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Land Allocation and the Publicness of Lake Tana Area in Bahir Dar City

MSc Thesis in Urban Design and Development

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This thesis is submitted to the Ethiopian Institute of Architecture, Building Construction and City Development (EiABC) and to the School of Graduate Studies of Addis Ababa University in partial fulfillment of all requirements for the degree of Masters in Urban Design and Development.

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DECLARATION

I hereby declare that this thesis (entitled Land Allocation and the Publicness of Lake Tana Area in Bahir Dar City) has been carried out by me under the supervision and continuous advice of Dr. Fisseha Wogayehu, within the Ethiopian Institute of Architecture, Building Construction and City Development /EiABC/, Addis Ababa University, during the year 2012 as part of a Master of Science program in Urban Design and Development. I further declare that this work is my original work and has not been presented and submitted to any other University or Institution for the award of any degree or diploma.

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CONFIRMATION

This thesis has been submitted for examination with my approval as a university advisor.

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ABSTRACT

The Bahir Dar city administration is allocating land for investors and for other public activities with no more emphasis given for the equitable distribution of the natural resource. The recent development undertakings along Lake Tana are high standard hotels and lodges which occupy large parcels of land that restrict access for the poor towards the public spaces found along the lake. Moreover the routes are fenced in and closed at various points along the lake.

The term publicness by itself shows the common usage, and common ownership right of a certain resource. The land allocation for different activities especially along the coastline of rivers and water bodies affect the publicness of the resource. Most development demands to concentrate on facing the soft space water bodies through inclusive enclaves which is difficult for the public to access.

The objective of this study is to assess, examine the land allocation process along the lakefront of Bahir Dar and its impact on publicness. The research deals about the equitability of public goods, i.e. land, about the impacts of land allocation for private development on publicness of the lakeside area and the impact of the development on accessibility to the given natural resource.

The research answers the questions of land allocation system, the immediate beneficiaries, the different rules and regulations if available, and the publicness of the lakeside against the recent development and the equitability of the lakeside area from a social perspective.

The research used both descriptive and explanatory methods and data were collected from primary and secondary sources. The sample to collect the data were targeting on the residents in selected *Kebeles*, randomly selected local and foreign tourists, Different officials of the region and the city by adopting purposive sampling techniques.

The findings obtained that 38.67 hectare of land were allocated for 14 investors along the lake till this study were conducted through lease and negotiation. The developments going on along the lakeside do not assure publicness and most of the accesses are blocked and the sizes of public spaces found along the lake are getting reduced. Furthermore, the future of the rest of the public spaces has become uncertain. In this regard the study suggests that, the local government should develop rules and regulations to properly prepare and implement a lakefront plan. Besides, genuine public participation is mainly recommended at different level to address equitability for the natural resource. Moreover the blocked public spaces should be opened as per the design proposal presented in this study or based on other detail studies.

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Acronyms

ANRS:	Amhara National Regional State
CSA:	Central Statistics Authority
DCC:	Dhaka City Corporation
EC:	Ethiopian Calendar
EIA :	Environmental Impact Assessment
ETV:	Ethiopia Television
EPRDF:	Ethiopian People Revolutionary Democratic Front
FAO:	Food and Agricultural Organization
FDRE:	Federal Democratic Republic of Ethiopia
GC:	Gregorian Calendar
GIS:	Geographic Information System
IDP:	Integrated Development Plan
JETRO:	Japan External Trade Organization
LPO:	Lake Protection Ordinance
PM:	Post Meridian
Pro.No.	Proclamation Number
RUPI:	Regional Urban Planning Institute
SEA:	Strategic Environmental Assessments
SIA:	Social Impact Assessment
SPSS:	Statistical Package for Social Science
TGE:	Transitional Government of Ethiopia
UNESCO:	United Nations Educational, Scientific and Cultural Organization
USA:	United States of America
WTO:	World Tourism Organization
WTTC:	World Travel and Tourism Council

CHAPTER ONE

1. Introduction

1.1 Description of the Study

Presently there is a rapid urbanization process across the world. The urbanization process especially in developing nations like Ethiopia increases alarmingly. Urbanization is arguably the most dramatic form of highly irreversible land transformation (Berger et al. 2008). Following the rapid urbanization process, the demands of land for investment as well as for different functions are highly raised at every corner in many urban centers of the world particularly in developing countries.

Ethiopia is one of the developing nation in which its urban centers have seen a fast growth recently. Following the fastest growth rate the demand of urban land for investment as well as other activities increasing continuously. To handle the development demand and to properly administer the scarce resource there is a need of developing policies, strategies, rules regulations and directives. The Ethiopian government sets different laws, rules and regulations to appreciate investment for the last ten years. The laws, rules and regulations set by the federal government are also implemented by all regional governments and city administrations of the country. Due to the investment policy and the interest of the government allocation of land for investment gets priority in the country.

The city of Bahir Dar is one of the fastest growing cities of Ethiopia where the demand for land for investment and other activities has become a hot agenda by the government and investors. In Bahir Dar city the Lake Tana and Abay stream are a common good and a potential resource for the people and the city. Recently the city administration has allocated the lakeside to private investors which can be utilized for different activities.

A very important issue to be raised here is balancing the development demand with public interest. Responding for publicness, assessing, the impact of the development on publicness, assessing the land allocation and use around Lake Tana is very important.

1.2 Problem Statement

The increased number of urban population in the urban centers causes a burden on the natural resources and creates a conflict of interest among the investor and public due to

the scarce natural resource. The increased burden threatens the quality of the air and water, thereby negatively impacting the natural and living environment (UN-HABITAT, cited in McInnes, 2010). The hypothesis that urbanization can have direct and indirect impacts on the environment, and that wetlands are particularly susceptible to negative change, has long been proven (Darnell and Maltby cited in, McInnes, (2010). Investment in urban areas is directly related to the level of urbanization and the availability of natural resources such as land, water, construction materials, etc.

Development without investment is unthinkable. Many governments in the world set different strategies to attract investment and to bring fast development to their country. The kind of investment in the less developed countries is mostly linked with service sectors and tourism industries particularly for those countries located around lakes and waterfront areas. Developed countries also shift the development trend from allocating industries around water bodies to commercial and service sectors due to the environmental impacts of the industries on water bodies.

The only thing that the different governments take into consideration to allocate land for any function around water bodies is the influence of the development on the environment and recently the social issues like how to use the resource, the equitable distribution of the natural resource and the accessibility to the natural resource are also considered by some countries in limited situation. On the other hand most developing countries like Ethiopia left behind the social issues concerning the resource accessibility for all and its equitability.

Most Ethiopia cities or towns are not established near lakes and water bodies with the exception of few urban centers. To mention some: Arbaminch, Bishoftu, Hawassa, Bahir Dar and other small urban centers are established near or around lakes and small water bodies.

The city of Bahir Dar is established along Lake Tana and Abay River. Due to the attractiveness of the lakeside for recreation many investors are highly interested to develop the area for various purposes. The local government allocates the land around the lake for different investment activities. The land allocation for investment and for offices around the lakeside is not properly studied particularly on providing access to the society.

As the result, the lakeside gradually loses its publicness due to private investors interest for expansion and the investment policy. The parcel size, the building height, the distance

between the built environment and the water bodies, the view and aeration for the city, the perceptions of the residents on the development, the block size to access the lake for public, the walkway area for pedestrian movement and its width and the equity of the public property are among the many development problems that need or require a serious study. The practical land allocation especially for investment and what the physical plan says with regard to publicness is not significantly considered by the local government due to the interest of the local governments for immediate return collection from investment.

Mainly diverging perceptions of the nature of the property and the way how it should be accessed and delivered and the conflict of different actors in determining resource distribution have been observed the major problems encountered for the sustainable utilization of the largest water resource of the country as a whole and the city Bahir Dar in particular.

1.3 Research Questions

- ❖ How is the land allocation going on along the lakeside for investment and is there investment policy/standards set for lakeside development and publicness?
- ❖ Does the public space left out of the allocated investment enough for public and is it accessible for all along the lakeside? /equity issue/
- ❖ Is the land allocated for development along lakeside compatible with IDP / LDP/ and what kind of development is existing now along the lakefront?
- ❖ How is publicness understood and responded by the government officials?
- ❖ What possible alternative solution could be employed to mitigate the problems?

1.4 Objectives of the study

1.4.1 General objective

The general objective of the study is: to understand, examine and assess the overall existing condition of land supply or the land use around Lake Tana side and the publicness of the lakeside in Bahir Dar city.

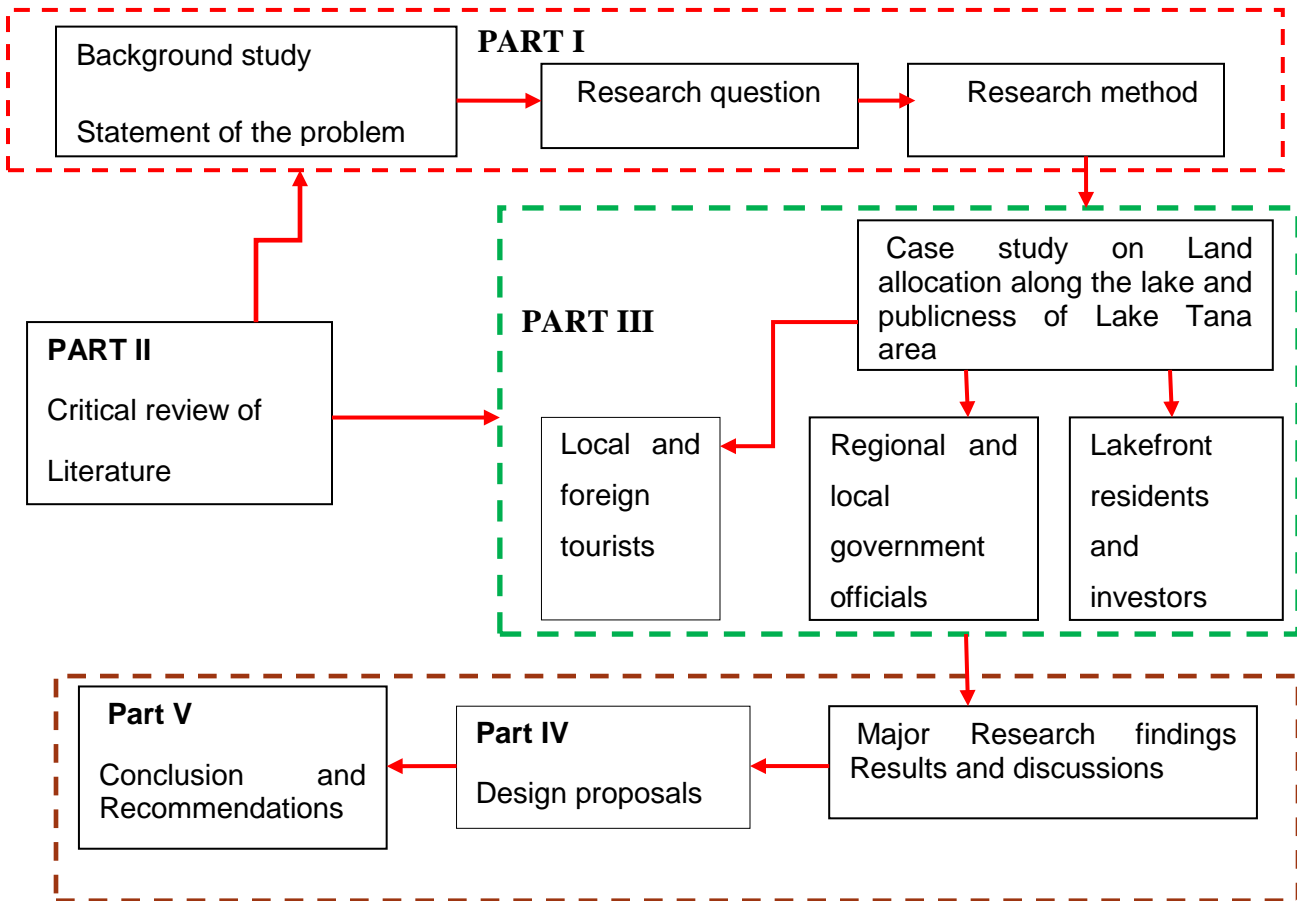
1.4.2 Specific objectives

- ❖ To assess the existing land use, land allocation and its development around the lakeside
- ❖ To examine the public spaces and it's accessibility of the lakeside for public.

- ❖ To assess the type of development, block size, parcel size, and building height around the lakeside
- ❖ To recommend alternative solutions based on the assessed problems and findings to assure publicness as well as complimentary lakeside development.

1.5 Research Methods and Methodologies

1.5.1 Research Design



Schematic Diagram of the Research Design

1.5.2 Data Types

The research will be conducted using both descriptive as well as explanatory methods. The data types for this research are both Qualitative and Quantitative. The non numerical data collected from secondary sources will be qualitatively analyzed. In addition, the data collected in field survey are quantitatively expressed.

1.5.3 Data Sources

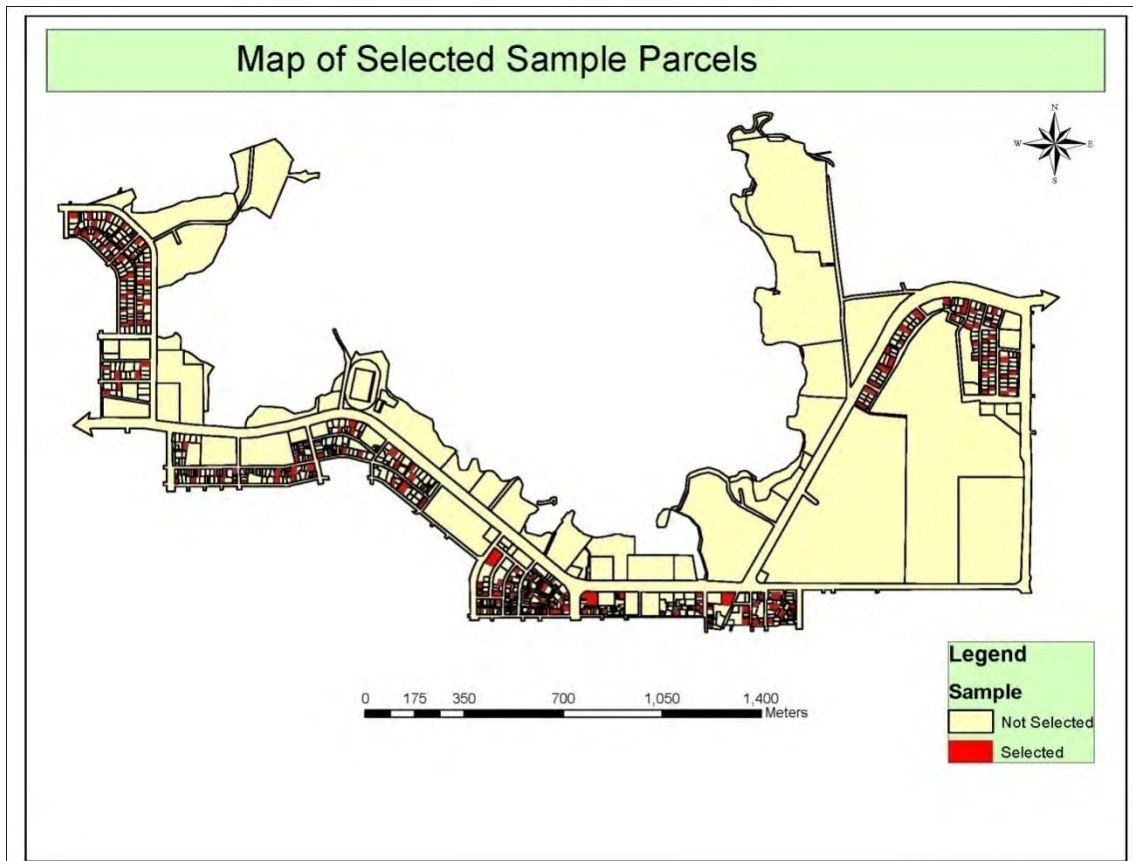
The main sources of data can be categorized into five parts. These are: government officials of the region as well as the city administrator, foreign tourists, local tourists, investors who invest along Lake Tana and purposively selected lakefront sample residents from five neighborhood *Kebeles* of Lake Tana front. Both primary and secondary data sources were applied to acquire the necessary information. In the primary data sources the research used questionnaires for the residents along the lakeside of identified *Kebeles*, structured questionnaires for interviewee for private investors, the municipality officials and professionals, Amhara investment bureau, the Amhara regional tourism bureau, and Bahir Dar city investment office. On the other hand secondary data sources are the municipality, city administrations of Bahir Dar and Amhara Regional Urban Planning Institute (RUPI).

In addition to interviewee and questionnaires the research used focus group discussion to acquire the necessary data. Participants of the focus group discussion were: Amhara Region Industry and Urban Development Department Bureau Land Administration Department, Amhara Region Urban Planning Institute Director and other experts, from NGO Canadian urban Planning Institute representatives, and officials and experts from Bahir Dar Land Preparation and Planning Department.

1.5.4 Sample and Sampling Frame

The sample of this research/study is selected based on purposive random sampling. The purposive samples are comprised of, investors, *Kebele* residents, local and foreign tourists, local and regional concerned officials. The main targeted source of information for this research paper is the municipality of Bahir Dar, regional urban planning institute, regional investment office of Amhara, Bahir,Dar investment office, region tourism bureau and immediate and repeatedly users of the lakeside area in, Shimbet, Fasilo, Sefeneselam, Gishe Abay and Shumabo Kebeles of Bahir Dar. Please see the figure below

Fig. 1 Map of the samples taken along the lakefront residents of Lake Tana.



Source: Edited and Modified from 2006 IDP of Bahir Dar

In the research, a sample size of randomly selected investors along the Lake Tana, 25% of the residents in five *Kebeles* who live permanently in Bahir Dar and who use the lakeside as a recreation for a long time were involved. Since these *Kebeles* are immediately located adjacent to the lake in which the investments are going on, taking 25% of the data from those residents of the five *Kebeles* represent the actuality of the study.

1.5.5 Methods of Data Collection and Instruments

In-depth Interview

In-depth interview had been employed for highest officials who are directly and indirectly involved on the land allocation decision making process of the lakeside area. The officials are from the city administrator, municipality of the city land administration department, cadastre work process and the Regional Urban Planning Institute.

Questionnaires

Questionnaires were employed for randomly selected foreign tourists, local tourists and for users of the lakeside recreation who live in Bahir Dar permanently in Shimbet, Fasilo, Sefene selam, Shumabo and Gische Abay Kebeles besides these field survey and physical observations also used to collect the data.

Secondary data has been collected from the review of related literature (i.e. valuable information from already done research papers, books, journals, reports, Internets, or other resources). Land use and publicness of the public property is discussed based on the secondary data sources such as, the development plan of the city, historical development of the city from written documents literatures and other published and unpublished data sources related literatures concerning land allocation.

Focus group discussion

Focus group discussion was employed also to acquire the necessary data in which the participants are professionals working on the land administration and planning activities.

The participants of the focus group were; professionals from Amhara Institute of Regional Urban Planning, Canadian Planning Institute /NGO/ and municipality representatives in land administration department and regional land administration work process.

1.5.6 Methods of Data Analysis

To analyze data both qualitative and quantitative techniques were employed. Data gathered through questionnaires, interview and field surveys is interpreted and analyzed using software's like GIS, ms-excel, SPSS computer program. The results include statistical tables, charts and graphs which were generated from the program. In doing qualitative analysis based on evidences of data sources, efforts were made to understand and correctly interpret the contents of the data. Wherever appropriate the data sources have been mentioned in brackets or footnote to indicate its origin. In addition the observatory notes express personal academic view of the research. In-depth interview made on residents about their own views, concerning their opinions was supported by maps and photos.

1.5.7 Data Presentation

The data collected from the residents, tourists, and investors is presented through tables, graphs photographs and charts. On the other hand the data collected from secondary sources is presented in graphics, texts and maps.

1.6 Scope of the Study

The study is about land allocation and the publicness of lakeside area composed of various issues. The issue of planning, the issue of investment, the issue of public spaces, the issue of land use and the like may come under this study. Delineating the study area as well as the thematic aspect is very important to reach on the main objective of the study. The thematic scope of the study is focused on the problems of land allocation on the publicness of Lake Tana side in Bahir Dar mainly for investment and offices for different activities and the accessibility of the lakeside area for the public and public spaces along the lakeside. Whereas the spatial scope of the study is limited along the corridors of the lake in the city starting from “Abo” church at the Eastern part towards Michael church to the West following the oldest arterial street passing to Gondar and to Addis Ababa. The land allocation along the lakeside and due to the fastest current lakeside development is the main rational to delineate the spatial scope as mentioned above.

1.7 Limitations of the Study

The limitations in which the research faced is that:

The research took more time to acquire the relevant data particularly from the primary sources and interviewers since they were busy to respond as per the schedule.

1.8 Significance of the Research

Most developments in urban areas today focus on the economic return. Land is allocated for investment if the demand exists whatever the physical plan proposed. The land allocation for any development especially the sensitive areas like water front needs to assure equitability. In this regard the study is envisaged to help the decision makers or concerned officials of the city to incorporate publicness in every development programs and to revise development policies. It may be also useful for academic purposes for future studies with related fields in Bahir Dar and other cities having the same nature of establishment like Bahir Dar.

