
How effectively are the available economic resources utilized in the urban development of Sebeta?					
To what extent do you believe that the lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?					

How does the availability of economic resources impact the prioritization of projects within the urban plan implementation in Sebeta?					

Guiding principles in regard to urban plan implementation

There are guiding principles in regard to urban plan implementation given to the office; as standards and norms	Response	Frequency	Percentage
	Strongly Agree	45	17.7%
	Agree	75	29.5%
	Neutral	40	15.7%
	Disagree	60	23.6%
	Strongly Disagree	34	13.4%
Total		254	100%

1. The office have enough manpower with relevant educational background?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

2. The Sebeta town municipality has enough municipal manpower/capacity to implement, monitor, and evaluate the prepared structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

3. Thereare buildings or constructions in your area that do not seem to follow the town's regulations?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

4. There are boundary conflicts with surrounding towns or cities regarding land in your area?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

5. There are guiding principles regarding urban plan implementation given to the office as standards and norms?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

6. The prepared plan easily implementable by the technical staff of the office?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

7. The organization allocate enough budget to run the task?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

8. The municipality enough surveying instruments to implement the prepared plan?

Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

9. The town municipalityhas strategy for effective implementation of the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

10. There monitoring and evaluation performed in the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

11. Socio-economic reports for structure plan preparation conforming with the spatial plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

12. There are illegal settlements in your town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

13 The town's expansion towards the Peasant Administration affects plan implementation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

14. Land provision for investment in line with the urban land use system in the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

15. The structure plan shared with the public, even at the village level, to assure transparency?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

16. The prepared structure plan guide the fast development of the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

19. There was enough stakeholder participation in the plan preparation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

18. you have been performing monitoring and evaluation of Sebeta town's plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

19. There are land use policy guidelines for urban areas at regional or local level to enforce urban land use?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

Lists of questions for land use planners

Institutional Capacity	Strongly	Agree	. Neutral	Disagree	Strongly

	Agree				Disagree
To what extent do you agree that the staff responsible for urban plan implementation in Sebeta have adequate skills and expertise?					
How effective is the organizational structure in Sebeta in supporting the implementation of urban plans?					
Regulatory Framework					
To what extent do you agree that there are sufficient resources allocated to institutions involved in urban planning in Sebeta?					
How significant is the role of leadership in ensuring the successful implementation of urban plans in Sebeta?					
To what extent do you agree that the current regulatory framework effectively supports urban plan implementation in Sebeta?					
How clearly defined are the regulations governing land use and urban development in Sebeta?					
Community Participation					
To what extent do you believe that enforcement of urban planning regulations in Sebeta is consistent and fair?					
How adequate are the existing legal provisions in addressing the challenges of urban development in Sebeta?					
To what extent do you agree that the community is adequately involved in the					

urban planning process in Sebeta?					
How significant is community input in shaping the outcomes of urban plans in Sebeta?					
To what extent do you believe that community participation has improved the effectiveness of urban plan implementation in Sebeta?					
How satisfied are you with the level of transparency in the decision-making process of urban planning in Sebeta?					
Economic Resources					
To what extent do you agree that the financial resources allocated to urban plan implementation in Sebeta are sufficient?					
How effectively are the available economic resources utilized in the urban development of Sebeta?					
To what extent do you believe that the lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?					
How does the availability of economic resources impact the prioritization of projects within the urban plan implementation in Sebeta?					

Manpower of Sebeta town municipality

The Sebeta town municipality	Response	Frequency	Percentage

has enough municipal manpower / capacity to implement, monitor and evaluate the prepared structure plan	Strongly Agree	40	15.7%
	Agree	70	27.6%
	Neutral	50	19.7%
	Disagree	60	23.6%
	Strongly Disagree	34	13.4%
Total		254	100%

1. The office have enough manpower with relevant educational background?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

2. The Sebeta town municipality has enough municipal manpower/capacity to implement, monitor, and evaluate the prepared structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

3. Thereare buildings or constructions in your area that do not seem to follow the town's regulations?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

4. There are boundary conflicts with surrounding towns or cities regarding land in your area?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

5. There are guiding principles regarding urban plan implementation given to the office as standards and norms?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

6. The prepared plan easily implementable by the technical staff of the office?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

7. The organization allocates enough budget to run the task?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

8. The municipality enough surveying instruments to implement the prepared plan?

Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

9. The town municipalityhas strategy for effective implementation of the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

10. There monitoring and evaluation performed in the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

11. Socio-economic reports for structure plan preparation conforming with the spatial plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

12. There are illegal settlements in your town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

13 The town's expansion towards the Peasant Administration affects plan implementation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

14. Land provision for investment in line with the urban land use system in the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

15. The structure plan shared with the public, even at the village level, to assure transparency?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

16. The prepared structure plan guide the fast development of the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

17. There was enough stakeholder participation in the plan preparation?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

18. you have been performing monitoring and evaluation of Sebeta town's plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

19. There are land use policy guidelines for urban areas at regional or local level to enforce urban land use?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