1.9 Organization of the Study

The study is categorized into six chapters

Chapter one consists the description of the study and the research method, it deals with introducing the study, the problem statement, the research questions, research objectives research methods and methodologies, scope, limitation and significance of the study.

Chapter two reviews some of the major theories related to the study particularly the characteristics of land and policy issues regarding urban land use, administration and different land use planning issues, the issues of publicness, the nature of public property and social dimensions of public space. In addition, in this chapter the literature part assesses the different experiences of lakeside development with respect to keeping the lakeside accessible for the public.

Chapter three deals with the historical establishment of the city and some related basic facts of the city of Bahir Dar is assessed. The physical condition, socio economic condition infrastructure and public spaces found in the city are described under this chapter

Chapter four of the study begins with analyzing the collected data. The situation of current development along lakeside and the land use with respect to the accessibility of the area for the public is assessed. Consequently, investigating the impacts of lakeside development on public is also dealt in this chapter.

The design proposal composed of three dimensional designs, sections, and two dimensional plans of the lakefront public spaces and the walkway along Lake Tana is presented in chapter five.

Finally in chapter six conclusions of the study and at the end alternative solutions to improve or to solve the problems are recommended.

CHAPTER TWO

2. Review of Literature

2.1 Definitions and Concepts

Concept of Land:

In the UN publication land is defined as the surface of the earth with everything on it, under it and over it¹. However, the essential concepts of land and its characteristics has been defined by the Concise Oxford Dictionary as a delineable area encompassing all attributes of the biosphere immediately above or below the earth's terrestrial surface, including the soil, terrain, surface hydrology, the near-surface climate, sediments and associated groundwater reserve, the biological resources, and the human settlement pattern and infrastructure resulting from human activity. Land is required for various uses in both the urban and rural areas of all society. As nations grew in size and rural areas became urban centers and urban centers became large metropolitan areas, there is always increased competition as well as demand for land for different purposes.

Land Delivery System: Any approach or system or mechanism whether formal or informal that enable people to acquire land for urban uses².

Investment: It means expenditure of capital by an investor to establish a new enterprise or to expand or upgrade one that already exists³

Public spaces: "Public spaces are a fundamental feature of cities. They represent sites of sociability and face-to-face interaction, and at the same time their quality is commonly perceived to be a measure of the quality of urban life"⁴

¹ Abraham W. (1995) *urban land in transition, policy, problems and prospects (the case of Addis Ababa)* Ethiopia, Rotterdam.

² World Bank (1991)

³ FDRE. (2002). proclamation no.840/ 2002 reenactment of investment. Addis Ababa:Negarit Gazeta

⁴ Oosthuizen, M. (2009) *The Victoria and Alfred Waterfront: evaluating the public space*

2.2 Urban Land Policies

Governments around the world pursue urban land policy objectives and they rely on a vast range of policy tools and institutions to achieve them. Many cities use master plans, zoning, subdivision regulations, building codes, and other public policies to shape development. These regulations are normally adopted to help protect the urban and natural environment, gear infrastructure investments with development, and maintain and enhance property values. According to Belachew's (2010) explanation, providing the poor with access to land, controlling land speculation, and land inflation are more difficult to achieve.

Furthermore Belachew explains that, since many government interventions are inefficient and lead to sub – optimal distributions of land resources, some policy experts argue that the best way to “manage” land use and development patterns are to rely on market forces. On the other hand, without planning and regulations, land markets are likely to generate enormous external costs and fail to produce public spaces.

In fact, without government intervention critical public facilities such as parks, open spaces, and major infrastructure and urban services, which the private sector cannot profitably produce and sell, will not be provided. In countries of free market economics, private property is recognized and protected by the state as a natural means of accomplishing individual, familial and societal aims.

However, the role of the state in providing essential services for society and the growing environmental and other social concerns, have influenced the concept of private urban land ownership by subordinating all or some land to the needs of the Nation and of the common welfare. Even in countries where private land ownership constitutes a basic element of the society's values, such as the USA and Switzerland; a more focus towards the communal aspect of land ownership has been recently observed.

On the other hand, in countries where the private ownership of land was restricted and the

communal concept was the only criterion in the use and allocation of land (countries of the command economy), a transition is being made towards privatization where individual ownership of land through lease hold⁵ or free hold⁶ is allowed. As per Belachew, other non socialist developing countries such as Nigeria, India, etc, which nationalized urban land for the benefit of the community in the belief that public control and allocation of land will be both more efficient and more equitable than leaving it to market forces or to traditional authorities, have proved the failure of the public sector to accomplish this task efficiently and equitably.

2.2.3 Land Administration

By definition it is “the regulatory framework, institutional arrangements, systems and processes that encompass the determination, allocation, administration and information concerning land. It includes the determination and conditions of approved uses of land, the adjudication of rights and their registration via titling, the recording of land transaction, and the estimation of value and taxes based on land and property. There are three components of land administration: land rights registration and management; land use allocation and management; and land valuation and taxation⁷.”

2.2.4 Land Use Planning

It is a decision-making process that “facilitates the allocation of land to the uses that provide the greatest sustainable benefits”⁸. It is based on the socio-economic conditions and expected developments of the population in and around a natural land unit. These are matched through a multiple goal analysis and assessment of the intrinsic value of the various environmental and natural resources of the land unit. The result is an indication of

⁵ Oxford student’s dictionary cited in Belachew, defines lease as a written agreement by which the owner of land or a building (the lessor) agrees to let to another (the lessee) to have the use of it for a fixed rent payment and period of time. Simpson (1978) cited in Belachew , on the other hand defines lease as follows: A lease may be defined as a contract granting the exclusive right to possession of land for a fixed or determinable period\ shorter in duration than the interest of the person making the grant. The interest created by the grant is formally called a term of years “but is more usually referred to as a” lease” or a “lease hold interest.” The granter is called the “lessor” or “land lord” and the grantee the “lessee” or “tenant”.

⁶ Farvacque and McAuslan cited in belachew define free hold tenure as the absolute ownership of the land. A freehold is of indefinite duration and is inheritable.

⁷ Mansberger and Solomon A. (2003) Land Policy, Urban-Rural Interaction and Land Administration Differentiation in Ethiopia Regional Conference Marrakech, Morocco

⁸ Agenda 21 (1992). The global environmental program and a statement of principles emphasizing sustainable development agreed to the Earth Summit in Rio De Janeiro. Brazil

a preferred future land use, or combination of uses. Through a negotiation process with all stakeholders, the outcome is decisions on the concrete allocation of land for specific uses (or non-uses) through legal and administrative measures, which will lead eventually to implementation of the plan.

2.2.6 Urban Land Use and Equity

Social equity values describe the community as a location of conflict about the distribution of resources, services, and opportunities. Advocates of these values contend the land use patterns should recognize and improve the conditions of low income and minority populations and not deprive them of basic levels of environment health and human dignity. Equitable access to social and economic resources is essential for eradicating poverty and accounting for the needs of the least advantaged. Berke , P. et al. (2006)

2.3 Publicness

According to the Britannica English dictionary definition publicness means: accessible to or shared by all members of the community, capitalized in shares that can be freely traded on the open market often used, supported by public funds and private contributions rather than by income from commercials. Similarly publicness means the quality or state of being public, or open to the view or notice of people at large; publicity; notoriety; as, the publicness of a sale. “The quality or state of belonging to the community; as, the publicness of property”⁹.

2.3.1 Accessibility and Public Spaces

There are different arguments regarding the definitions of public spaces. Hence the research is concerned on the issue of accessibility for all the important concepts which directly related with the study are reviewed accordingly.

By definition, public, as an adjective, signifies “of or concerning the people as a whole,” “open to all,” “accessible to or shared by all members of the community,” “performed or made openly,” and “well-known.” It also connotes “a political entity which is carried out or made by or on behalf of the community as a whole,” and “authorized by or representing the community.” Additionally public may mean something which is “provided especially by the government, for the use of people in general.” As a noun, public refers to “people in general.” However, it may also be used to signify “an organized body of people,” such as a

⁹<http://thikexist.com/dictionary> 10/18/2011

community or a nation. Moreover, public may mean “a group of people who share a particular interest or who have something in common,” like the audience at a play or film.¹⁰

In addition as Ethiopian Center for Disability and Development (ECCD), buildings, sidewalks, parks, recreation areas and other structures and spaces should be designed or adopted in a way that meets the needs of as many people as possible, including persons with disabilities (Guide to Accessible Addis Ababa, 2010).

The concepts of public spaces are also strengthened by Cattell et al. cited in Oosthuizen (2009). According to his explanation there are about five different ways of interpreting public spaces, which include:

Memories of places: Public spaces can be of high importance for social interaction, but they also offer people the chance to be alone.

Places of escape: It can also provide a chance for people to escape from their everyday lives and pressures they may have.

Places of social interaction: Public spaces also stimulate social interaction between its users and has been generally perceived as having positive influences on the users, but not all public spaces give a positive experience.

Places of inter-ethnic interaction: Public space may be visited by a range of different social groups, but this does not mean that there was any sign of contact or that if contact took place, that it was harmonious.

Vibrant social arenas: well-being and inter-ethnic understanding. He found that socially vibrant spaces in their study area played a positive role in promoting a place identity, a sense of pride or supporting ethnic networks.

Whyte cited in Oosthuizen (2009) also argues that there are four key qualities that make a public space successful. They are: Accessible, People that are engaged in activities, the spaces are comfortable and have a good image, and it's a social space where people meet each other and increased social interaction is provided.

Accessibility for all is also reinforced by Marcus and Francis (1998) on their book dealing

¹⁰ Akker M. (2005) Questioning the “Publicness” of Public Spaces in Postindustrial Cities Newcastle, England

about Design Guidelines for Urban Open Spaces. According to them a people place should be located where it is easily accessible to and can be seen by potential users, clearly convey the message that the place is available for use and meant to be used, provide a feeling of a security and safety to would be users, where appropriate offer relief from urban stress and enhance the health and emotional well being of its users, be geared to the needs of the users group most likely to use the space and allows users option; either an individual or as members of the group (Marcus and Francis, 1998).

Hence, “public space” can be described as space concerning the people as a whole, open to all, accessible to or shared by all members of the community, and provided by the public authorities for the use of people in general. In this regard, Benn and Gaus cited in Akker (2005) have offered a valuable empirical tool to define both “public space” and the “publicness” of a public space. Their definitions of the qualities of public and private with regard to urban space are based on three factors:

the accessibility to spaces or places, activities, information and resources; the public-private nature of agencies in control; and the status of the people who will be better or worse off for whatever is in question. They thus distinguish between what they call “access,” “agency” and “interest.” Regarding the criterion of access, public space is a place which is open to all. This means its resources; the activities that take place in it, and information about it are available to everybody. Concerning the criterion of agency, public space is a place controlled by “public actors” (i.e., agents or agencies that act on behalf of a community, city, commonwealth or state) and used by “the public” (i.e., the people in general). As for interest, public space is a place which serves the public interest (i.e., its benefits are controlled and received by all members of the society).

Regarding the dimensions of access, actor and interest, the extent of publicness will depend on three indices: the degree to which the public space and its resources, as well as the activities occurring in it and information about it, are available to all; the degree to which it is managed and controlled by public actors and used by the public; and the degree to which it serves the public interest¹¹.

According to Shigetomi; (2007) explanation in the case studies of communal land formation conducted in Thailand, the lack of public-mindedness may cause problems of social order in our daily lives. Both the tragedy of commons and the free rider problem

¹¹ ibid

happen when we cannot control the selfish, but often economically rational, behavior of individuals in the public space. Public space is open to everyone and is a place for such free communication.

2.3.2 Equality of Access

According to the guidelines of human settlement planning and design by CSIR¹² building construction and technology published in Pretoria, it is neither possible nor desirable for all parts of settlements to be the same. The reason for this is that clustering tendencies emerge in the structure of settlements as they grow. Activities requiring public support tend to cluster at the most accessible places. Nevertheless, it is important that all people have reasonably equal access to the opportunities and facilities which support living in settlements.

The guideline also assess the quality of place .Quality of place is attained by embracing uniqueness as opposed to standardization. In terms of the natural environment it requires the identification, a response to and the emphasis of the distinguishing features and characteristics of landscapes. In terms of the human-made environment, quality of place recognizes that there are points where elements of settlement structure, particularly the movement system, come together to create places of high accessibility and special significance.

McGregor and Bressi (2001) wrote their own argument regarding the movement network and how it improves the increasingly urbanized Rossiy! Bollston corridor in Arlington by making walking a more pleasurable and more efficient way to get around. It calls for creating a network of places to walk throughout the corridor, a “braid” of walkways that includes promenades along major streets, dedicated pedestrian ways, comfortable neighborhood walks, and special public places that are destinations for pedestrians.

Moreover pedestrian walkways should not be insecure as Loudier and Dubois (2001) explanation dealing in their book “Safety and Public Spaces: The “Role of Urban Planning”. They indicate that the types of offence in question are influenced by the type of public space in which they occur. By virtue of its function, geographical location and social

¹² Guidelines for Human settlement planning and design (2000) reprint (2005) volume 1, compiled under the patronage of the department of housing. South Africa. Pretoria Published by CSIR Building and Construction Technology.

situation, scale, even its shape each type of space attracts specific types of crimes. The figure below is one of the pedestrian accesses made during the classic era which is nearly similar what is done in our local context at present time.

Fig.2. The insecure pedestrian access during classic eras

This pedestrian walkway is a classic example of a public space that creates a feeling of insecurity and favors crime, such as assaults, even though it provides easy travel



Source: Loudier and Dubois (2001)

2.3.3 Development and Social Issues

From the development perspective as Orbasli cited in Nasser (2003) explained, on Planning for Urban Heritage Places: Reconciling Conservation, Tourism, and Sustainable Development, urban conservation has three interrelated objectives; physical, spatial, and social. Physically, it is linked to building preservation and the type of new development to ensure that a city's past, its present, and its future combine to create a recognizable unit, so that its growth can be seen and felt to be continuous. This involves seeking to improve old environments and bring them into modern use by adapting the cityscape, but as Larkham cited in Nasser (2003) suggests, this is hard to achieve without wasting some of the investment of previous societies. Spatially, it is viewing the cityscape as a holistic entity, with its relationships between spaces and their use, as well as circulation and traffic.

According to Orbasli cited in Nasser (2003) argument, the social dimension is the most difficult to define, it is the most important, as continuity in conservation can be achieved.

only through the continuation of urban life. The literature on urban conservation reflects the gap in integrating the social dimension. Factors of selection, restriction and expansion, efficient use, and viability are rather more product focused, concerned with the physical attributes and their commercial potential, and not with the users, residents, property owners, and those who depend on the area for their livelihoods.

On the other hand Larkham cited in Nasser (2003) suggested that, selection the “spirit of place” or genius loci has introduced concepts of unity and diversity that have influenced the selection of conservation-worthy areas and even planning policies; all urban landscapes contain elements of both variables. Some are highly uniform where diversity may be confined to minor details and embellishments. Other areas are highly diverse for example, in architectural styles and materials but may retain some uniformity in, for example, plot widths and story heights.

2.3.4 Social Dimensions of Lakeside Development

The major goal of the EU Sustainable Development Strategy is to ensure that all development actions are economically viable, environmentally sustainable, and socially equitable. By addressing social, economic, and environmental impacts of individual projects, plans, programs, and policies, the impact assessments play a major role in achieving this goal (Sairinen, R., Kumpulainen, S. cited in European commission, 2006).

As per the European commission, the historic alterations of land and water uses, the waterfront areas have been the target of numerous, often opposing, urban development interventions during the last centuries. Since 1970s, the development trend has mainly been guided by the shift from industrial to commercial, residential, cultural, and recreational uses of waterfront areas. Consequently, in many cities, efforts are currently being made for urban waterfront regeneration. Especially in developed nations environmental issues have widely been addressed through Environmental Impact Assessments (EIA) and Strategic Environmental Assessments (SEA) of waterfront development interventions. Although the social dimensions of urban waterfront regeneration plans have become increasingly important in urban policies, the Social Impact Assessments (SIA) of waterfront regeneration interventions has been a much more weakly developed area.

As the European commission explanation in a recent research project, Finnish researchers have identified the social dimensions of urban waterfront regeneration that could be used

for identifying and analyzing the social impacts of urban waterfront plans and projects. Accordingly it gives four categories of the social dimension of urban waterfront regeneration, these are:

1. Resources and identity - What are the main characteristics of the waterfront area? Which resources can be considered as strengths in the area and which resources contribute to the image of an area? What are the environmental, cultural, or historical values of a specific area?

2. Social status - For whom (social, age, or ethnic groups) are the housing and service areas planned and built? What is the role of social/private housing?

3. Access and activities - Are the waterfront areas accessible to the public? What kinds of activities are possible? Easy or difficult approach to waterfront?

4. Waterfront experience - Presence of water (sea, lake, river, etc.)? Restorative experiences, importance of visual messages?

The proposed typology of impact categories can be applied generally to social impact analysis of urban waterfront development projects and land-use plans. However, what would still need to be analyzed in a proper SIA-process (and which has not been done here) is the differentiation of impacts according to various social, age, and ethnical groups. The results of such SIA could be used by decision-makers in order to improve strategic management and land-use planning practices of urban waterfront areas, as well as the management of urban natural resources in general. Furthermore, if properly integrated with EIA and SEA, the proposed SIA could provide an efficient tool for improving the overall sustainability of land-use plans and regeneration projects at all level.

2.4 Tourism along Lakefront Cities

2.4.1 Importance of Tourism and its Trend along Lakeshores

Tourism is the largest business sector of the world economy accounting for 10% of global GDP, one in twelve jobs globally and 35%of the worlds export services since 1985; tourism has been growing an average of 9%per year.¹³

¹³ Honey and Krantz 2007 “Global trends in Costal Tourism” center on eco tourism and sustainable development Standard University and Washington DC

The impact of tourism industries are not only limited with creating job opportunity. Most people think of tourism in terms of economic impacts, jobs, and taxes. However, the range of impacts from tourism is broad and often influences areas beyond those commonly associated with tourism. Depending on the availability of the resources the impact of tourism varies from place to place. The economic impact of tourism industry of one country may not be an impact for the other in which the economic aspects of the specified country may not mainly depend on the tourism industry. The social service, community attitude, tax etc are the other important products of tourism industry. As mentioned earlier the impacts of those products on different countries vary with respect to the role of the tourism industry based on the availability of the natural resources¹⁴.

Tourism in developing countries is a very important industry to accommodate foreign currency as well as to create employment opportunity for the citizens. As Honey and Krantz, (2007) explanation tourism is the principal foreign exchange earner for 83% of developing countries and in the 40 poorest countries tourism and oil are the two top foreign exchange earners.

Natural resource recreation like lake, mountains, hills, valleys and the like are the most driving forces of attraction for tourism industry. Land along these areas is highly demanded by private developers and investors to maximize their income from tourists who are interested to recreate themselves along lakeshore and those natural resource recreations.

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More than any other land based industry natural resource recreation and tourism are driving land use decisions rather than being driven by them with mixed results. Land near lakes has become the most valuable real estate in many communities¹⁶.

¹⁴ Kreag (2001) The Impact of Tourism Minnesota Sea Grant The impacts of tourism can be sorted into seven general categories: Economic, Environmental, Social and cultural, Crowding and congestion, Services Taxes, Community attitude. Each category includes positive and negative impacts. Not all impacts are applicable to every community because conditions or resources differ.

¹⁵ Natural resource recreation is voluntary, free time experience in the outdoors that is socially tolerated and based on natural resources. Natural resource tourism is part of natural resource recreation. Not all natural resource recreation is Tourism.

¹⁶ Nelson, C. (2001). Economic Implications of Land Use PAttern for Natural Resource Recreation and Tourism. Michigan: Michigan State University.

2.5 Case Studies on Lakeside Development

2.5.1 Waterfront Development in Dhanmondi Lake Dhaka-Bangladesh

In 1998, the Dhaka City Corporation (DCC)¹⁷ commissioned Vitti Sthapati¹⁸ Brindo, a private Dhaka based architectural practice, to redevelop the lakeside waterfront.¹⁹

Dhanmondi, being located along the globally integrated routes of the city in different stages of its growth, the area remain spatially accessible to the people from all parts of the city. From this notion, the project undertook a vision of the government to provide a place of recreation for the urban community of Dhaka city, as a part of an acute demand of the urban dwellers. The project included community participation to address the problem of encroachment and environmental degradation in Dhanamandi residential area. To regain the encroached land areas, initially the project had to carryon some eviction of the illegally encroached local land owner. To do this the concept was to face the Local community not to avoid. Finally, the project stretches with an area of 85.6 acres out of which almost 31 acres of land area and rest 54.6 acres as water body.

The first thing that came into consideration was to decontaminate the lake water, shape up the water shade area, open it up and make it easy accessible to public. This was made possible through a public private partnership, as mentioned in the previous section of the discussion. The lake was made accessible to the public realm, by increasing both - physical and visual connectivity between the lakeside water front and the neighborhood.

The bureaucratic thinking process in a rapidly urbanizing context, suggests that, all development projects be protected by safety fences where public access is restricted. This

¹⁷ DCC-Dhaka City Corporation commissioned a local architectural practice, to revitalize the lake and the adjacent area to enhance the social, economic, cultural and environmental sustainability of this residential neighborhood. The idea was also to invite people from other parts of the city so that the lake can be protected from encroachment by creating a buffer zone in between the allotted residential plots and the lake. In reality, the project appears to be a successful model by restoring the lake and environment of the neighborhood. It is considered as a paradigmatic strategic urban project in a developing city like Dhaka. The scheme significantly restores and manages an urban water front development and incorporates visionary design strategies to avoid encroachment by the city.

¹⁸ Sthapati Bengali word meaning Architect and Brindo means a group of people.

¹⁹ Hossain Nasreen, Zahir Ishtiaque, Apurba Poddar . (2009). making un urban osais.the use of urban syntax in assessing Dimon lake. In, Koch Daniel, Marcus Lars and Steen Jesper proceedings of the 7 space syntax symposium. Stockholm Sweden.KTH

*orthodox thinking of the client was rejected by the design team and continued to carry on with an open idea of connectivity.*²⁰

The visibility was ensured by replacing high fences with low green hedges so that the lake becomes visible from the periphery roads. Physical connectivity was achieved by insulating walkways through the periphery of the lakeside and also approaching from the side roads from accessible locations. To make this links sustainable, some passive activities became a pre requisite along the walkways. The circular path around the lakeside acted as the-necklace and the facilities that generate moderate traffic resembled as the precious stone concerning the oneness of the sustainable issues. The scheme looked for some moderate function that will generate less traffic in the residential area. Functions like, Food kiosk, Drink corner, Small restaurants, Community boat club, Community health club, Open air theatre and children's play area, were distributed in different visually and spatially strategic locations throughout the development. The concept was to act these functions as attractor, to bring in more people in the lakeside areas. To implement this idea the functions were appropriately placed: A few large green spaces were selected in strategic locations with better visibility towards the lake and accessible from within the neighborhood. To avoid direct traffic flow from the busy and congested peripheral roads of the neighborhood, contributing to the major road network of the city, the functions were embedded in more localized areas.

Considering the management aspects of the project and to make it financially self sustainable, these facilities would generate income and hence could be maintained modestly by a public private partnership. In reality, the idea contributed to the restoration of the overall environmental quality of the serine lakeside area.

2.5.2 Lakeside and Lakeshore Development Plan

Some countries of the world exercise a waterfront detail plan and some develop lakeside development protection ordinances to guide the development and also to preserve the water bodies and the waterfront area more attractive and accessible for public. On the other hand there are countries that develop zoning regulations to maximize accessibility of the lakeshore to the public. Among those countries recently Alexandria city prepared a waterfront plan to protect the resource more accessible for all. The detail plan composed of different important points to appreciate accessibility and sustainability of the natural

²⁰ *ibid*

resource. Among different goal statements: connectivity; which increases and improves access to the public spaces of the waterfront and it should be continuous for pedestrian flow, inclusive; the water front is, and should continue to be a city wide resource to be enjoyed by all Alexandrians, dynamic; maintaining a living waterfront that is a destination and that attracts all Alexandrians and visitors, permeable; enhance vistas of the waterfront from surrounding areas etc (City of Alexandria, 2011).

Lake protection ordinance (LPO) is particularly critical around urban lakes, to guide how and where new development will occur. Historically there has been limited guidance on how to craft an effective LPO that protects lake resources, maintains the quality of the recreational experience, and accommodates the property rights of landowners. Traditionally, most LPOs have primarily focused on a relatively narrow ring of land around the shoreline where development is most visible.

As Schueler and Cappiella verified shoreline development is quite different from other developments. The natural beauty of a lake's shoreline, with its ever-changing panorama of water, light and wildlife, is a prime attraction for lakefront development. Lake property owners as well as lake users consistently report that their primary use of the lake or reason for visiting is to view the scenery (Warbach et al., 1990; Anderson *et al.*, 1998 cited in Schueler and Cappiella (2000).

When a person is on a lake, he wants to see a natural shoreline. Yet, when the same person is on the shore, he wants to see a lake. This can create a lot of pressure on the buffer, as property owners clear trees and remove vegetation to promote a better view of the lake. However, one individual's quest for a better view of the lake diminishes the quality of the view for another. Thus, all property owners share a common interest in limiting clearing along the shoreline to screen their neighbors, while still getting at least a decent glimpse of the lake themselves. Consequently, an LPO needs to carefully prescribe how and where view corridors can be created, and include realistic measures to inform land owners on what uses, structures and activities are restricted or prohibited in the shoreline buffer zone.

According to Schueler and Cappiella, lakes that are actively used for fishing, boating, swimming and other forms of recreation require direct access to the shoreline and across the buffer. While some lakes do have public access and central facilities (such as boat ramps, swimming beaches, etc.), many do not. In these lakes, each waterfront owner

creates his or her own recreational access. This can create an inherent conflict between the property owners and outside users of the lakes. Therefore, although the shoreline buffer usually remains in private ownership, it is important to address issues of both public and private recreational access in an LPO.

Due to the development pressures in the United States the quality of forty one million acres of American lakes and reservoirs were kept by an essential tool of "lake protection ordinance". It describes; how development can be allowed, what kind of development is restricted, which kinds of developments are unique in lakeside shoreline, the importance of natural shoreline and about the four zones of lake protection. Accordingly the four primary lake protection zones are: shoreline, buffer, shore land protection and the lakes protection water shade

In the ordinance the allowable uses like access, recreational uses along the shore line is commonly known to left 50 feet Standing et al., cited in Cappiela and Schuler (2000). It is also restricted clearing of trees, constructing boathouses and other accessory structures are generally prohibited within the narrow shoreline zone. On the other hand in the shoreline buffer access path and view corridors, passive recreations with a setback of 25 feet from the shore line; boat houses and other accessory structures are allowed. At the same time paved surfaces; primary structures motor vehicles; septic tanks are excluded from the shore line buffer.

Like the lake protection ordinance developed to protect American lakes, the New York City planning department set zoning regulations to keep the waterfront more accessible. The waterfront zoning regulation in New York City has similar objectives with that of the lake protection ordinances set by the United States. The Waterfront Zoning regulations were created in order to maximize public accessibility and enjoyment of the city's waterfront resources while enabling the redevelopment to accommodate the city growing population and economy. As described by NYC the objectives of water front zoning regulations are to maintain and re-establish physical public access to and along the water front, preserve historic resources along the City's water front, create a desirable relationship between waterfront developments and the water edge and public access areas and adjoining upland communities. Similarly as Jacob and Pacello (2011) mentioned in the monthly publication of the American Planning Association discussing about "Zoning Practice" there are ten principles for costal smart growth.

Three of the principles are directly related with this study. These are:

- 1. Encourage community and stakeholder collaboration in development decisions, ensuring that public interests in and rights of access to the waterfront and coastal waters are upheld,*
- 2. Create walkable neighborhoods with physical and visual access to and along the waterfront for public use*
- 3. Preserve open space, farmland, natural beauty, and critical environmental areas that characterize and support coastal and waterfront communities are directly related with publicness*

All the experiences mentioned above i.e. the detail plan along lakeside, development ordinances and zoning regulations are the three interrelated components to assure public access and publicness as well as to keep equity on the communal property of the natural resources.

2.7 Summary of the Literature Review

Land is a basic and the most fundamental resource to be properly administered and guided by development plan. There are different theoretical arguments regarding land policy. Land owned by public gives a right to allocate different land use activities for the people to entertain on it. Due to the increment of development interests, the demand of urban land is increasing from time to time. The demand of urban land particularly at water front cities is highly increasing. The increment of tourism industry alluring investors to invest and construct hotels, lodges, recreational centers etc along water front cities. Publicness is also defined as the quality or state of being public, or open to the view or notice of people at large is another issue not considered yet on the process of allocation of land. The term publicness is mainly expressed on public spaces. If public spaces are privately owned, the public access and equitability of resources are questionable and publicness is lost. As the theories elaborate it public spaces should be readable, visible, inviting, safe etc. Public spaces found along lakesides become decreasing due to the private interests. Moreover the access towards these public spaces are fenced and closed by the developers. The international experience discussed in the literature show that the lakeside is regenerated by installing different strategies like Lake Protection Ordinance and lakeside development plan. Besides countries like Bangladesh strengthened publicness through incorporating pedestrian walkway along the lakeside.

CHAPTER THREE

3. Description of the Study Area

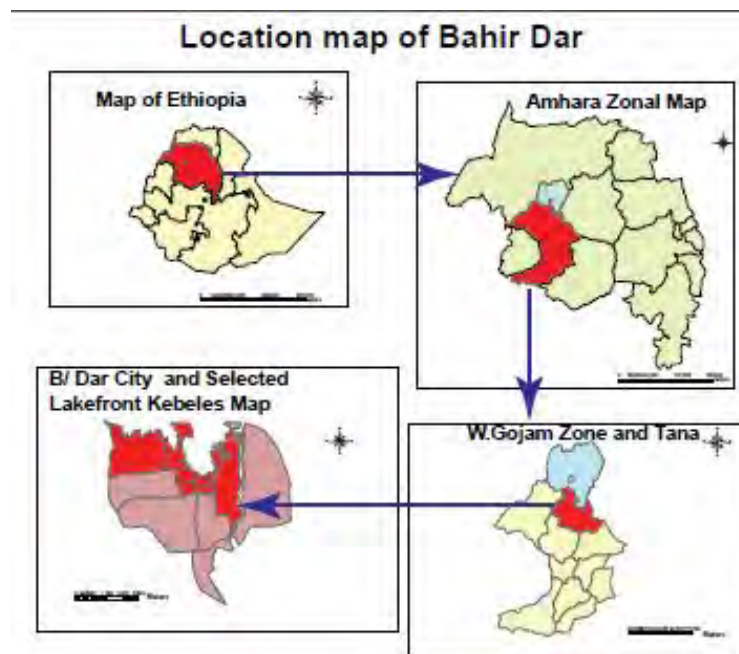
3.1 Historical Background of Bahir Dar

As the information collected from the municipality and elders of the city, Bahir Dar was established around the 14th century. Beginning from that time as a rural village onwards it has developed and served as a seat of Awraja center during the monarchs and Dergue regime. Its development and transformation into a modern city shape was started during the Italian occupation period of 1936 -1941 since it was used as a major military base for their expeditions in the region. The naming of the city called as Bahir Dar has a connection with its near proximity to the two water bodies of the surrounding (Lake Tana and River Abay). It means periphery of a water body, which may be a periphery to one of them or both of them. The availability of these two water bodies and the foundation of Kidane Mehret Church in the area were the major reasons responsible for its foundation.

3.2 Physical characteristics of the city

Location

Fig.3 Location map of Bahir Dar



Source: Ethio. GIS and IDP of Bahir Dar 2006 Edited and Modified

Bahir Dar is located 1060 kms far from Djibouti port and 565 kms north-west of Addis Ababa in the north western region of Ethiopia at the southern coast of Lake Tana. The geographical location of Bahir Dar city on astronomy imaginary line is $11^{\circ} 38'$ north latitudes and $37^{\circ} 10'$ east longitudes. Bahir Dar is considered as the emerging point of Nile River and is surrounded by ancient monasteries which are tourist attraction points. The city has an approximated area of 42000 hectare of which 2258 hectares of the land is covered with water bodies and it accounts 17.2% from the total area of the land. Three thousand eight hundred and forty two hectares of land is suitable for construction and the rest is unused land (Bahir Dar municipality strategic plan, 2004).

Topography

The study area lies generally on flat topography at south of Lake Tana which is the largest lake in Ethiopia. Although there are some domes and ridges at different parts of the city, the general topography is characterized as an even surface of a slope less than 2 %. The city of Bahir Dar is located at an average elevation of 1801 meter above sea level. The general orientation of the slope decreases towards Lake Tana and Abay River. The flatness of the city is a cause for the problem of flood accumulation during the rainy season and results with swampy wetlands (Bahir Dar City Administration Magazine, 2004).

Climatic Condition

As the data collected from finance and economic development work process of the city, the climatic condition of Bahir Dar mostly experiences sub-humid tropical zone (“Woinadega”), which is suitable for human habitation and investment activities. The monthly mean maximum and minimum temperature records of Bahir Dar in the year between 1978 and 2008 indicates that the highest mean monthly maximum temperature occurs in the months of April (30.9°C) and the lowest is in the months of July and August (25°C). While the mean annual average minimum temperature is 10.3°C . The temperature, in general, may be considered as hot for some day times with some sort of uncomfortable climatic conditions. Since the city gets a breath from Lake Tana the uncomfortable climatic condition that happens sometimes stabilizes after a short period of time.

The maximum wind speed in Bahir Dar is registered as 1.8 meter per second, which is not that much difficult to live and undertake any development activities in and around. The

prevailing wind direction of Bahir Dar is towards southeast during dry season and towards northwest during rainy season (Bahir Dar Finance and Economic Development Office).

Rivers and Lakes

The major river in Bahir Dar is Abay River. Beginning at the outlet of Lake Tana, across a 30 -kilometer stretch to Tis-Isat Falls, the Abay River is flowing on younger volcanic, which dammed off the drainage and formed Lake Tana. Lake Tana is the only lake water in the study area. It is the source of the Blue Nile, covers an area of 3673 km². It is 60 kilometers from East to West and 75 kilometers from North to South. The Lake is shallow with maximum depth of 14m and mean depth of 9m has a volume of 28 km³. Bahir Dar city is established following of the lake. Since it is composed of different monasteries and historical artifacts, tourists are increasing to visit Lake Tana and the city Bahir Dar as well. Due to its attractiveness for tourists, it is a basic menses on attracting investors to the city and a means for economical development for the city.

3.3. Socio Economic Condition of the City

3.3.1 Demography and Social Services

Bahir Dar has a relatively high population growth rate that could be recognized from the available demographic data. According to the 2006-2007 population and housing census result, the population of the city has 167,261 of this 86,355 are males and 80,906 are females. Fifty eight percent of this population is in the age group of 15-64 years and this similar population is active labor force. 42% of the total population is below 15 years and above 64 years, which is unproductive labor force (CSA, 2006).

The annual population growth rate is estimated to be 6.1%. Among reasons for its rapid population growth, its being capital of the region and hence residence for various Governmental and nongovernmental organizations staffs and immigration of people from surrounding zones, woredas and *Kebeles* are mentioned as the main ones.

Social services in the city are growing from time to time. The number of schools found in Bahir Dar till 2004 EC are: 32 Kindergarton schools, 55 elementary schools, 17 high school and preparatory schools, and also around 10 private colleges. In addition to these Bahir Dar University is one of the highest educational institutions found in the city. Similarly the health sectors are also growing at present. There is one referral hospital and many

privately owned clinics drugstores and pharmacies in the city (Bahir Dar Finance and Economy Office).

3.3.2 Administrative Structure and Governance of the City

Bahir Dar is serving as a capital for Amhara National Regional State and Bahir Dar city administration. The city has nine urban *Kebeles*, nine rural *Kebeles* and three satellite towns, one leading municipality and one city council with a separated structure of political and municipal function. As one of the metropolitan cities of the region organized during 1996 EC, the regional government empowers the city to administer their affairs and collect taxes, to approve urban plans to properly manage and administer urban land & to decide and administer their revenue and expenditure.

3.3.3 Land Acquisition in Bahir Dar

Amhara National Regional State (ANRS) is one of the largest regions next to oromia in a population density as well as the number of urban centers found in Ethiopia. The level of urbanization in Amhara region is relatively low as the growth rate of the region. Although the level of urbanization is low, the region requires urban land policy. The policy of urban land in Amhara is directly extracted from the Federal Government urban land policy in which land is the property of the people and the government and it shall be administered through the lease hold system.

According to Belachew (2010) ANRS has enacted lease hold regulation no.2/1995 and its amendment regulation no.6/2002 pursuant to the national law on lease holding of urban land. Although the proclamation on land policy was set by the region, the implementation of the lease regulation of ANRS urban centers is not similar. The lease policy is adopted according to the level of urban centers following the proclamation no. 91/96 which states the duties and responsibilities of urban centers in ANRS.

The main land allocation is done by the local governments of the region since urban land is owned by public. All cities fall under high level city administrator; land allocation is through lease even though the previous privately owned land is continued as the existing situation. Currently the federal government has publicized a new amended proclamation no. 721/04 regarding the urban land allocation throughout the country. It is not yet implemented.

The city Bahir of Dar is among the high level city administrations found in the region. The land allocation system in Bahir Dar is conducted similarly with other cities particularly

during the era of monarchy and during Dergue regime since 1991. In the regime of EPRDF some of the powers and duties of government of FDRE was decentralized for regional governments. Land administration and developing different rules and regulations concerning the region are among the powers and duties given for regional governments by the federal government. The revised proclamation for the establishment organization and definition of powers and duties of urban centers of the Amhara national region proclamation no 91/2003 categorized the city Bahir Dar as a city administrator (Zikre Hig 91/96). Following of the proclamation the city is organized as a metropolitan city in the region. As per the given power and duties the city council started to administer the resources of the city in general. Among the resources land is a very significant, scarce and unique resource that brings development and it is the base for any other means's of development. Urban land in Bahir Dar was delivered for any development previously through merit system and after 1995 it has adopting the lease system based on the federal lease proclamation no. 80/1993, revised proclamation no. 272/2002, reenactment of investment proclamation number 280/2002 and based on ANRS outlined regulation no. 6/2002 and directive no. 6/2003. Accordingly many tracts of land were allocated for investors and developers through lease and negotiation.

3.3.4 Land Use Planning in Bahir Dar

The city of Bahir Dar has experienced a few planning periods. The first master plan for the city was prepared during 1965. Starting from that period the city was guiding its development through planning even though the overall implementation of the plan was not evaluated. The dominant land use coverage in the physical plan was residential and the other land use categories like social services, industries, and commercial activities share were less and it comes next to the residential activities respectively. During that period, the master plan expansion areas following the Lake Tana side left a buffer zone more than 150 meter. The second plan of the city was prepared by NUPI (National Urban Planning Institute) in the year 1996. This plan incorporates different land use categories and tried to answer the infrastructure development and the urban rural linkages. The 1996 master plan also omitted the lakeside for detail studies without proposing the type of general land use. However, in the year 1999 the private consultant known as Devecon prepared detail plans for the lakefront of Tana particularly the city center part. The third plan was prepared by NUPI in the year 2006 called IDP (Integrated Development Plan). The 2006 IDP of the city

Bahir Dar Proposed the lakefront land to be continued as per the previous detail studies of Devecon.

3.3.5 Urban Economy in Bahir Dar

The economy of the city is mainly dependent on commercial activities. Service sectors composed of hotels, cafeterias, restaurants and other small local beverage producing sectors are prevalently found in Bahir Dar. Those service sectors have a direct link with the growth of tourism industry in the city. Although the service sector economic activity is the main potential of the city recently industrial activities are also emerging. There is government and private owned industries that create formal employment and supply various kinds of products to the city of Bahir Dar, the surrounding people and the country in general (Finance and Economic Department of the City).

3.3.5.1 Investment Trend in Bahir Dar

Investment in the urban centers is the main means of creating job opportunities for citizens. The city Bahir Dar is one among the other big cities found in the region that has been attracting investment for the last ten years.

The investment policy draw by the Federal Government and adopted by the ANRS made a good opportunity for investors to engaged in different activities in Bahir Dar and other towns in the region. Although the trend of investment in Bahir Dar is very slow and lately started activity, there are a lot of urban lands allocated for investment as well as other activities during the last ten years.

As shown in the table below the trend of investment in Bahir Dar city is not constantly increasing or decreasing rather it was fluctuating in different periods. Before 2005-2006 GC the investment trend was progressive from year to year. On the other hand for the last strategic years of the FDRE starting from 2005-2006 GC it was shown an increment for about two consecutive years and then it became decreased by the year 2007-2008 and again it grows in the year 2008. During 2009 again the land allocation for investment became reduced highly and in the year 2010 and 2011 it raises up especially in the year 2011 much tracts of land was allocated for investment. The demand of land for investment particularly at the lakeshore of Lake Tana is highly increasing since 2006-2007. Please see the table in the next page.

Table 1. Investment trend in Bahir Dar city

No	Year	Total land allocated for different activities through lease in ha.	No. of investors	Opportunities for job	Allocated land along the lake in ha.	Remark
1	1994	0.45	19			
2	1995	2.93	46			
3	1996	5.2	55			
4	1997	137.415	187			
5	1998	607.89	108			
6	1999	511.9	49	1699	34.748	
7	2000	71.3	168	4738		
8	2001	6.8	28	720		
9	2002	35.5	47	1191		
10	2003	362.48	44	820		
11	2004	12.05	12	707		
12	total	1753.9	763	9875		

(Source: Bahir Dar Finance and Economy Planning and Information Department/Work Process)

3.3.5.2 Tourism and its Trend in Bahir Dar

Tourism industry in Ethiopia is a developing sector and not yet properly exploited as per the potentials found in the country. Ethiopia has different natural and manmade artifacts that attract tourists throughout the world. Although the tourism industry in Ethiopia is at a premature level, the trend shows that the number of tourists who came to visit Ethiopia is increasing from year to year.

Amhara region is one of the richest states in tourism resources in Ethiopia. Among the UNESCO Previously registered eighth wonders of the world tourist destination areas of Ethiopia; three of them are found in Amhara region. Lalibela, the walls of Fasil palace, Northern Mountain inhabit the Chilada Baboon, Lake Tana monasteries and Tis Abay falls located around Bahir Dar are the main tourist destination areas in the region. Before five

Years, in the year 2005 - 2006 the number of tourists that made a tour in the region both local and foreign tourists were 27784. The government collected 204474 Ethiopian birr from these tourists. After five years by the year 2010-2011 the numbers of tourists (local and foreign) in the region were growing to 1,455,121 and the government collected 6,043,240 birr and other service delivery sectors and churches together with museum collected 297,013,431 and 11,966,635 birr respectively. According to the ETV NEWS presented in February 16, 2004 the number of tourists for the first half year of 2011-2012 reached 67000 foreign tourist and 80000 local tourists in the region and 200 million birr were collected. It was increased by 20 % compared with the last year. The trend shows that the numbers of tourists were increasing by 5237.26 % and the revenue collected by the government was also increasing by 2955.5 %. One of the means's for tourism development in the region was the recent concern of the regional and federal government and the expansion and development of infrastructures especially in the urban centers of the region (Amhara Region Culture and Tourism Bureau).