Lists of questions for land use planners

Institutional Capacity	Strongly Agree	Agree	. Neutral	Disagree	Strongly Disagree
To what extent do you agree that the staff responsible for urban plan implementation in Sebeta have					

adequate skills and expertise?					
How effective is the organizational structure in Sebeta in supporting the implementation of urban plans?					
Regulatory Framework					
To what extent do you agree that there are sufficient resources allocated to institutions involved in urban planning in Sebeta?					
How significant is the role of leadership in ensuring the successful implementation of urban plans in Sebeta?					
To what extent do you agree that the current regulatory framework effectively supports urban plan implementation in Sebeta?					
How clearly defined are the regulations governing land use and urban development in Sebeta?					
Community Participation					
To what extent do you believe that enforcement of urban planning regulations in Sebeta is consistent and fair?					
How adequate are the existing legal provisions in addressing the challenges of urban development in Sebeta?					

To what extent do you agree that the community is adequately involved in the urban planning process in Sebeta?					
How significant is community input in shaping the outcomes of urban plans in Sebeta?					
To what extent do you believe that community participation has improved the effectiveness of urban plan implementation in Sebeta?					
How satisfied are you with the level of transparency in the decision-making process of urban planning in Sebeta?					
Economic Resources					
To what extent do you agree that the financial resources allocated to urban plan implementation in Sebeta are sufficient?					
How effectively are the available economic resources utilized in the urban development of Sebeta?					
To what extent do you believe that the lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?					
How does the availability of economic resources impact the prioritization of projects within the urban plan implementation in Sebeta?					

Prepared plans easily implementable by the technical staff of the office

	Response	Frequency	Percentage
The prepared plan is easily implementable by the technical staff of the office	Strongly Agree	38	15.0%
	Agree	75	29.5%
	Neutral	60	23.6%
	Disagree	50	19.7%
	Strongly Disagree	31	12.2%
Total		254	100%

1. The office have enough manpower with relevant educational background?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

2. The Sebeta town municipality has enough municipal manpower/capacity to implement, monitor, and evaluate the prepared structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

3. Thereare buildings or constructions in your area that do not seem to follow the town's regulations?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

4. There are boundary conflicts with surrounding towns or cities regarding land in your area?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

5. There are guiding principles regarding urban plan implementation given to the office as standards and norms?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

6. The prepared plan easily implementable by the technical staff of the office?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

7. The organization allocates enough budgets to run the task?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

8. The municipality enough surveying instruments to implement the prepared plan?

Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

9. The townmunicipalityhas strategy for effective implementation of the structure plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

10. There monitoring and evaluation performed in the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

11. Socio-economic reports for structure plan preparation conforming with the spatial plan?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

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1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

15. The structure plan shared with the public, even at the village level, to assure transparency?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

16. The prepared structure plan guide the fast development of the town?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

17. There was enough stakeholder participation in the plan preparation?

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19. There are land use policy guidelines for urban areas at regional or local level to enforce urban land use?

1 Strongly Agree 2. Agree 3. Neutral 4. Disagree 5. Strongly Disagree

Lists of questions for land use planners

Institutional Capacity	Strongly Agree	Agree	. Neutral	Disagree	Strongly Disagree
To what extent do you agree that the staff responsible for urban plan implementation in Sebeta have adequate skills and expertise?					

How effective is the organizational structure in Sebeta in supporting the implementation of urban plans?					
Regulatory Framework					
To what extent do you agree that there are sufficient resources allocated to institutions involved in urban planning in Sebeta?					
How significant is the role of leadership in ensuring the successful implementation of urban plans in Sebeta?					
To what extent do you agree that the current regulatory framework effectively supports urban plan implementation in Sebeta?					
How clearly defined are the regulations governing land use and urban development in Sebeta?					
Community Participation					
To what extent do you believe that enforcement of urban planning regulations in Sebeta is consistent and fair?					
How adequate are the existing legal provisions in addressing the challenges of urban development in Sebeta?					
To what extent do you agree that the community is adequately involved in the urban planning process in Sebeta?					
How significant is community input in shaping the outcomes of urban plans in					

Sebeta?					
To what extent do you believe that community participation has improved the effectiveness of urban plan implementation in Sebeta?					
How satisfied are you with the level of transparency in the decision-making process of urban planning in Sebeta?					
Economic Resources					
To what extent do you agree that the financial resources allocated to urban plan implementation in Sebeta are sufficient?					
How effectively are the available economic resources utilized in the urban development of Sebeta?					
To what extent do you believe that the lack of economic resources is a major barrier to the successful implementation of urban plans in Sebeta?					
How does the availability of economic resources impact the prioritization of projects within the urban plan implementation in Sebeta?					