The city Bahir Dar is one of the tourist destination urban centers in the country and the region as well. The existence of tourist attraction sites such as Lake Tana and the monasteries in its islands, Abay River and the Tis Abay falls can be mentioned as a reason for the increment of tourists from time to time. The city's proximity to walls of Fasiledas palace in Gondar and rock hewn churches of Lalibela also reinforces the growth of tourism in Bahir Dar. Bahir Dar alone visited by 23986 foreign and local tourists during 2005-2006 and collected revenue of 8187889 Ethiopian birr by all government, service, church and museum sectors. The trend of tourism in the city is increasing consecutively for the last five years. Last year (2010-2011) the city was visited by 48786 foreign and local tourists. The revenue collected from these tourists was 72237846 directly and indirectly by the government church, and other sectors. The expansions of hotels, physical infrastructure and other service sectors in the city were taken as the main reasons for the increment of tourists according to the information collected in Bahir Dar tourism office (Bahir Dar Tourism Office).

3.4 Infrastructure

The city is served with an international airport, digital telephone communication, radio station (Mass media), internet and mobile facilities, postal services, marine transport, 24 hours hydro electric power and good network of internal roads. Currently water supply coverage of the city reaches nearly 83.52% (Municipality Report of, 2004).

With regard to road infrastructure, the city is by now constructing asphalt road as well as cobble stone in different places of the city. The length of existing road is 145 kms paved road, 48 kms gravel road, 40 kms Asphalt road and 30 kms pedestrian. The pedestrian walkway includes the access constructed by the municipality of the city serve as public space found along Lake Tana nearly it reaches 4 KM²¹.

3.5 Public Spaces and Places in Bahir Dar

Squares, parks, streets, playfields and other recreational centers are mainly considered as public spaces. The city Bahir Dar has a lot of public open spaces. The streets and walkways are properly constructed and /or under construction. It is common to find good greening and plantations done by the local government especially at the islands of the primary streets. Pedestrian walkways constructed at the sides of the main streets with good plantation are common features of the city although such constructions are not addressing at every corners of the city.

There are also four parks (i.e. Shumabo, Mango, Hidar 11 and Bezawit) which served as public spaces in the city that can entertain the population of the city and its surroundings as well as tourists. The only public open space parks left now around Lake Tana are Hidar 11. There is also one semipublic space found along Lake Tana namely known as Shumabo. Shumabo is by now requested by private investor to build hotel on it but not yet approved the proposal of the investor by the municipality. Also Hidar 11 park is by now the area is getting reduced due to private investor's expansion interest.

As per the data collected from the municipality Land Administration and Cadastre Work Process lakefront public spaces are allocating for investors and developers. Although, some of the public spaces were allocated for investors according to the data's obtained from the municipality, there are some spaces left along Lake Tana in which the residents of the city, foreign tourists, local tourists etc enjoy over it. The walkway is one of the public spaces found along Lake Tana in which the people of the city use it to walk, to sit at the side, respite, to appreciate the nature particularly the soft part of Lake Tana area and the like. Please see the figures below.

²¹ Bahir Dar Municipality Strategic Plan, 2004

Fig. 4. Public spaces and the walkway found along Lake Tana

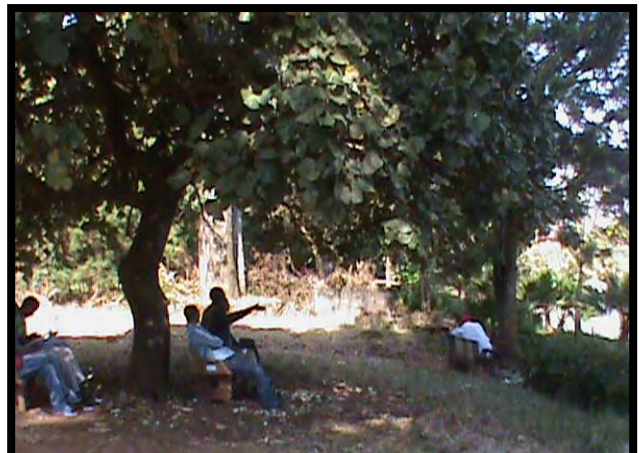
The walkway along Lake Tana constructed by the city administration and the private investment fence as shown on the picture



Residents of the city use Hidar 11 Public Park to discuss their social issues



Hidar 11 public spaces served for different activities for the people of the city as well as for foreigners



The public park found along the lake (Hidar 11) serves for the people to enjoy, to read, to discuss with their partners and to sit at the edge of the lake



The other public space is Mango Park found at the lake shore of the city center used by public to entertain with no entrance cost



An access made for public towards the lake found at the city center square in front of St. Gorge Church



Source: Own Survey Photograph

CHAPTER FOUR

4. Field Findings, Analysis and Discussions

4.1 Study Area Location

The study area is located at the city center composed of five Kebeles namely Shimbet, Fasilo, Sefene selam, Shumabo and Gishe Abay. The total numbers of the population of these *Kebeles* according to the data obtained from the municipality are nearly 10000. Although the study area are linked with these *Kebeles* the particular location of the study segment is two blocks from Shimbet, two blocks from Fasilo, two blocks from Sefene selam a block from Shumabo and one block from Gishe Abay. The number of parcels in these blocks is 874. Out of these parcel numbers 221 were selected as a sample to collect the necessary data that is 25% from the total parcel number of the purposively selected two blocks from each Kebeles.

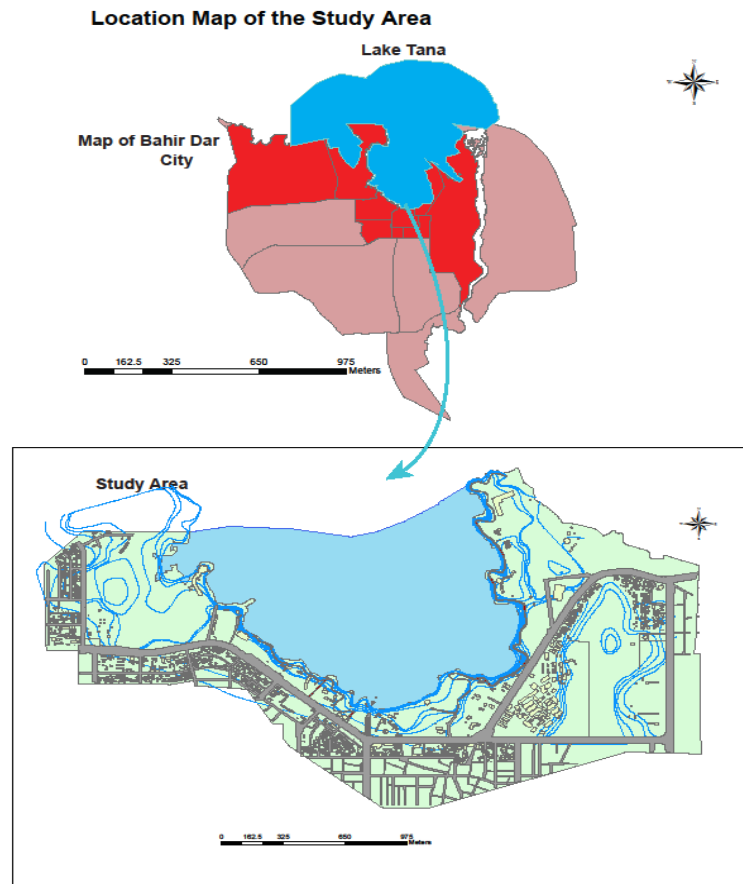


Fig. 5 Location Map of the Study Area. Edited and Modified from IDP of BD 2006

4.2 Land Allocation and Investment Policy in the Study Area

The study tried to collect data regarding the availability of lakefront cities urban land allocation strategies and guidelines but Ethiopia did not prepare a special investment policy, strategies and guidelines till this study conducted. According to the data obtained from the interviewees from the highest officials of the local government and Region Urban Planning Institute the lakeside land of Bahir Dar city was allocated based on the national and regional land policy and investment policy. According to the Land Administration and Preparation Work Process of Bahir Dar municipality the lakefront land was allocated through lease with a fixed fee of 290.4 Ethiopian birr for a meter square land during 1999EC. Currently the initial price for a square meter of land for commercial and related activities was amended to be 80 birr and for the last two years the local government adopted the amended price for land allocation through lease as the initial price (Municipality Land Administration Department /Work Process).

4.3 Allocated Land for Investment along Lakeshore in the Study Area

From the data obtained from the city administration the lakefront area besides some spaces left for public are allocated for investment during 1999EC through negotiation and directly by the regional government intervention. Due to the low level of investments in the city the regional as well as local governments took the initiative to allocate the lakefront land for investment through negotiation and they invited investors to bring their proposals as per their interest. After the investors submitted their proposal the local government publicized for the residents of the city to attend the selection processes of the proposals held on Muluallem hall. After some suggestions realized by some participants the local government approved those projects for implementation depending on the required land and the investors' preference with no more pre conditions set on how they should take care of the lakeshore. The table below shows that the kind of investment and the total land allocated along Lake Tana in 1999EC.

The formal land allocation process was not properly implemented during 1999EC. As the land administration department qualified it, the procedure to allocate land for investment is: first the municipality has a responsibility to prepare and develop land for investment as per the plan and the council members decided the legible investors based on the municipality professionals suggestion and recommendation. After the council members decision the investors have a responsibility to bring their design for approval to the municipality. In fact the process and procedure is very lengthy.

Table 2. The allocated land along Lake Tana

No	Name of the owners of the project	Purpose of the project	Permitted Area of land in m ²	The current status of the projects	Land allocation system	Re Mark
1	Blue Nile R. Hotel	Four star hotel	34386	Constructed	Lease	
2	Jone (Genetu) recreation	Open air recreation	17000	constructed	Lease Only 200	
3	Piccelo Abay International B.PLC	Five star hotel	5347	Under construction	Lease	
4	Misganaw Truneh Hotel	Three star hotel	3616	Under construction	Lease	
5	Dynamic General Trading	Four star hotel	6211	Under construction	Lease	
6	Bosten Partners PLC /Kuiriftu /Lodge	Lodge	13274	constructed	Lease	
7	Seife Lisanework Recreation	For recreation	5000	Not yet constructed	Lease	
8	Seife Yared Mulualem	For port service	40	Not yet started	Lease	
9	Gion Industrial Hotel	Five star hotel	20000	Not yet started	Lease	
10	Star Business Group Hotel	For hotel and general trading	221840	Under construction	Lease	
11	Bridge Industrial Hotel	Five star	16187	Not yet started	Lease	
12	Yeshiwas Shibabaw	For recreation	13765	Not started	Lease	
13	ADA Building	For offices	5000	constructed	----	
14	Impact Real Estate	For residential buildings	25000	Under construction	Lease	
15	Gion Hotel	For hotel and other recreation	-----	Previously constructed	free	
16	Tana Hotel	Hotel	-----	P. constructed	Free	
17	Tana transport	For Shipping and booting	-----	Previously constructed	Free	

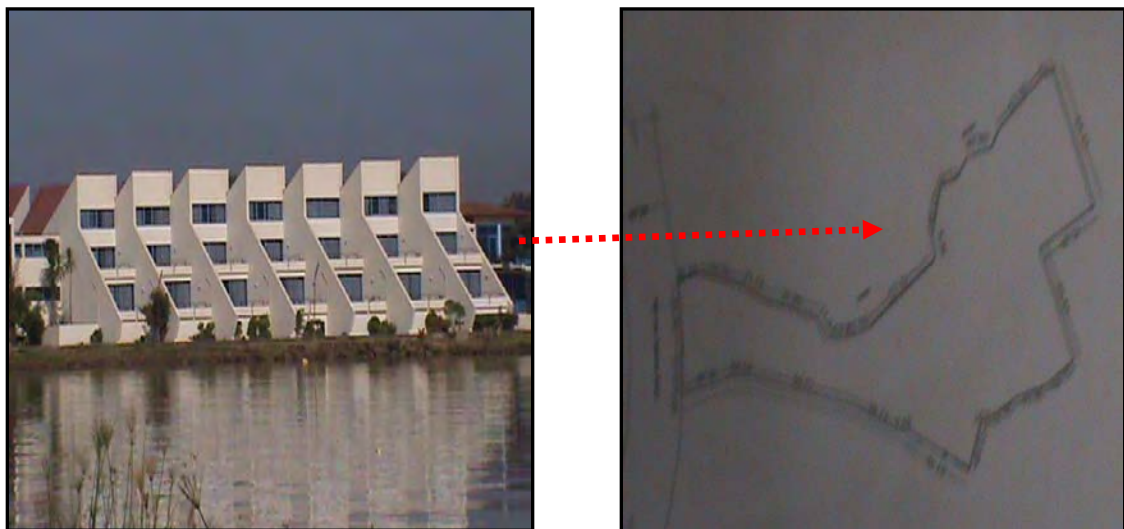
Source: City Service Office/ Municipality/ of Bahir Dar

Among those projects four are government or publicly owned buildings and the projects were constructed before five year by freely provided land of the local government. Four projects from the private investments are completed and starting to serve, around five are under construction and the rest are not yet started their construction but they fenced the land they acquired as the data collected from physical survey and the information collected from the municipality assured it.

Out of the total land allocated for different activities along the lakeshore shown in the above table only ADA building, Gion Hotel, Tana Hotel and Tana transport is owned by public and the rest are private investments. All of the land for each activity out of the public buildings are allocated through lease and based on the economic impact and scope of the investment evaluated by the local and regional officials. The amount of birr that each private investor paid for the land is 294 birr for 1m² in a similar manner. All the allocated land shown in the table was not allocated within the same year.

Some of the investments like Resort / now it is called Blue Nile Resort Hotel/ took the land before five years. During that time the area of the allocated land was 13000 m². By now Blue Nile Resort Hotel has taken additional 2.2 hectare and it's area is 34386 m².

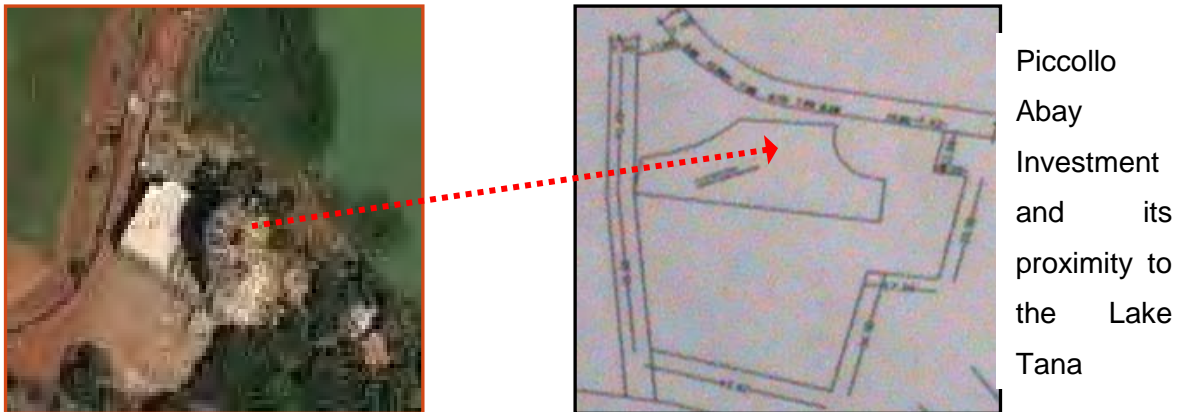
Fig.6. Blue Nile Resort Hotel and its site at Lake Tana front



Source: Own Survey Photograph and Bahir Dar Municipality

Similarly Piccollo Abay G+16 building taken the first land with an area of 2000 m² by 294 birr per 1 m² and then the local government allocated additional 3017 m² of land for expansion with similar amount of lease price. Besides this as the data collected from the municipality shown additional 330 m² of land was permitted for expansion by the local government for the second time.

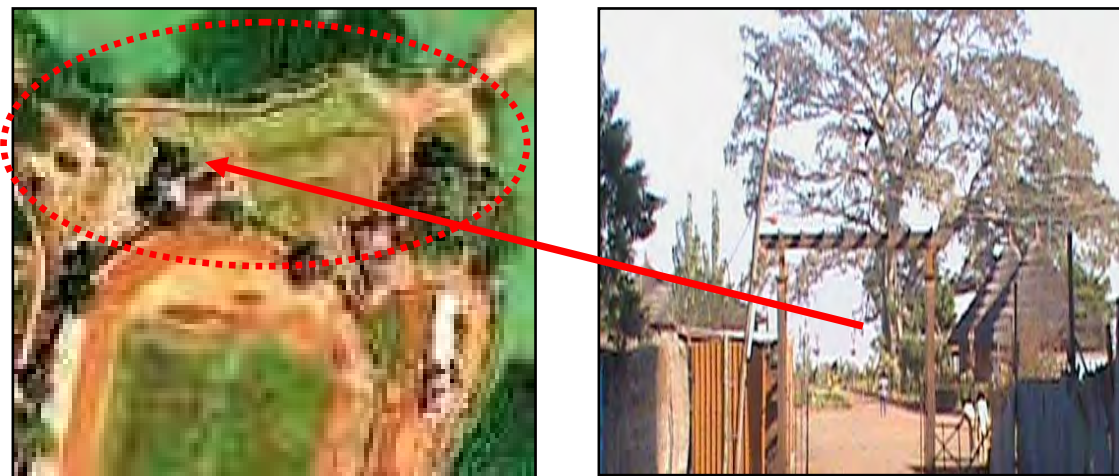
Fig.7 Piccolo Abay G+16 Hotel and its site along Lake Tana



Source: Own Survey Photograph and Bahir Dar Municipality.

The other investment which is located at the back of the old stadium is Deset /Genetu/ lodge. According to the data collected from the municipality the first legally permitted land for this project was 200 m² of land with the initial lease price of 294 birr for 1 m² as mentioned before but the existing land occupied by this project is 17000 m².

Fig. 8. Deset lodge /Genetu/ with an area of 17000m²



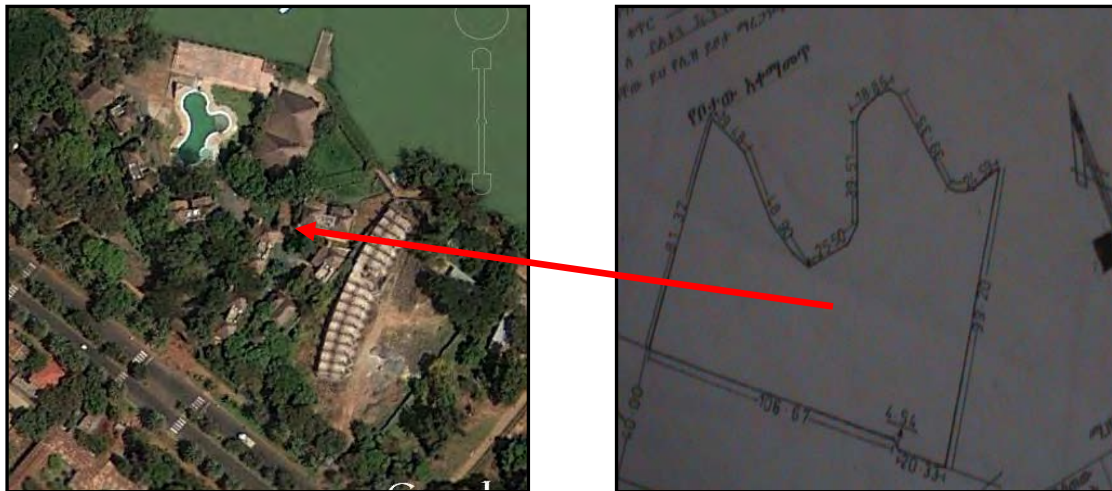
Source: Own Survey Photograph and Google Earth Image. Nov.26, 2011

The municipality didn't know anything about how 16800 m² of land is occupied by this investment.²²

²² According to the information collected from the land preparation and provision work process till the data collected for this study.

The other investment project found along Lake Tana front is Kuiriftu lodge constructed within 13274 m² of land. Kuiriftu lodge at the back or along the Lake Tana is 216.19 meters long. The land allocated for this investment was not reserved a lakeshore or buffer at the lakeside as presented in the following picture of the site plan.

Fig.9 Kuiriftu lodge investment area and its site

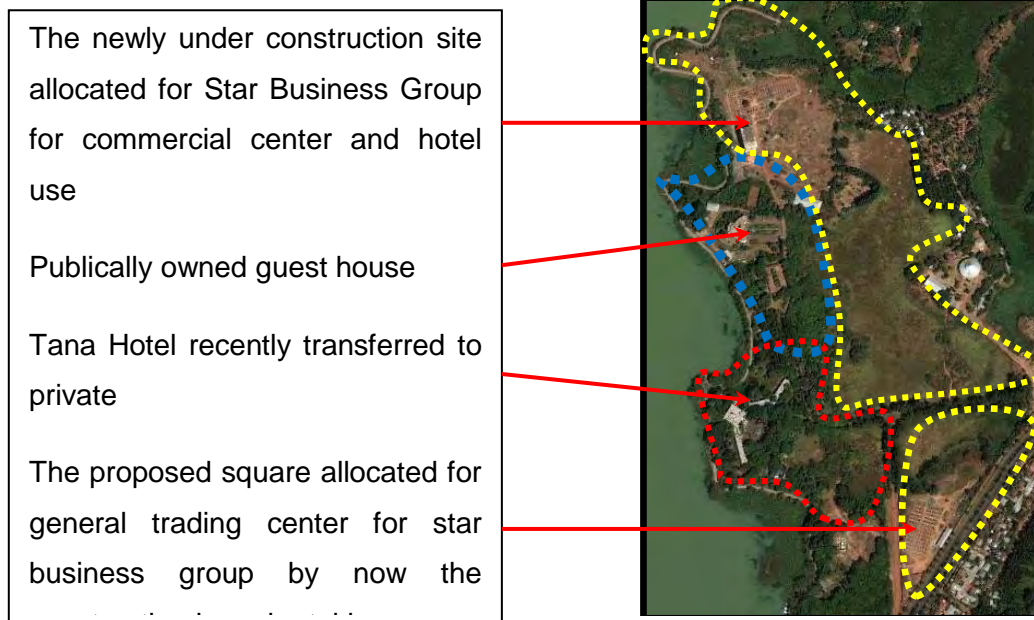


Source: Google Earth Image. Nov.26, 2011 and the Municipality of Bahir Dar

At the front side of Kuiriftu lodge it is about 127 meters long. It is impossible to pass inside within Kuiriftu lodges compound towards the lake for the one who do not afford the entrance cost. According to the information collected from the residents of the city the entrance cost of Kuiriftu worth 200 birr per person to visit as well as to stay for some time in a day. According to the data obtained from the municipality, at the back of Bosten partners PLC investment /Kuiriftu lodge/ along the lake the investor is asking an expansion area including some parts of the lake with an area of 3274 m².

The other land allocated along the lake in Bahir Dar is for Star Business Group for commercial center with an area of 221840 square meters that found at the Eastern part its distance from South to North reaches 966 meter. The project is under construction by now and it was difficult to get the site plan and the image since the owners of the project were not available during the data collection time.

Fig. 10 Star Business Group investment area for hotel and general trading



Source: Google Earth Image. Nov.26, 2011 and the Municipality of Bahir Dar

4.3.1 Field Findings

As already stipulated in the research method in chapter one the study area is bounded by five *Kebele* namely Shimbit, Fasilo, Sefeneselam, Shuemabo and Gishe Abay. Datas were collected two blocks depth from these Kebele residents who are located near Lake Tana. There are around 874 parcels from two blocks of each Kebele and 221 respondents or 25 % samples from the total parcel had been taken. Please see figure 1 in page six

Table 3. Lakefront residents sample and its coverage with sex distribution

No	Sex	Frequ ency	Percent	Valid Percent	Cumulative Percent
1	Male	170	76.9	76.9	76.9
2	Female	51	23.1	23.1	100.0
3	Total	221	100.0	100.0	

Source: Own Survey Computation of the Sample

As presented below in figure 12, 135 lakefront residents of the selected sample or 61.08 % of them fall under youth age group /15-29 years old/ and the second highest coverage are 30-65 age group and its coverage is 38 % out of the total respondent. The rest 0.92% are above 65 years of age. The figure indicates providing recreational center along the

lake is very important to solve many problems that may face youths since its coverage is relatively big.

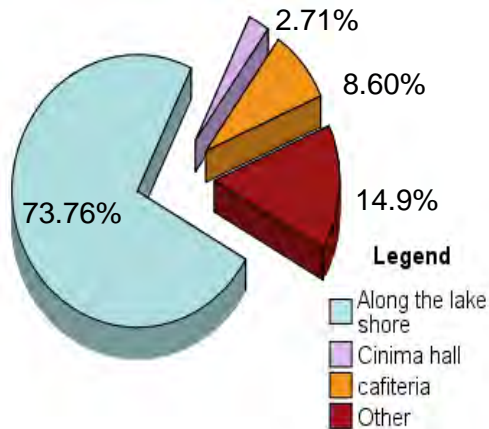


Fig.11. Sample size of the lakefront residents frequent recreation area



Fig.12. Age distribution of the sample size of the lakefront

Among the total selected sample respondents presented in figure 11 above, 73.76 % use the lakeside frequently to recreate themselves. The rest of the sample size mostly recreate themselves in cinema, cafeteria and other recreational centers. The data indicated that the lakeside public spaces are the most frequent place to attract and invite the residents of the lakefront for recreation.

On the other hand looking into the duration of stay in the area the findings indicated that from the selected samples 81% or 179 respondents were stayed above five years in Bahir Dar city. The figure shows that responding about the current lakeside development is not difficult for them.

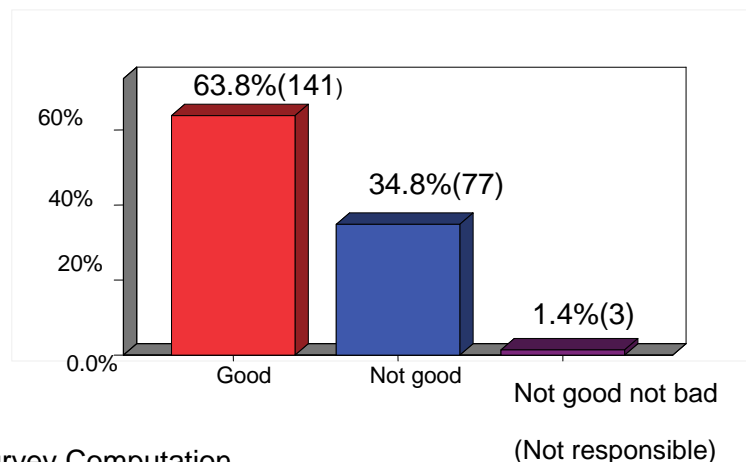
A) Residents Opinion about the Land Allocation and the Current Development along Lake Tana

Opinions of residents of the lakeside area about the land allocation along the lake are assessed to make the study more reliable. Out of the total selected samples of the lakefront residents 220 of them gave their opinion about the land allocation done by the local government along Lake Tana. 162 persons which is 73.3% from the total supported the land allocation of the government for investment along the lakeside is performed well.

On the other hand 58 individuals from the total respondent replied that the land allocation for investment is not good which covers 26.26 %. Those who support and consider the land allocation for investment as good rationalize that, the local government done well till then about the lakeside land allocation but there is a need of further studies before allocating the land for the future. Although the numbers of respondents about the land allocation along the lake are high as indicated above, they do not agree with the activity to be continued in such a way. They mentioned that, the land allocation for the future along the lake here after should be stopped. They put their treat that, if further allocation will be done by the local government it may bring other environmental and social damages.

From the observation and discussion with prominent resident of the area it was found that the lakeside of Bahir Dar is attracting investors and there are developers who have constructed and are still constructing their project. Regarding the development activities going on along the lake, different people indicated their own opinion. Residents of the lakeside are among the samples taken to give their own opinion. In the following graph the opinions of lakefront residents are assessed.

Fig. 13 Opinions of the lakefront residents about the current lakeside development at the city center of Lake Tana front.



Source: Own Survey Computation.

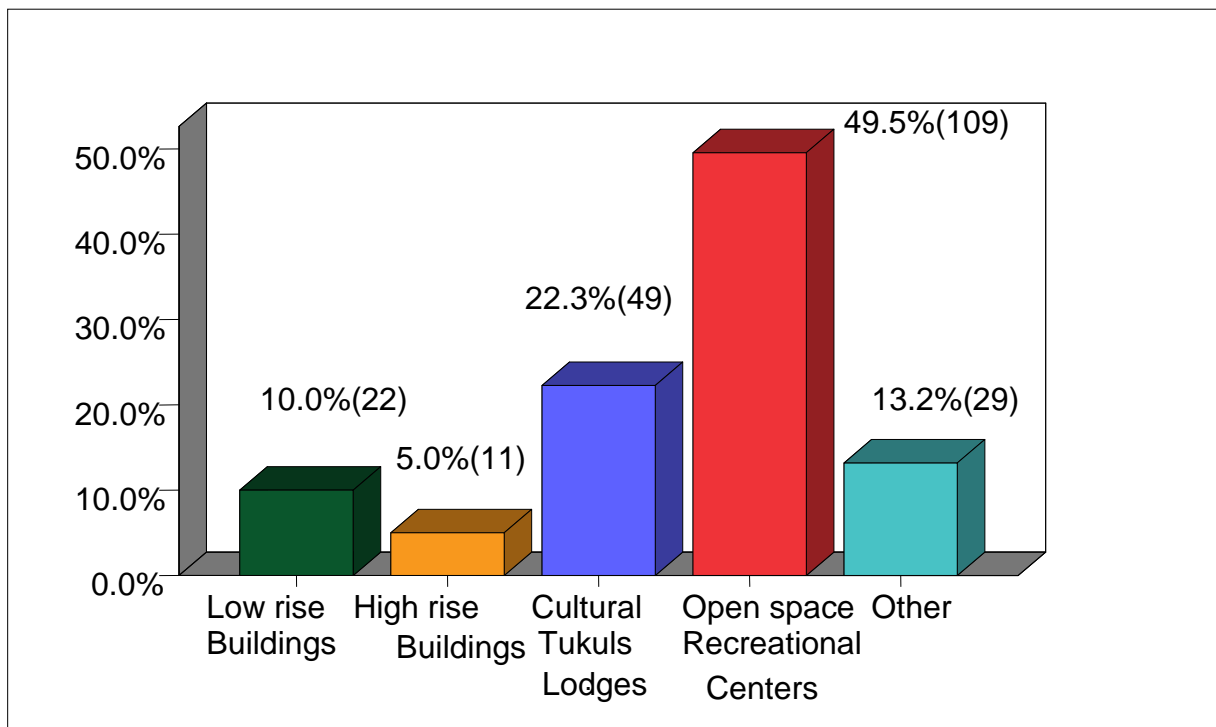
From the above graph it is shown that 141 respondents or 63.8 % support the current lakeside development and 77 respondents or 34.8 % of the total respondents did not like it the current lakeside development. On the other hand three respondents or 1.36% from the total respondents did not respond either the current development is good or bad. Although the current lakeside development is supported by more number relatively from the samples

taken there are respondents who gave their opinion and preference about the kind of development to be allowed along the lakeside.

Development Preference

In figure 14 below, out of the total respondents 49.5 % /109 people/ preferred that the kind of development along the lake should be better if the land is allocated for open recreational centers. The second figure 22.3% /49 people/ is those who gave their opinion about the lakeside development to be lodges and cultural tukules. On the other hand 13.2% /29 people/ preferred the kind of development to be is mixed kind reflecting the cultural importance of the city for tourism and other. The other 10.0 %/ 22 people/ responded that the kind of development along the lake is preferable if the land is allocated for low raising buildings. Those who prefer to be high raising buildings are 5%. From the two graphical analysis (fig 13 and fig.14) the study find out that the current land allocation for high raising building is not supported by the lakefront residents since they gave their preferences and opinions as analyzed above.

Fig.14. Opinions of lakefront residents' about lakeside development to be.



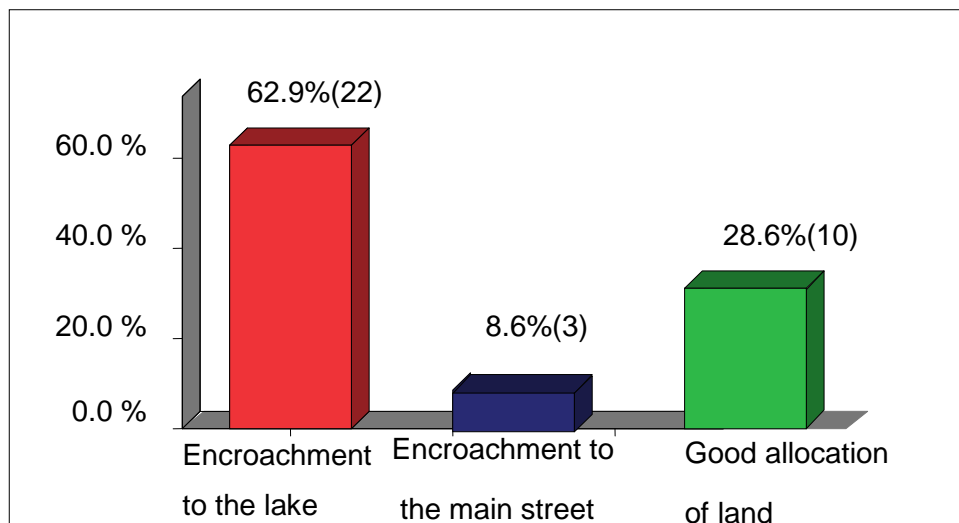
Source: Own Survey Computation

B) Local Tourists'²³ opinion about Lake Tana Area Investment and over all Developments on the Lakefront.

The total numbers of participants to collect the data from local tourists were 35 individuals. The data was collected in one week from five persons per day particularly at the recreational open public spaces, Kuiriftu lodge, Gion Hotel and Tana transport recreational area. The local tourists who responded for this study stayed in Bahir Dar a minimum of one day to ten weeks.

The local tourist's opinion regarding the Lake Tana front land allocation and the accessibility of the public resource is assessed in the following graph.

Fig.15. Local tourist's opinion regarding lakefront land allocation of Tana



Source: Own Survey Computation

As presented in figure 15 above 22 respondents or 62.85 % of the sample local tourists from the total sample, responded that the Lake Tana front land allocation is encroached to the lake .They rationalized that if private investors are encroaching to the lake the space found along the lake for public is disturbed and the access becomes closed. The other three respondents or 8.6 % of the sample responded that the current land allocation and the investment projects are encroached to the main street. They mention some of the projects that encroached to the main street. On the other hand 10 individuals or 28.57 % local tourists responded that the land allocation made by the local government is good and it doesn't affect the other's interest. They explained that by now the space left for the public

²³ Local tourists means to explain that those who are Ethiopians and they are visiting the city Bahir Dar during data collection time

is enough to enjoy along the lake but they were not stopped having this rationality they put their worry also if further land will be allocated for investors in such a way it may affect the accessibility of the public for the future.

C) Land Allocation and Investors' Perception along Lake Tana

There are around 14 private investors who are investing along Lake Tana currently at the city center Lakeside area. Out of those fourteen private investors data's were collected from those who were voluntary to give their response. Three investors who are starting to construct their project along Lake Tana and three investors who completed their construction were the samples taken to collect the data. Regarding the land allocation process and system all of them responded that they acquired the land through lease based on the rules and regulations set by the local governments. According to them they were taking the land to construct standardized hotels and recreational lodges to give better service for tourists and as well as to the local people who like to enjoy at the edge of the lake and expect better services they provide. Out of six respondents four of them responded that the people living in Bahir Dar as well as foreign and other local tourists are very happy about their investment along Lake Tana. Only two investors responded that the people living in Bahir Dar are not happy about the investment located along Lake Tana. They rationalized that the people of the city sometimes suggest that the lake will be polluted and it may become privately owned and the poor will be excluded to enjoy form the common good. Furthermore they explained that since the lakeside is fenced by the private investors at some places to keep customers safety the people of the city are complaining here and there. All investors except two responded that, the land allocation along the lakeside keeps equity. They explained some reasons for this:

1/ There are lands that can accommodate for the people to enjoy along the land not allocated for investors yet.

2/ The projects approved by the municipality to be constructed along the lake have social and economical significances for the local government and the people as well.

3/ Due to the nature of investment (projects) the lakeside is safe from unmanageable wastes and hazards.

The other two persons responded that, the land allocation for investment and assuring the equity issue for the natural resource is not that much emphasized by the local government

of the city. They suggested that the local government should give attention regarding the lakeside land before allocating for investment. It should leave out ample space for the poor to enjoy from the natural resource of Lake Tana. Only one investor respond about creating access for local people is that he made an arrangement to the people to recreate themselves at Lake Tana. The other investors did not respond about how they create access for local people to pass towards the Lake.

According to four investors opinion, most of the beneficiaries from their investment are all groups of the peoples including foreign tourists, local tourists, and all age groups of residents of the city. On the other hand two investors responded that although all kind of people are enjoying in our investment, the most beneficiaries from their investment are local tourists and foreign tourists. Besides, the investors pass judgment on that the city administration should not only give center of attention on leasing the lakeside land but also high attention is required for local people recreation area and keeping the master plan as well.

D) Land Allocation and Foreign Tourists Opinion along Lake Tana

Twenty five tourists have participated in responding to questions about the lakeside development of Lake Tana area. According to the data obtained all of the foreign tourists but one, have an experience on enjoying along lakeside areas in different countries of the world. From the total 25 tourists 15 of them were visiting Bahir Dar for the first time and six from 25 are staying in Bahir Dar for a long period of time starting from three months and above. The other two respondents explained that they were visiting Bahir Dar two times in a year and the rest two respondents were visiting Bahir Dar yearly.

Table 4. Foreign tourists' opinion about the lakefront land allocation and equitable access towards the common good: Lake Tana.

No	Land allocation for investment and publicness	Frequency	Percent	Valid Percent	Cumulative Percent
1	Yes	12	48.0	54.5	54.5
2	No	10	40.0	45.5	100.0
3	No response	3	12.0		
	Total	25	100.0	100	

Source: Own Sample Survey

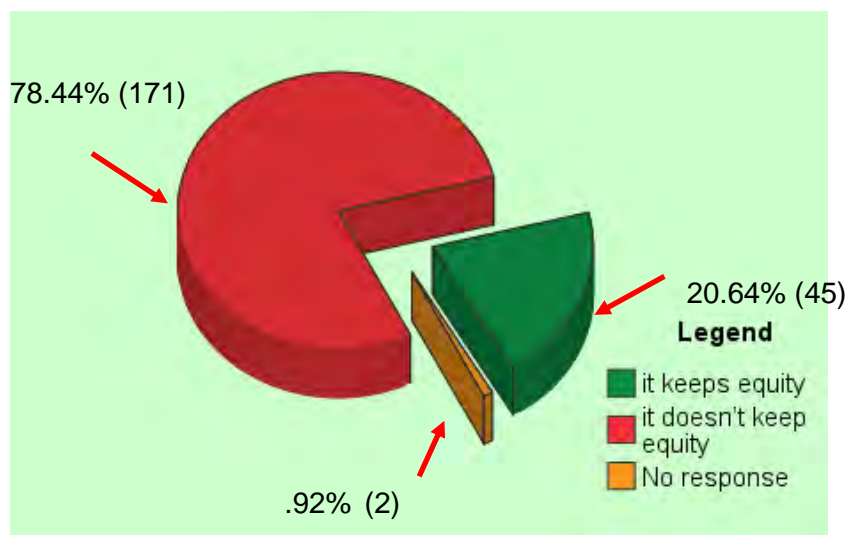
As presented in the table above 48 % out of 22 foreign tourists considered the land allocation along Lake Tana for investment is good particularly for hotels which attract tourists to stay for a long period in the city. The other 40 % foreign tourists did not agree. Their opinion was that the lakeside area land should not be allocated for investment according to the existing situation or trends of development. They explained some reasons about this. Some of them respond that, there may be a risk that the public can not access the water side, it seems focus is more given for tourists and investors than the public. The other 3 foreign tourists did not suggest about the land allocation since they have no experience regarding how the land was allocated along the lake as they rationalize it.

4.4 Land Allocation and Equity of the Natural Resource

A) Lakefront Residents Opinion Regarding the Equitability of the Natural Resource and the Current Lakeside Investment

The role of every government in the world is addressing the issue of equity for their citizens. Although it is a very controversial agenda particularly in the market economy to assure equity, governments are trying to bring equity in every developmental agenda. In this regard assessing the opinions of residents about the land allocation and the equity issue on the common good of Lake Tana area is quite important.

Fig.16. Lakefront residents' opinion about the Land allocation and equity

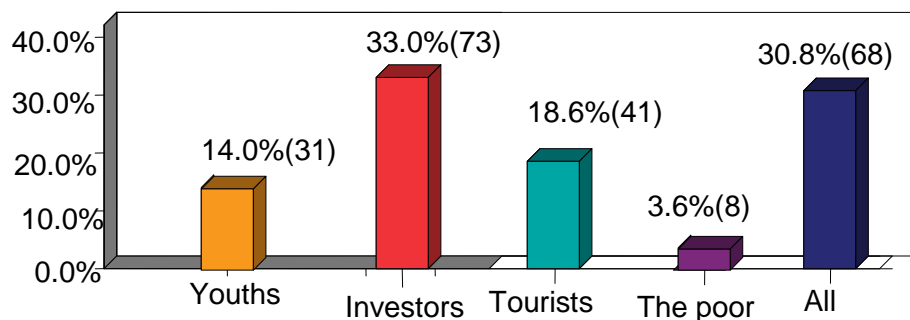


Source: Sample Survey Computation

As shown from the above figure, the total valid respondents were 218. From those 218 individuals 171 respondents or 78.44 % of them put their opinion about the land allocation. According to them it is not assuring equality of access for the common good rather high attentions were given for the private investment. The other 45 /20.64 %/ of the respondents explained that the land allocation up to now is keeping equity if the process to provide land for private investment will be stopped here after. Only 2 persons did not prefer to answer about whether the land allocation of the local government along the lake is keeping equity or not.