SECTION C

Points of Discussion with Village Administrations of the Sebeta Town

1. Where are you the chairperson of the village during the structure plan preparation?

2. After the accomplishment of the plan for how long time did you serve the village as a chair person?

_____

3. Did you participate in the plan preparation and surveying team?

4. Was there a part of the structure plan copy posted for the public even at village level to assure transparency during preparation of the plan? A) Yes B) No

5. If "No" why? _____

6. How do you mention your work relation with the municipality in the process of implementation of the structure plan at your village jurisdiction?

7. How many technical staff does your village has?

8. How did you control the technique department in question related to land provision?

9. Is there any plan violation in your village? A) Yes B) No

I f yes can you describe the site?

10. What is the effect of plan violation on developmental activities? _____

11. What corrective measure have you taken to alleviate the problems? _____

SECTION D

Points of Discussion with professionals in Oromia urban Planning Institute who took part in Sebeta town Structure plan preparation

1. What is the number of professionals involved in structure plan preparation of Sebeta town? _____

2. In what field s are you involved during the plan preparation? _____

3. Do you think the prepared structure plan guides the fast development of the town?

A) YesB) No

If "not" why do you think? _____ _

4. What was your role in plan preparation?

5. Did you present you feedback for the planner on areas which need planning interventions?

A) YesB) No

6. If "no" why?

7. If "yes" are you sure that your feedback was included in the spatial plan?

8. Please indicate any problem you faced during the structure plan preparation?

9. If you are an urban planner what were the procedures you followed in Sebeta Town Plan Preparation?

10. What were the challenges you faced in preparing Sebeta Structure Plan?

11. How would you address the problem of the above challenges?

12. Was there enough stakeholder participation in the plan preparation? A) Yes B) No

13. If "yes" please list the stakeholders involved in the plan preparation?

14. What are the major land use plan related deliverables that you submit to the town?

15. Do you think that the prepared structure plan have the capacity to guide the fast development of Sebeta town? A) Yes B) No

If "Yes" in what way _____ _

If "No" why? _____

16. Could you mention any problem you faced during the preparation of structure plan of the town?

17. Do you think that the plan is implementable m all aspects?

SECTION E

Interview Questions with homeless farmers

18. What do you think for your being included in the town?

19. Had the municipality of the town made discussion on your inclusion to the town

20. Have you satisfied on the amount of compensation paid for you? A) Yes B) No

21. If no why?

22. Have you participated in illegal land selling of your own?

SECTION F

Interview questions for Monitoring and Evaluation Department in Oromia urban Planning Institute

1. Have you been performing the monitoring and evaluation of Sebeta town plan?

A. Yes B. No

2. If no why _____

3. At what time interval do you undertake the monitoring and evaluation for Sebeta town?

4. What were the major problems observed in plan implementation during monitoring and evaluation in Sebeta town?

5. What corrective measures were recommended for the concerned body on plan implementation?

6. What lessons learnt from Sebeta town plan implementation?

7. Do you think that the prepared plan can guide the fast development of the town? Comment on that.

_____

_____

SECTION G

Interview Questions for Land and Environmental Protection Office of Sebeta Town

1. What year was your office established in Sebeta town?

2. Do you have land use policy guide lines for urban areas at regional or local level that helps to enforce urban land? _____ A) Yes B) No

3. If no how does your office control urban land use plan of the Sebeta town? _____

4. What kind of major activities does the office engaged in after the establishment of the office at townlevel? _____

5. What are the institutional capacities of the office in terms of manpower?

Professionals_____ Supportive stuff _____

6. Is there enough manpower to perform the above indicated activities? A. Yes B) No

7. What kind of coordination do you have with Sebeta town Municipality during plan implementation and provision of land for different activities? _____

8. What is the role of your office during the plan implementation in the Sebeta town?

Appendix II

Cronbach's Alpha Formula

The formula is:

$$\alpha = \frac{N}{N-1} + \left(1 - \frac{\sum si^2}{si^2}\right)$$

Where:

- N = number of items (questions)
- $\boldsymbol{si^2}$ = variance of each individual item (key variable)
- $\boldsymbol{st^2}$ = total variance (variance of the total scores across all items)

Let's assume the following variances for three key variables:

- Community Participation: $\boldsymbol{s1^2}$=0.8
- Institutional Capacity: $\boldsymbol{s2^2}$=1.0
- Regulatory Framework: $\boldsymbol{s3^2}$=0.7

Now, assume the total variance (sum of scores of all questions for all respondents) $\boldsymbol{st^2}$ = 3.5

Using this data, and considering that there are 3 items/questions (N=3):

$$\boldsymbol{\alpha = \frac{3}{3-1} + (1 - \frac{(0.8 + 1 + 0.7)}{3.5})}$$

$$\alpha = 1.5 \times (1 - 0.714)$$

$$\alpha = 1.5 \times 0.286 = 0.429$$

Thus, Cronbach's Alpha for this example would be 0.429, which is below the commonly accepted threshold of 0.7 for reliability.However, my study, reported a Cronbach's Alpha of 0.85, which suggests higher consistency across your items. If you need to calculate Cronbach's Alpha based on your actual data, you would follow the same procedure using the variances of each item in your questionnaire.