On the other hand respondents of the lakefront were invited again to give their opinion about who are the most beneficiaries of the current lakeside development. Out of the total respondent 33% /73 people/ of them gave that currently the most beneficiaries along the lakeside investment are investors. The other 30.8% /68 people/ responded that all kind of people are benefiting from the lakeside development. On the other hand 18.6% and 14.0% of the total respondents responded that the most beneficiaries are tourists and youths respectively. As presented below in figure 17 the lakefront selected sample residences responded that the poor are not the most beneficiaries relatively from other segments of the people who are directly and indirectly have a benefit from the investment on the lakefront investment. It is only 3.6 percent of the samples who give their opinion that the poor are beneficiaries. Based on the analysis and as presented in figure 16 above and figure 17 below it is possible to conclude that there is no equitable distribution of the resources.

Fig.17. Selected samples of the residents' opinion about the most beneficiaries of lakeside development



Source: Own Survey Computation

4.5 The Public Spaces along Lake Tana

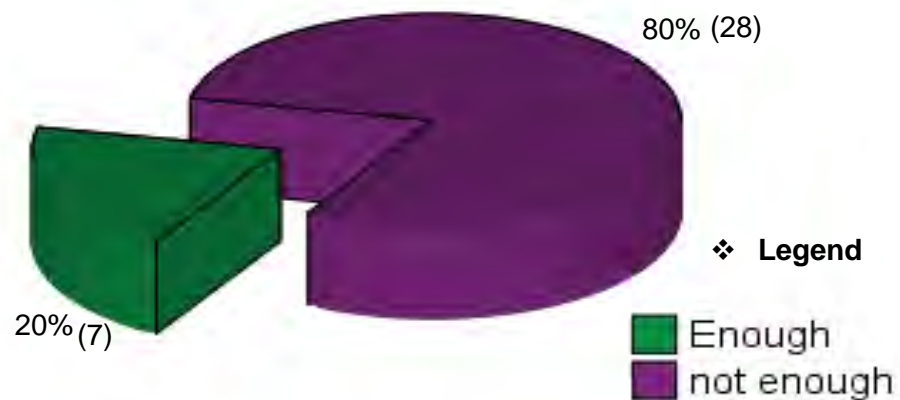
The existing situation of public spaces along Lake Tana front is assessed from different respondents who are directly or indirectly influences or influenced by the lakefront development. Public space left out of the allocated investment and the walkway along the lakeside constructed by the local government is considered for analysis.

4.5.1 Public Spaces Left along Lake Tana out of the Allocated Land for Investment

A great attention is required to keep the existing public spaces equally accessible for all and well managed to keep it sustainable. In this regard understanding the public who directly and indirectly affect or be affected by the development is very essential. The following analysis presents how different stakeholders responded about the lakefront development and the public space left out of the current land allocation for investment. Local tourists, lakefront residents, foreign tourists and private investors along Lake Tana responded in the following way.

A) Local Tourists Opinion about the Public Spaces Left out of the Allocated Land in Lake Tana Front

Fig.18. Local tourist's opinion about public space left along Lake Tana

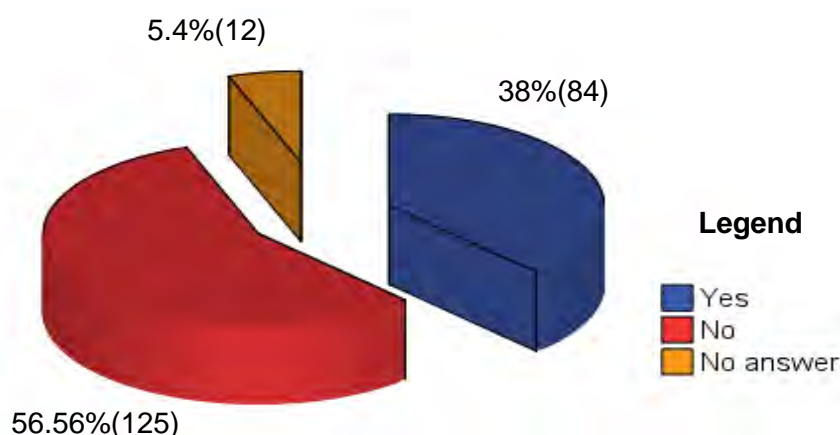


Source: Own Survey Computation

Local tourists are among the beneficiaries who use the lakefront public spaces frequently. Thirty five respondents were participated how they perceived the current existing public spaces along Lake Tana. From the above figure out of 35 respondents 28 persons responded that the public space left out of the investment along the lakeside is not enough and 7 of them responded that the public space left is enough which is 80 % and 20 % respectively. The number indicates that the public space left along the lake is not enough for the people to recreate on it.

B) Opinions of Selected Sample Residents about the Public Spaces Left out of the Allocated Land for Investment.

Fig.19. Selected sample residents' opinion about the public space left out of the allocated land.



Source: Own Survey Computation of the Sample

From the above chart 125 respondents or 56.56 % were responded that the public spaces left out of the allocated land of the lakefront are not enough and 84 respondents or 38% responded that the public space left out of the allocated lakefront land is enough. 5.4% or twelve respondents did not respond that either the public space left out of the allocated lakefront land enough or not enough.

Educational status of the respondents gives more relevant figure about the public spaces found along the lake. So the following table presents the opinions of residents and their educational status.

No	Educational status	People's perception about the public spaces left out of the allocated investment whether it is enough or not along Lake Tana			Total
		Yes (Enough)	No (Not enough)	No answer	
1	illiterate	1	1	0	2
2	Read and write	12	9	2	23
3	High school	16	26	5	47
4	Diploma	15	46	3	64
5	Degree	37	30	2	69
6	Above degree	3	13	0	16
7	Total	84	125	12	221

Table 5. Lakefront residents' educational status and opinion about the public spaces left along the lakeside. Source: Own Survey Computation

Out of the total respondents 149 are diploma and above. The rest are high school students and below. From one hundred and forty nine respondents of those who are diploma and above, 89 of them, which is 59.7 % are responded about the public spaces left out of investment by now along Lake Tana is not enough and those who respond enough are 55 individuals or 36.91% . Only five persons gave no response about either the public spaces left out of the allocated land is enough or not. Here it indicates that those who have different experiences and better understanding about public spaces respond the lakefront public space left out of the allocated land is not enough. From these and the physical observation it is possible to generalize that the public spaces along Lake Tana are not enough.

4.5.2The Walkway along the Lake Tana as a Public Space

One of the public spaces found in the city Bahir Dar is the paved walkway constructed following of the lakeshore. It was constructed by the city administration to give access for the urban dwellers of Bahir Dar as well as for any interested persons to enjoy along the lake. According to the information collected from the municipality and personal observation the walkway is 2.5 meter wide and seven kilometers long from ADA building towards back of Abo church.

Fig.20.The walkway constructed by the local government from initial point towards its end point

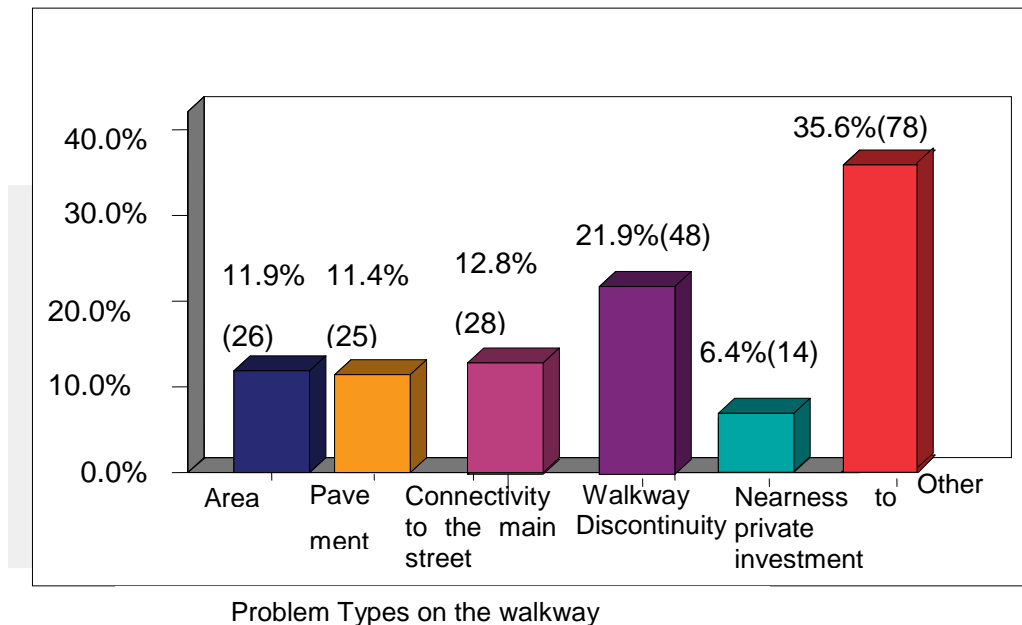


Source: Own Survey Photograph.

The overall condition about the walkway as a public space is assessed from the residents collected data and tourists in the following graph.

A) Lakefront Residents Opinion about the Walkway Condition

Fig. 21. The walkway condition along the Lake Tana as lakefront residents responded.



Problem Types on the walkway
Source: Own Computation of the Sample Survey

Out of 221 respondents 219 lakefront residents perceived that the walkway along the lakeside has different problems. No one is responded that the walkway is out of problem. From two hundred nineteen respondents seventy eight individuals /35.6 %/ responded that

the walkway problem is not only the width, lack of connectivity to the main street at different points, its discontinuity at different points and other construction problem but also it has management problems. They explained that the walkway is not safe to walk along it. It is polluted with waste, and other polluting used materials disposed at different points. They elaborate that visually it brings discomfort for the walkway users and there is also bad smells that may bring disease to the people. The other 21.9% or forty eight persons responded that the discontinuity problem is the main challenge in the walkway. The walkway is disconnected since the investors blocked it at three points. The other 12.8 %/28 persons/ of the sample mentioned that lack of interconnectedness to the main street is the main problem though other problems prevailed on the walkway. In addition 11.9% /26 respondents/of the sample responded that the walkway is narrow to accommodate many persons at a time. Besides these 11.4 % /25 individuals/ of them described that the problem of the walkway is the pavement not properly constructed and it is not safe to walk along the walkway. The other 6.4 % or14 persons also explained that the problem of the walkway is nearness to the private investment and encroachment to the lake.

Fig.22 The walkway condition assessed in the field survey

The walkway constructed by the local government along the lakeside is not interconnected with the main street. The distance from ADA building to the back of prison office is above 2.5 Km with only one access or one may be compelled to cross private compound to withdraw from the walkway to the main street.

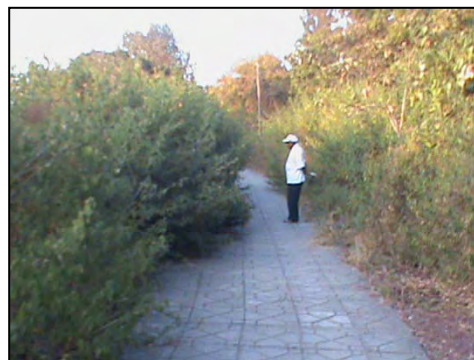


Source: Google Earth Image Nov.26, 2011 and Own Survey Photograph

In the field survey the research acquires that the walkway is physically well constructed even though it is blocked by private investors the other problems mentioned by the residents of the selected sample survey are quite correct even though the dimension of the

problem varies as per the opinions of the respondents. Based on field observation the study find out some and analyzed it in the following way mainly from the accessibility perspective. Please see the fig. 21 above and fig.22 below.

As it is shown in the picture In some places the walkway is not safe it makes the people afraid since the area is covered by different plant species there are snakes and other dangerous poison wild life that may attack the people who use the walkway.



At the side of the constructed walkway it is commonly seen solid waste disposed at different places. It has bad smell and makes the people discomfort to walk safely. You can find such kind of occasions at different points along the walkway.



In addition to this the walkway is not only serving for pedestrians; bicycle users also riding along the walkway. There is no rules and regulations that prohibit those bicycle users not to ride along the walkway.

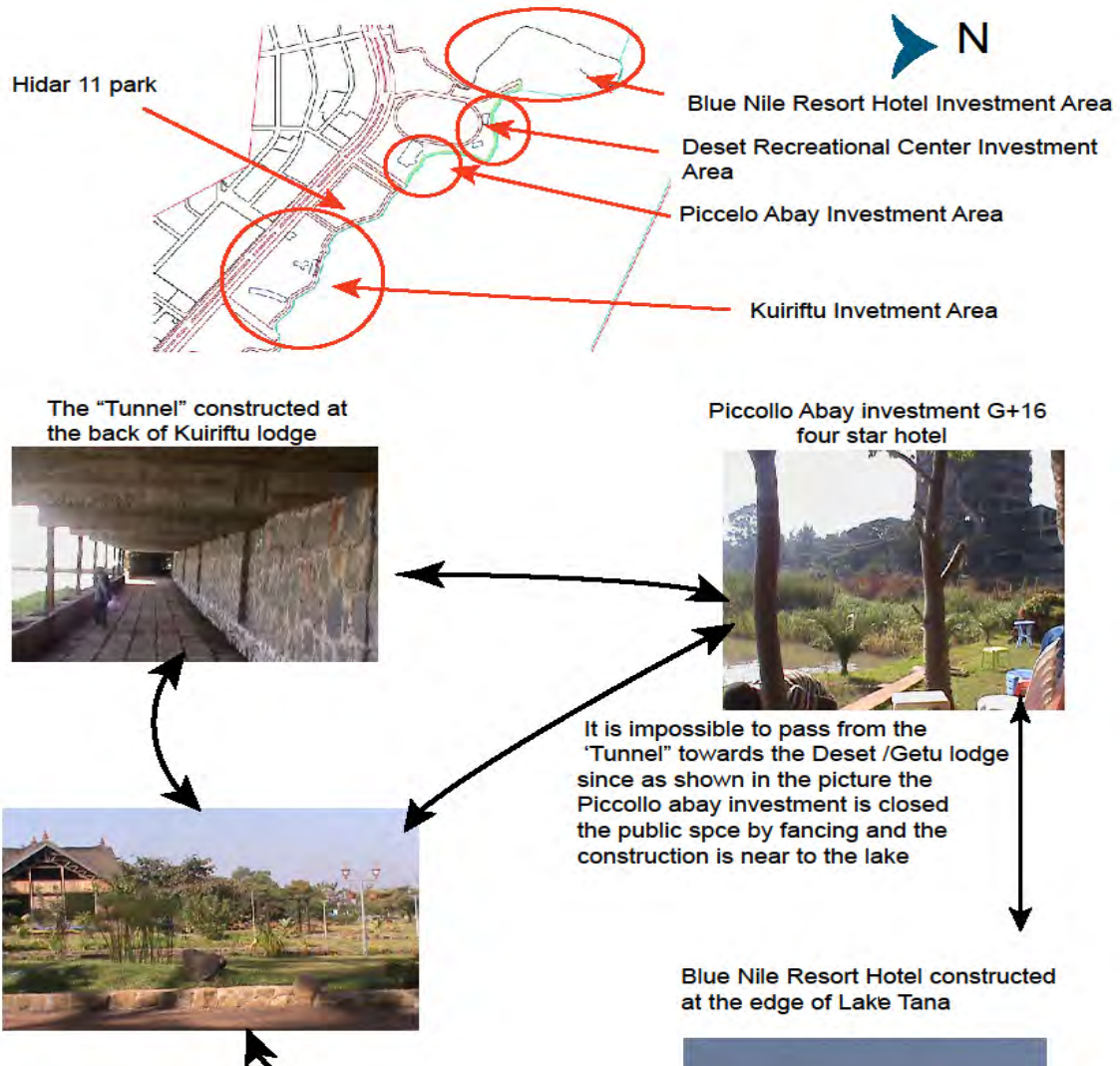


Fig. 23 Improper use of the walkway constructed at the adage of Lake Tana

Source: Own Survey Photograph

From physical observation the other main problem seen along the walkway is that the private investors blocking it at different points. Please see the following figure

Fig.24. The walkway blocked at different points

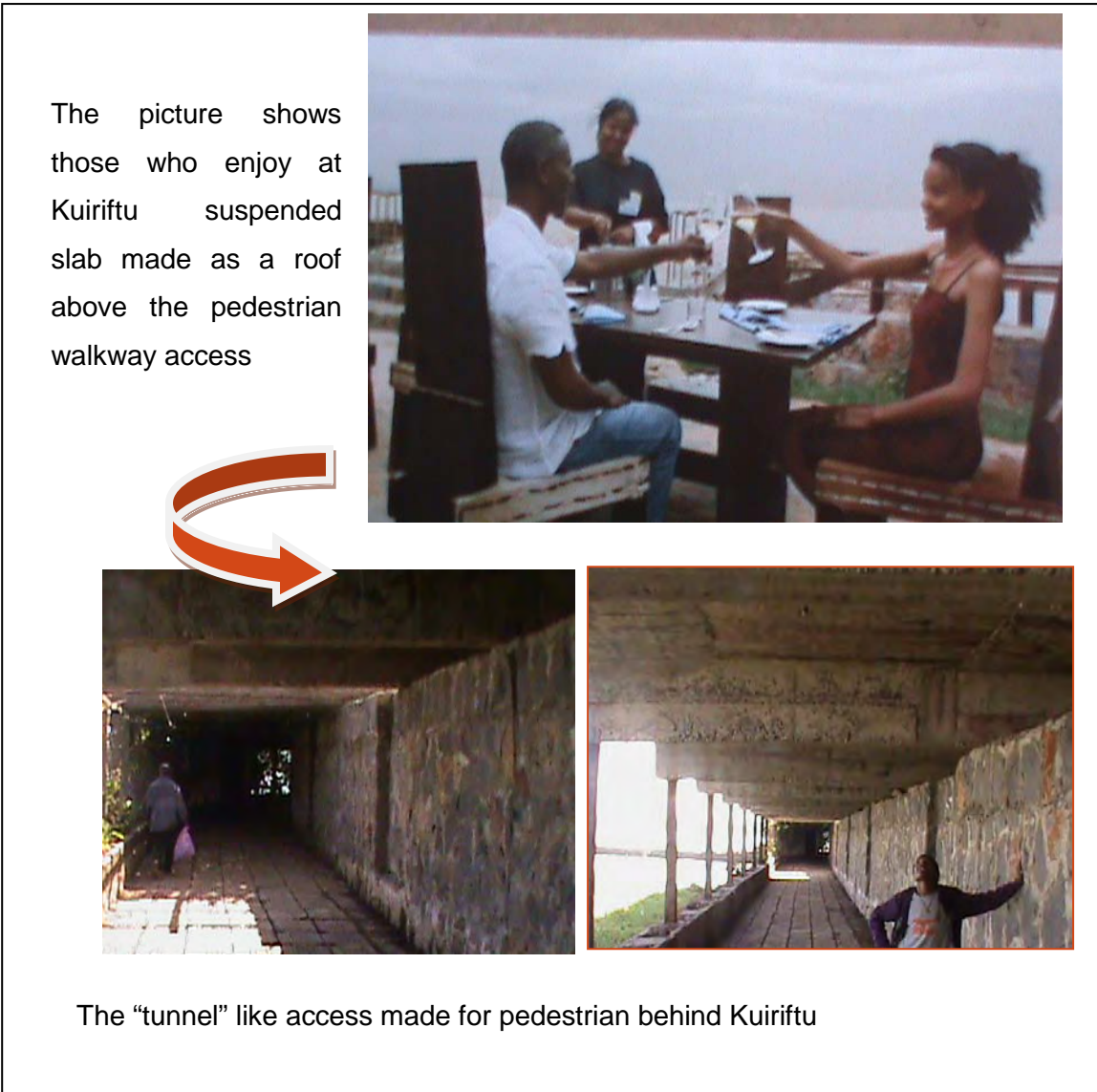


Source:Own Survey Photograph and Edited IDP 2006 of BD.

Among those private investors Piccollo Abay four star hotel investment, Genetu recreations and Blue Nile Resort Hotel can be mentioned. It is impossible to pass from

Piccollo Abay investment site towards Genetu recreation area as well as from Genetu towards Blue Nile Resort hotel which is more than two kilometers along Lake Tana. In this regard the study concludes that the access made by the local government is blocked at different places due to private interest.

Fig.25. Bosten Partners PLC / Kuiriftu / “tunnel” provided for public walkway access along the lakeside.



Source: Own Survey Photograph

Bosten Partners PLC /Kuiriftu / lodge construction is the one it provided the “tunnel” like structure for walkway at the edge of lakeshore. It is an access at the edge of the lake as

shown in the picture for people to pass under it and tourists enjoy with a seat at the slab roof with no eye contact with the public who pass under it. As shown in the above figure the one who passes in the “tunnel” does not feel comfort

Table 6. Residents of the lakefront opinion about the “tunnel” like structure constructed at the back of Kuiriftu

No	Educational status	tunnel like access constructed at the lakeshore at the back of “Kuiriftu” investment and people’s response			Total
		Yes(good)	No(not good)	no answer	
1	illiterate	0	2	0	2
2	Read and write	7	13	3	23
3	High school	23	18	6	47
4	Diploma	32	27	3	62
5	Degree	32	31	4	67
6	Above degree	4	11	1	16
Total		98	102	17	217

(Source: own survey)

Residents of the lakefront, opinion about the “tunnel” varies according to their educational status and their own understanding. Out of the total 221 individuals who were taken as a sample 217 responded about the “tunnel” whether the “tunnel” is good, not good or no idea from the accessibility and safety perspective. From 217 individuals 102 persons which is 47 % from the total respondent gave their opinion that the “tunnel” constructed by Kuiriftu is not good. The other 98 respondents or 45.16 % gave their response that the “tunnel” is good for walkway along the Lake Tana and it is well constructed to pass under it. As it is shown in table 6 there are 17 individuals who did not have comment about the “tunnel” whether it is good or not good. Based on the respondent’s educational status as presented in the table above, from 16 individuals who are above degree eleven of them responded that the access left for public at the back of Kuiriftu “tunnel” is not good. Both who responded good and not good have their own reasons.

The respondents who said not good mention some reasons that, the “tunnel” is not safe to pass at any time because it is highly encroached to the lake and during summer the lake water closed the walkway. In addition they rationalize that since it is dark even at day time persons who pass in this “tunnel” did not feel comfort.

The other reason for them is its length; it is above 200 meter to cross the “tunnel” so they mentioned that passing this length with a confined situation is a risk for persons who come to enjoy through walking rather than enjoying.

The other segment who considered the “tunnel” as a good access rationalize that making such a structure for publicness is the kindness of the investor. They explained that once the local administration allocated the lakeside land for the investor it is the private property so the investor has a right even to close the access along the lake behind his investment.

Those who did not respond about the access left at the back of Kuiriftu gave their reason that they didn't have experience of using the walkway before at a time collecting data for this study.

The selected sample residents response generally indicate that the access left behind Kuiriftu lodge at the edge of the lake is not considered as a good access for public. From this analysis and the rationalities of the respondents, it is possible to reach on that the opinion of the people who considered the tunnel as a good access suggestion is due to lack of alternatives. Since they rationalize that, it is better to use the access made by kuiriftu rather than totally loosing the lakeside as per the local government gave the land up to the edge of the lake.

4.6. Land Use Planning along Lake Tana Area

4.6.1 Land Use along Lake Tana

Assessing the physical plan as well as existing situation are very important to clearly understand the changes over a period and its implication. The city Bahir Dar has used and implemented three urban plans starting from 1965GC to the recent revised Integrated Development Plan of 2006GC. The recent integrated development plan suggested that the lakefront land is left for special function. The only study that detailed land use planning was done by Devecon in the year 1999 EC.

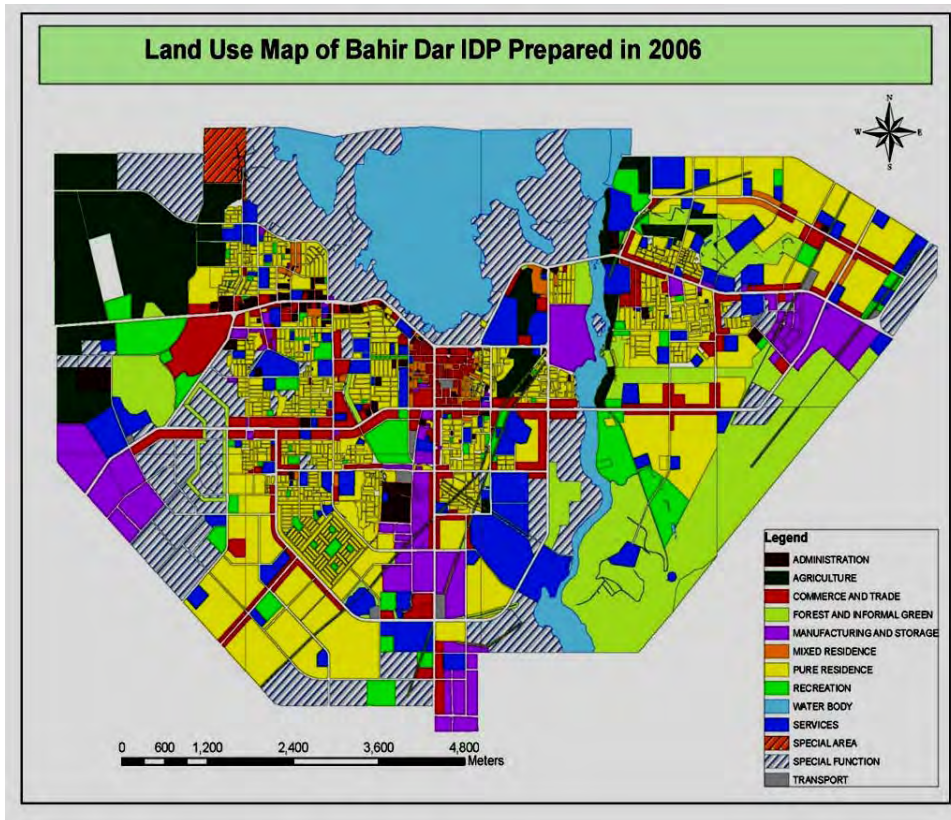


Fig.26 Land Use Plan of Bahir Dar (Edited and Modified from the IDP of 2006)

As shown in the above figure the Integrated Development Plan proposed the lakefront for special function. The special function was not specified in the plan that has to be allowed and not allowed. Although it is not expected to show details in the integrated development plan of the city for the lakefront, it has to be recommended for either to prepare other detail plan or to restrict any development. The figure below shows the Devecon detail proposals of the lakefront prepared in the year 1999 EC.



Legend

- | | |
|---|---|
| <p>A. residential area</p> <p>B. Sport and recreational area and G+2 city tower</p> <p>C. Botanical and zoological breeding center</p> <p>D. Proposed for new hotel and cafeteria</p> | <p>E. Existing Gion Hotel</p> <p>F. Access and recreational center</p> <p>G. Cafeteria, theater, and market</p> <p>H. Proposed walkway access and road</p> <p>I. proposed Park</p> |
|---|---|

Fig 27 Lakefront Detail plan of Bahir Dar (Edited and Modified from Devecon LDP)

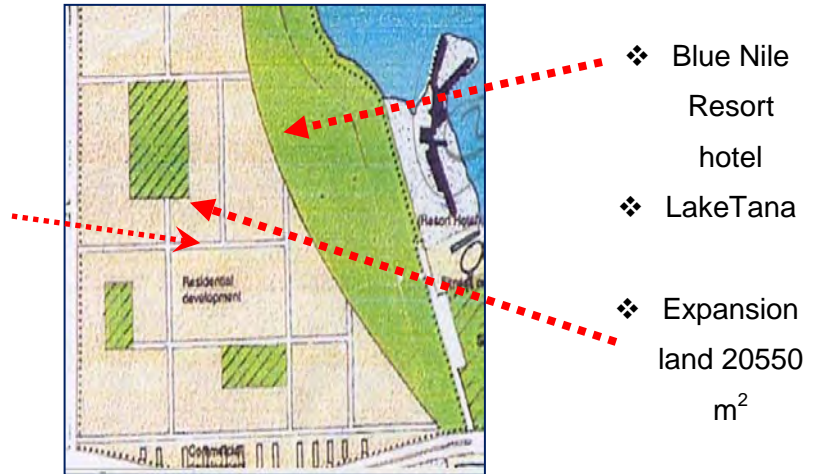
4.6.1.1 Existing Land Use and the Devecon LDP of Bahir Dar Lakefront Comparative Analysis

The existing land use along Lake Tana in the study area is mostly occupied by hotels, governmental institutions and a few recreational public open spaces. As the field

observations and the data collected from the municipality qualified it, most of the land uses along the lakeside and the detail plan in the lakefront contradict each other.

Field Observation and Findings

At the back of Blue Nile Resort Hotel s Devecon study shows the land Use was planned for residential but today some of the proposed residential land is already given for expansion for the hotel



As shown in fig.27 Devecon detail plan proposed for G+2 city tower, sports park and zoological and botanical garden while the existing land use in this specific area is allowed for G+16 four star hotel building Similarly the open space recreation area, the walkway are allocated for expansion

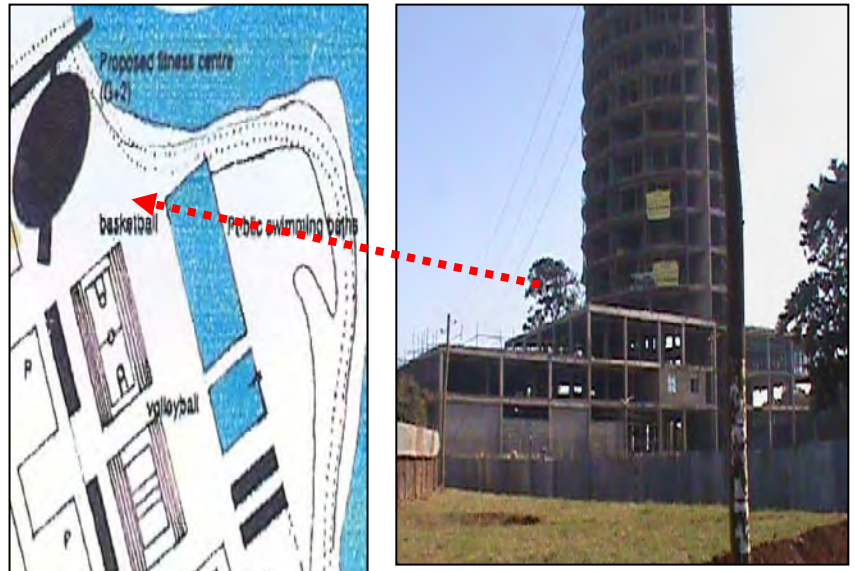
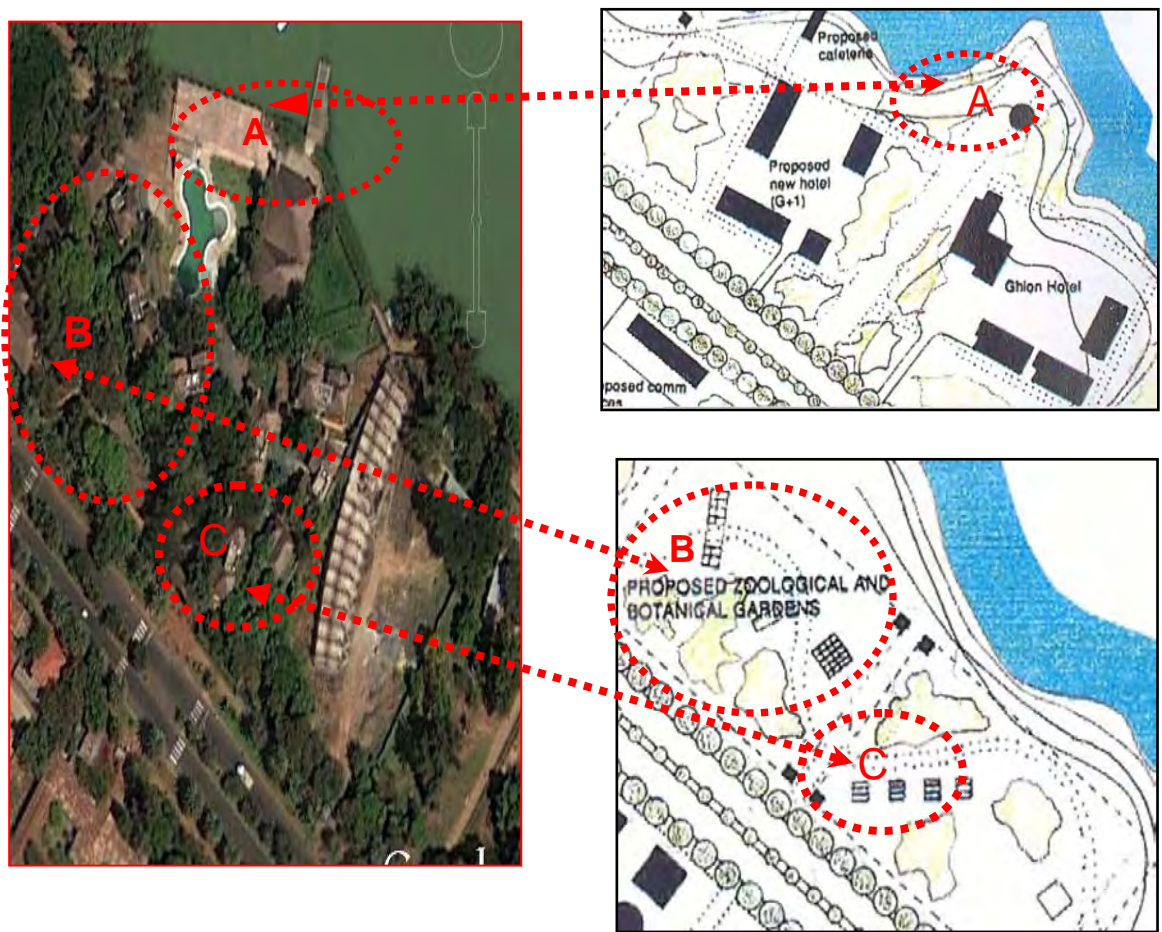


Fig.28 Existing land use at the lakefront vs the Devecon plan proposal (Devecon Detail Plan and Own Survey Photograph)



Existing Development Pattern

Proposed Development Pattern

Legend

A ◀---▶ The closed walkway behind kuiriftu

B ◀---▶ The proposed garden given for private investors

C ◀---▶ The closed access from the current Kuiriftu investment towards the lake

Fig.29 Bosten Partners PLC / Kuiriftu /lodge and the Devecon lakeside land use proposals (Google image and the Modified Devecon LDP along Lake Tana)

As it is shown at the right side pictures the Devecon detail lakefront plan put the land use activities in detail. There is a mismatch between what is proposed and what is actually

allocated for investment. The only similarity between Devecon land use proposal and Bosten Partners PLC / Kuiriftu lodge investment/ is the building height. The building height proposed by Devecon as presented in the above picture is G+1 and the existing lodges are also G+1.

The area for hotel proposed by Devecon studies is quite different from the area that is given for the Kuiriftu lodges as shown in the above picture. In addition to this the land use proposed for zoological and botanical gardens are allocated for the kuiriftu investment. This is totally in contradiction to the proposed plan. Furthermore the proposed walkway and bikeways that passes through the buildings are already blocked and fenced by the investors as shown in the above figure. Besides these, at the back of the lodges which was proposed by Devecon to be a lakeshore and buffer zone is completely allocated for the private investors.

Therefore it could be concluded that planning and implementation do not go hand in hand in the lakeside.

4.7 Focus Group Discussion Results about Land Allocation and Publicness

Participants of the focus group discussion were 8 in number. Professionally among the eight participants five of them are qualified in masters degree (three are qualified in Urban Management and two are qualified in Environment and Landscape Design), three of them are first degree in Urban Planning and Geography. The participants were coming from different departments and offices. These departments are Regional Urban planning Institute, Amhara National Regional Government Industry and Urban Development Bureau Land Administration Department, Canadian Urban Planning Institute (NGO) and Bahir Dar city municipality /city service office/ Planning and Land Development work process.

Focus group discussions were conducted at RUPI office on December 14 starting from 1:30 to 4:00 PM

The Main discussion points were:

- 1) How is the land allocation of the lakefront for investment held on and how do they or the group perceive the overall lakeside development
- 2) How the group think about the space and the access left for public out of the land allocated for investors?

- 3) How the group understands the perception of the society regarding the lakeside development and its impact on public

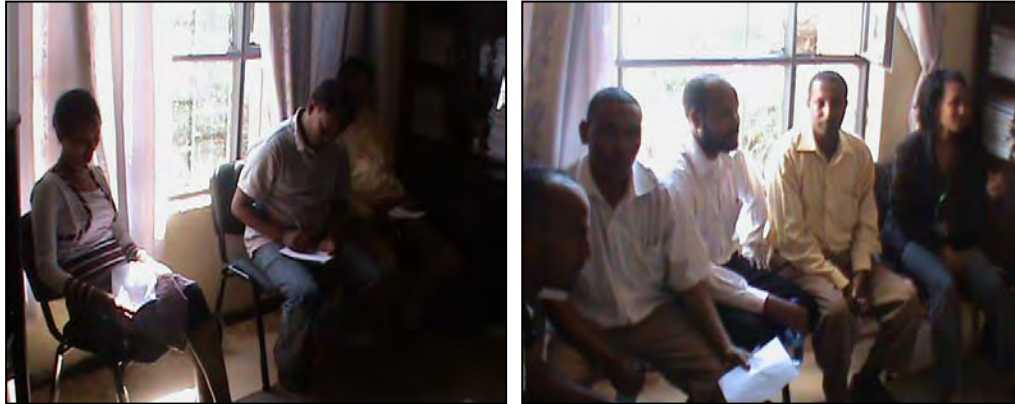


Fig. 30 Focus group discussion participants (Own Survey Photograph)

The discussion was chaired by the director of RUPI. Each participant presented his own idea one by one. Regarding the land allocation process they all agree that it was not undertaken by the formal lease process and it was directly decided by the regional government and local government of the city based on the amount of the capital to be invested and the “alluring” of proposals submitted by the investors.

All of them support the investment conducted along the lakefront. While they agreed upon the importantness of the investment they criticized the land allocation system and what the investors constructed and are constructing. Their rationales' were:

The land allocation was not based on the lakefront plan made by Devecon consultant in the year 1995. The lakefront Plan prepared by Devecon consults is completely different from the current lakefront development as they explained. Even though the Devecon detail plan of the lakefront is not quite supported by three of the participants, they agreed that at least to keep the lakeside for public as well as to protect the lake ecology from the development impact the study should be implemented. As they strongly realized, as far as other studies /plan of lakeside is not prepared the Devecon study should have to be taken as a guideline and rule by the local government to allow or to reject the development interest along the lake.

As they pointed out some examples there are many mismatches from the ongoing projects and the Devecon plan. The maximum building height set by the Devecon study in only one specific location is G+2 but by now in the specified location there is a project constructing with a building height of G+16.

The other rationale qualified by the participants was the buffer which has to be left along the lake. The investors were told to leave at least 9 meter along the lake and they should start their project far away from the lake based on the already set buffer. But all of the investors who completed their construction or who are constructing now were not ready to leave 9 meter rather some of them started their construction at the edge of the lake like Kuiriftu investment and others started to build just below the specified buffer distance.

Fig.31 Investments along Lake Tana encroached the lake as focus group participants mentioned



Source:Own Survey Photograph

Concerning the second point of discussion all except one agreed that the space left along the lake for public at the back of each development is not enough. Their rationale were:

- 1) The space is losing its continuity along the lake due to private investment and the natural wetland.
They mention examples regarding the closed or blocked walkways .They explain that it is impossible to pass from Kuiriftu towards Getu recreation since it is closed by Piccollo Abay investment project.
- 2) The space along the lake is not interconnected with the main street at different points. It is only interconnected at Piazza towards Tana transport recreation area and passing inside the Hidar 11 park (publically owned park)
- 3) The private investors are not ready to allow the public to pass in their compound towards the lake.

- 4) The space left especially at the back of Kuiriftu is not enough in its width to accommodate above four pedestrians at a time moreover it may cause security problem.

All participants in the discussion strongly criticized the “Tunnel” constructed at the back of Kuiriftu. They explained some reasons for this:

- ❖ The space is not enough to accommodate above four persons at a time.
- ❖ One does not feel comfortable passing through along this “tunnel” since the ceiling structure seems bulk.
- ❖ It is interrupted during summer. The Kuiriftu lodge construction is started its foundation just at the edge of the lake. Some of the participants mentioned that the “tunnel” was closed just the last summer (2003EC) due to the increment of water in Lake Tana.
- ❖ It only serves during winter in which the size of the lake is getting low and only during at day time. They suggested that passing along the “tunnel” just at 2 A.M to 8 P.M is impossible unless you had a light.

According to the discussion there are only two public spaces left by now namely Hidar 11 park and the Tana transport recreation area. They also realized that even the spaces left for public by now are not safe and properly managed to serve for public. From the discussion there are no participants mainly had different idea about the current lakefront development from the points opened for discussion.

Finally the participants were asked to suggest solutions that could be applied for the current development as well as for the future. Accordingly the group had the following suggestions:

- 1) Demolishing the constructed projects are unthinkable so the best way for keeping the lakefront for public should be preserving the land in which by now owned by public.
- 2) Constructing at selected areas an access like the accesses made by the local government from St. Gorge to Tana transport recreational center.
- 3) The local government should set different rules and regulations for private investors to allow the public to pass in their compound towards the lake.

Three of the participants suggested that the structure constructed by Kuiriftu should be demolished and the lakefront should be open as like as the rest of lakefront area. In addition they also strongly suggested their opinion about the dimension of the walkway is not enough and it has to be widened.

4.8 Selected Interviewees Opinion about Land allocation along Lake Tana and Publicness

Respondent 1

The first respondent was the Mayor of the city. He has master's degree in leadership. His responsibility is leading, coordinating, directing, controlling and politically administering the city of Bahir Dar together with the city council. He responded that the lakeside land of Bahir Dar was allocated for investment through lease and through the evaluation of the project from its economical and social benefits. He mentioned that there is a policy regarding the lakeside development and how to use the lakeside for common good which is out lined under the new land proclamation no. 721/2004. According to the respondent there is no local development plan prepared particularly for Lake Tana side but now they are on the process to undertake local development plan particularly along the sides of Lake Tana.

He also responded that the local governments are highly interested to keep equity for the society. The land along the lakefront is not allocated for investors at the cost of the poor rather the city administration is respecting the rules and regulations of the government through following of a win win approach.

About the building height, block size, the type of land use and the development along the lakefront he responded that there are no rules and regulation set by the local government yet. He explained that though there are no rules and regulations set by the local government, the land allocated for investment along the lakefront is not blocking access for the public towards the lake. He also responded that the people of the city are happy about the current development along the lake.

According to the Mayor the investors are constructing their project keeping the regulations. The public spaces left at the back of each investment needs its own study either the space left is enough or not. He explained that there are strategies set for the lakeside development to protect the lakeside area. Finally he responded about the sustainability of the lakeside development and keeping publicness. He explained that, the land allocated for investment along the lakeside addressed all social, economical and environmental issues on bringing sustainable development.

Respondent 2

The second respondent is working in Bahir Dar municipality as head for Urban Planning and Land Preparation Process. He has a second degree in Urban Management. According to the respondent his responsibility in the municipality is coordinating and monitoring the process.

As he responded, the land in the Lake Tana front is allocated for investment through negotiation. Due to the sensitiveness of the lakeside allocating the land for investment based on the project proposal through negotiation is taken as the best way. He explained that there are policies how to allocate the lakefront area for investment but the developed policies regarding waterfront development were not available during the interviewing time. He responded that the land allocated for investment was based on the local development plan made by Devecon consultants. According to his explanation the allocated land and the current construction going on along the lake did not contradict or mismatched with the LDP of the lakefront. He explained that there are some implementation problems along the lakeside development. As he responded the local government is trying to keep equity regarding the common good and creating access for public along the lakeside but due to implementation problem of the local government it is difficult to conclude that the common good is equitably addressed for all.

He explained that there was a recommendation for building height along the lakefront but it is quite different from the regulations set. He explained that the block size and the plot of land allotted for investment is not according to the standard to give access to the public. He also responded that most of the residents in the city are not happy for the current development along the lakeside.

About the mechanisms set for allowing development along the lakeside he responded again that there are no mechanisms set yet rather it is based on common understanding and to appreciate tourism along the lakefront. He responded that the public space left at the back of each investment is not enough for the people to walk and enjoy. His rationale to this is; most of the public space is owned by private developers. About the strategies to keep the lake ecology against the impacts of the development he verified that developers are requested to have and present Environmental Impact Assessment result together with the investment project and they also responsible to protect the regulations of keeping the built up area but the implementation problem are still the challenges.

According to his explanation, it is difficult to answer whether the current development along the lakeside at all is sustainable or not there are projects socially, economically and

environmentally sound and there are also some projects which are not fully expressed all the components of sustainability. He finally expressed that residents of the city are involved in the plan preparation but they did not participate during the land allocation for development.

Respondent Three

The third respondent was the Amhara Regional Urban Planning Institute Director. Her responsibility is coordinating, monitoring and leading the RUPI of her duties concerning urban plan preparation for the cities of the region. She was working in Bahir Dar municipality and she has an experience of the land allocation process conducted in the city.

She responded that the land along the Lake Tana front especially in the central lakefront was allocated for investment through negotiation. According to her response there is no policy still developed by the city administration on how to use the common good like the use of lakeside area for publicness. There are regulations and standards on how to allocate urban land for investors and customers. She responded that there is a local development plan prepared for lakeside development. According to her response there is no mismatch between the development plan and the current investment along the lake but she agreed that during the focus group discussion the existing development and the detail plan are not compatible. As she explained the government officials of the city Bahir Dar are highly interested to keep equity on the common good of Lake Tana but the implementation is in problem. She responded also that, still there is no building height, parcel size and block size regulations along the lakeside to allow or prevent from the development but it is on the way that the city administration is trying to do studies by the consultants. According to her opinion the allocated land for investment did not restrict or block the access for public. She responded also that the people of the city are not pleased on the recent development. Most of the people blamed about the building height and wet land which is owned by private investors. The public space left out of the investment is enough by now but she explained that there is a treat due to the investors demand for expansion.

According to her response, strategies were outlined for the lakeside development to protect the lakeside area. The revised LDP forbid any development near to the lake and it promotes only the development be just along the arterial street but the plan is not yet approved by the city council and not implemented yet. According to her response the sustainability of the lakeside development needs a further study but the overall situation shown is economically sound, creates job opportunity for the people, socially it makes the

tourist to stay for a long time in the city which is a means of income for the residents as well as for the investors of the city and there is an access left for the people along the lake without any cost to enjoy.

Respondent Four

The fourth respondent is working in the municipality as a head of Cadastre Work Process . He has a master's degree in urban management and his responsibility is managing of the urban land.

The lakefront land in Bahir Dar city is allocated for investment through lease and negotiation based on the type and dimension of the project. He explained that there are no policy about how to use common good like the use of lakeside area the practical experience show that, the common good is under the hand of the municipality and the people of the city uses freely.

He responded that a local development plan is not yet prepared for the lakefront area. Before 13 years there was Devecon study (detailed plan) it is out of date and now the local government is under process to undertake a study. He explained that the government officials are not interested in keeping equity on the common good of Lake Tana. He explained that, lack of awareness, lack of skilled professionals and shortsighted thinking of the officials on the current economic return of the investment, the equity issue is left behind. He responded that there are building height, parcel size and block side regulations along the lakeside studied in the Devecon detail plan. More G+0, some G+1 and only one G+2 at a specific place building height proposals were qualified by the study along the lake. The implementation is not as the study although it is outdated. He assured that while the plan of Devecon put the type of development to be, the current projects are allowed through negotiation. He explained that the land allocated for investment is not according to the block size urban design standard to give access for the public. He also responded that the people are not happy on the current development since the land delivery system did not match with the detailed plan and the reduction of public spaces along lakefront.

There are no mechanisms set for allowing development along the lakeside and there are no fruit full solutions set yet. The public space left out of the allocated land is not enough for the people to enjoy along the lake as he responded. He explained his rationality about this is most of the public space are allocated to the individuals without any concern for the public. No strategies are set by the local government to protect the lake from environmental degradation. According to him the lakeside development did not assure sustainability since the current investments are not environmentally sound to the lake.

From all respondents of the interview the study found out that the land allocation along the lake is done through negotiation of lease system. It was not possible to get similar response for the same kind of question since participants for in-depth interview were two of them are politician or decision makers and two of them are professionals working in the municipality. They have completely different arguments about the land allocation along the lakeside and the current development. Those decision makers considered the land allocation done as per the standards and based on the plan but those professionals did not agree upon what the decision makers responded. From the secondary sources and the physical observation it is possible to say that there were no lakeside land allocation strategies and standards even though the decision makers response differ from the professionals. While the land was allocated through lease system, to keep equity for the natural resource of the Lake Tana is not considered by the local government. The development plan and the allocated land for investment are not compatible as presented earlier in the physical observation and field finding analysis part. The other contradicting idea is about publicness as per the mayor publicness is understood by the city council but the public participation is during plan implementation is in significant and residents of the city are not very happy. If so the finding points out that, publicness is not properly understood by the city administrators.

4.9 Major Findings, Results and Discussion

4.9.1 Major Findings

From the analysis the research found out that:

- ❖ The land allocation was done through negotiation with no strategies, standards and guidelines set by the city administration particularly from the access perspective along the lake for public.
- ❖ Residents of lakefront mentioned that the current lakeside developments are not bad if further allocation will not be done by the local government.
- ❖ The kind of developments that exist now are supported by the lakefront residents but the focus group discussion and two from four interviewers did not agree particularly the projects encroachment and closing of public access. Similarly foreign and local tourists indicate their treat if further land allocation will be undertaken it may affect the public to get access towards the lake.
- ❖ The land allocation system for investment didn't keep equitability for the natural resource.

- ❖ The access /walkway/ towards and along the natural resource is blocked at different points along the lake.
- ❖ The existing developments along the lakeshore were not done according to the detail plan. The local government did not identify or set the type of developments to be allowed along the lake as per the plan rather they abused the plan made by private consultants since 1999GC
- ❖ The publicness is not yet understood by the local government. It was indicated that the investors' expansion interest is still accepted by the local government towards the lake and investors also give services on the lake by filling the lake with soil by fencing private accesses.

4.9.2 Results and Discussion

Theoretical and local aspects related to the first posed question

- ❖ **How is the land allocation going on along the lakeside for investment and is there investment policy/standards set for lakeside development and publicness?**

Land policy is not expected to be quite similar throughout the world. Similarly urban land and investment policy differs according to their level of development, government structure and the nature of the country's political economy. Many countries of the world urban land is privately owned. It has its own merits and demerits. In Ethiopian context land is publically owned. The only land supplier is the government. No matter how the land is owned by private or public for this study rather the main concern is about how is the lakefront prime land allocated for investment.

Land should be allocated for investors to bring development. The main issue here is allocating land for investment should address the questions of conflicting interests as well as bringing sustainable development. So the local government at every locality should give a serious attention to avoid conflicts and making the system a very transparent to the society.

Some countries allocate land through merit system and others allocate land through lease system. But whether the land is allocated through merit or lease they set standards, guidelines, building height regulations, block size and setback standards particularly at waterfront areas of land.

As discussed before there are no building height regulations in Bahir Dar city yet, no block size standard along lakefront, no regulations set yet how building's facade should be towards the lake and there is no regulations about lakeshore line to be protected from any development.

Among the regulations set by the regional government of Amhara, negotiation is the one which can be executed under lease system to allocate land for investment. As presented in the analysis part, the lakeside land of Bahir Dar was allocated through negotiation with the initial urban land price set by the local government. Here there are different arguments about the lakefront land allocation in Bahir Dar. Politicians and highest officials of the city suggested that the lakefront land allocation is correctly done following appropriate procedures. On the other hand professionals did not agree that the land allocation along the lakefront was conducted by officials with no participation of the concerned professionals and they suggested that the land allocation was done through abusing of the detail plan by the decision makers. As the data analyzed from the interviewer and focus group discussion verified, all investors who acquire land along the lake took their title deed as per the decisions made by the officials and it gives a right for them to fence just to the edge of the lake and blocked the access as physically seen. As like as politicians, who support the land allocation procedures, residents of the lakefront support the land allocation as briefly explained in the analysis part. The selected sample of the lakefront residents rationalize that due to the investment allowed at the lakefront now, many people of the city are employed by the investors and engaged in different activities. Although the lakefront residents support the land allocation done by decision makers, they prefer the kind of development along the lake should be open recreation center. Here it is clear that no one is complaining about development but the rationality that should come under the land allocation along the lake should not be done as of the existing condition.

Many countries of the developing world are competing to attract investment to their localities. The most important but scarce resources that attract investment is the availability of lands either in rural or urban areas. Land due to its nature of scarcity requires proper administration and well designed policies and different rules and regulations. Governments of different countries like Ethiopia and other developing nations have their own land policies and different legal based rules and regulations established to attract investment as well as to properly lead the development demands of the country.

Most of the world Lakeside cities as (Belachew, 2010) explained in the literature part about the urban land policy, exercised different tools to achieve their development objectives. Master plan, zoning, subdivision regulation building codes and other public policies were most importantly used to manage the urban land.

As of Schueler and Cappiella (2000) explanation, American lakes by now are well kept through the government concern and implementing of the LPO. For Americans as of the literature the lake protection ordinance which is a very useful tool to guide how and where new developments will occur. Buffering on the other hand is the other mechanism of which most countries of the world adopt to keep the lakefront for public and used as strategy to protect the lake.

Furthermore the international experience on land allocation along lakeside shows that more emphasis is given for the public particularly in the sensitive areas like lakefront, wet land, river and sea front cities of the world even though land is allocated along the lakeside for real estate developers and high class tourist attractive facilities like ;hotels, malls, and recreational centers. Here allocating lakeside land for investment seems similar with Bahir Dar but the space left for public, the building set up and investors concern for public are quite different.

Unfortunately Ethiopia in general and regional government of Amhara as well as Bahir Dar city administration in particular did not develop separate land allocation and investment strategies, guidelines, and standards how to keep the public interest and how to allocate lakeside prime land to bring sustainable development.

The analyzed data from interviewee of the highest officials of the city, focus group discussion confirm that the lakeside land was allocated for investors without standards set by the local government how they construct their projects as well as how they keep the public interest. As the data collected from the field survey shown in the analysis, the developers are allowed to construct their project just what the municipality gave them a Title Deed made with no access left along the lake for public. Among the investments that are currently constructing along the lakeside the study found out that four of them have a title deed that shows their right to construct just immediately at the lakeshore. Besides the block size were not limited as indicated in the analysis part there are land with a width of 966 meters long at one side allocated along Lake Tana with no access left for public.

Here the study did not oppose the government initiative regarding the land allocation for investment but to keep the public interest there is a need of developing strategies and standards that the city administrator did not give due considerations yet.

Theoretical and local context for the second posed question

❖ Are the public spaces accessible for all along the lakeside?

Public spaces are spaces with no excluding nature of all kind of people to enjoy, to use, and to recreate themselves. As Akker, 2005 reviewed in the literature, public spaces should be open to all, accessible to or shared by all members of the community. As discussed in the literature part the theory additionally qualifies that public spaces should have a quality of visibility, safety, and easily identifiable

In addition it was discussed in the literature part that, public spaces have many advantages for the community as a whole and for individuals in particular to get relief from work, to feel sense of freedom to entertain with peer group etc.

Having an access for public spaces and natural resource is therefore not questionable. Getting an access should not be through searching of the resource rather it should be readable and easily acquired with respect to time and affordable costs.

Since the city Bahir Dar is located along Lake Tana keeping equal access for this natural resource as a public space on the lakeshore should not be debatable. According to the data collected from the focus group discussion as well as lakefront residents of the selected sample, analyzed in the field findings part, public spaces in Bahir Dar currently are getting reduced due to directly allocated for investment and the private investors expansion interest. Moreover private investors are closing the access through fences as indicated in the analysis part.

The other thing physically presented that, starting from ADA towards Tana Hotel you can entertain yourself along the walkway it may be reached about 2.5 kilometers but you have no access to withdraw from the walkway towards the main street unless you come back to your entrance point or you jump the private fences. Besides, as the focus group discussion pointed out, the walkway is not secure. Passing along the lakeside particularly at the back of Kuiriftu lodge alone even at day time did not make people feel secure safe and comfortable.

Theoretical and local context for the third posed question

❖ Is the land allocated for development along lakeside compatible with IDP / LDP/ and what kind of developments is existed now along the lakefront?

Land use planning is an important tool to guide development and to bring social, economical and environmental development. Physical planning has two main functions: to

develop a rational infrastructure, and to restrain the excesses of individuals in the interest of the community as a whole.

Urban planning whether master plan, structural plan, or detail plan it has its own advantage to guide the development of a city. As per the analysis shown in this study Bahir Dar experienced three planning periods. The whole physical plans of the city Bahir Dar made at different time starting from 1965 set the lakefront free from any development. The only lakefront plan found in Bahir Dar is Devecon detail study conducted 13 years ago which is out dated now because it was prepared and expected to serve for ten years.

According to the data obtained from physical observation and the municipality planning department and briefly analyzed in the analysis part the lakefront development and the detail plan of Devecon study are totally incompatible. Based on the field survey analyzed data it is possible to generalize that the detail plan of Bahir Dar lakefront is not properly implemented by the local government even though the detail plan planning period is outdated. While the detail plan of the lakefront became now out dated the investors along the lake acquired the land before six years. It means that during the land allocation the planning period of the detail plan was not out dated.

However, currently the city administration is planned to prepare lakefront detail plan to guide the future development of the Lake Tana front even though their plan is like “the cart drawing the horse”.

The international experience of lakeside development reviewed in the literature part show that, there are countries that started to regenerate their lakeside by avoiding and relocating industries and slum areas which have direct impact on the ecosystem and closing of access towards the lakeshore. Moreover at the lakeshore it is not allowed to give the building backs to the lake. The projects are not fenced rather the public have a right to enjoy along the lake passing through the building fronts constructed far away from legally permitted distances from the lake.

The kinds of development found now at the lakefront in Bahir Dar are high standard hotels, lodges, open recreational areas and administrative offices. According to the municipality land administration department the local government did not qualify the kind of development to be allowed and not allowed at the lakefront. Commonly the local government strictly accepts investors who are engaged in constructing high standard hotels and tourist attractive recreational centers. Since the city of Bahir Dar is one of the

tourist destination areas in the region and in Ethiopia as well, the local government has a strong initiative to invite investors whose projects are basically focus on tourism centered projects.

Theoretical and local context for the fourth posed question

❖ How is publicness understood and responded by the government officials?

As Akker's (2005) explanation, the extent of publicness will depend on the degree to which it is managed and controlled by public actors and used by the public and the degree to which it serves the public interest. According to the highest officials of the local government response the publicness is well understood by them. They mentioned that at every developmental activity conducted by the local government representatives of the people are allowed to participate and invited to present their opinion. On the other hand one of the interviewed officials suggests that people of the city are not invited to participate particularly on the lakefront land allocation and implementation activities.

Regarding the cases of Lake Tana front land allocation and the understanding of local government about publicness the study investigated that different respondents of the interviewed opinions are contradicting each other. The physical observation and the community segment taken as a sample study assured that 'publicness' is not yet understood by the local government.

In the literature it is already assessed that publicness is strengthened if the resource is at the hand of public. In this regard lakefront land is allocated for investments in Bahir Dar with no consideration about the plan that proposed the lakefront at different points for public accesses. It indicates that the resource is getting out of public hands and it is becoming at the hand of private investors. The private investors are not interested to allow the public to enjoy over their compound without cost unless they are customers. Based on the discussion pointes mentioned above the study generalize that publicness with respect to equal access for the natural resource is not yet properly understood by the local government.

CHAPTER FIVE

5. Design Proposals

The design proposal is mainly based on the analysis made in this study. The concept behind this proposal is appreciating publicness through designing accesses towards the lake and along the lake with appropriate services together with pedestrian friendly designing of walk way and lakefront public spaces. The land use along lakefront is also part of the design proposal.

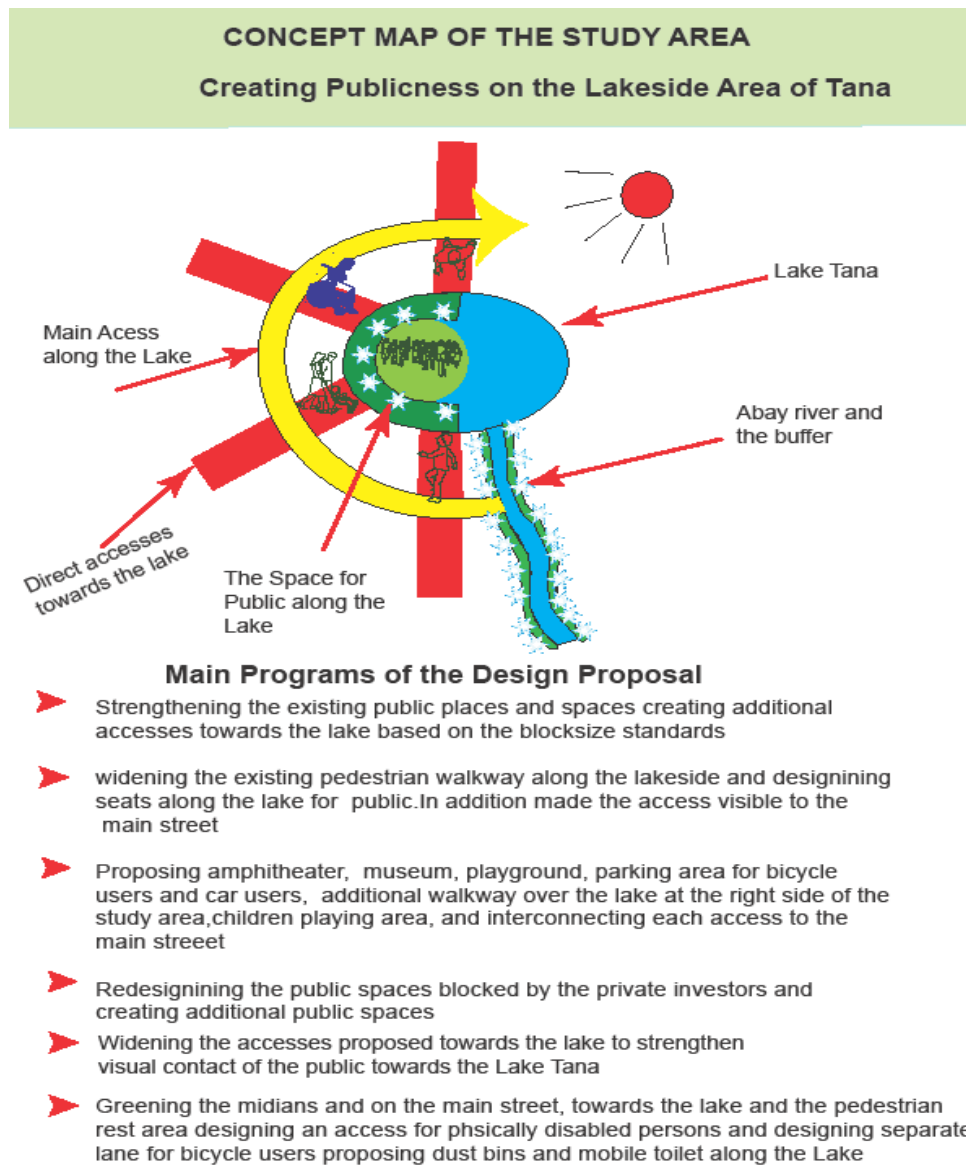
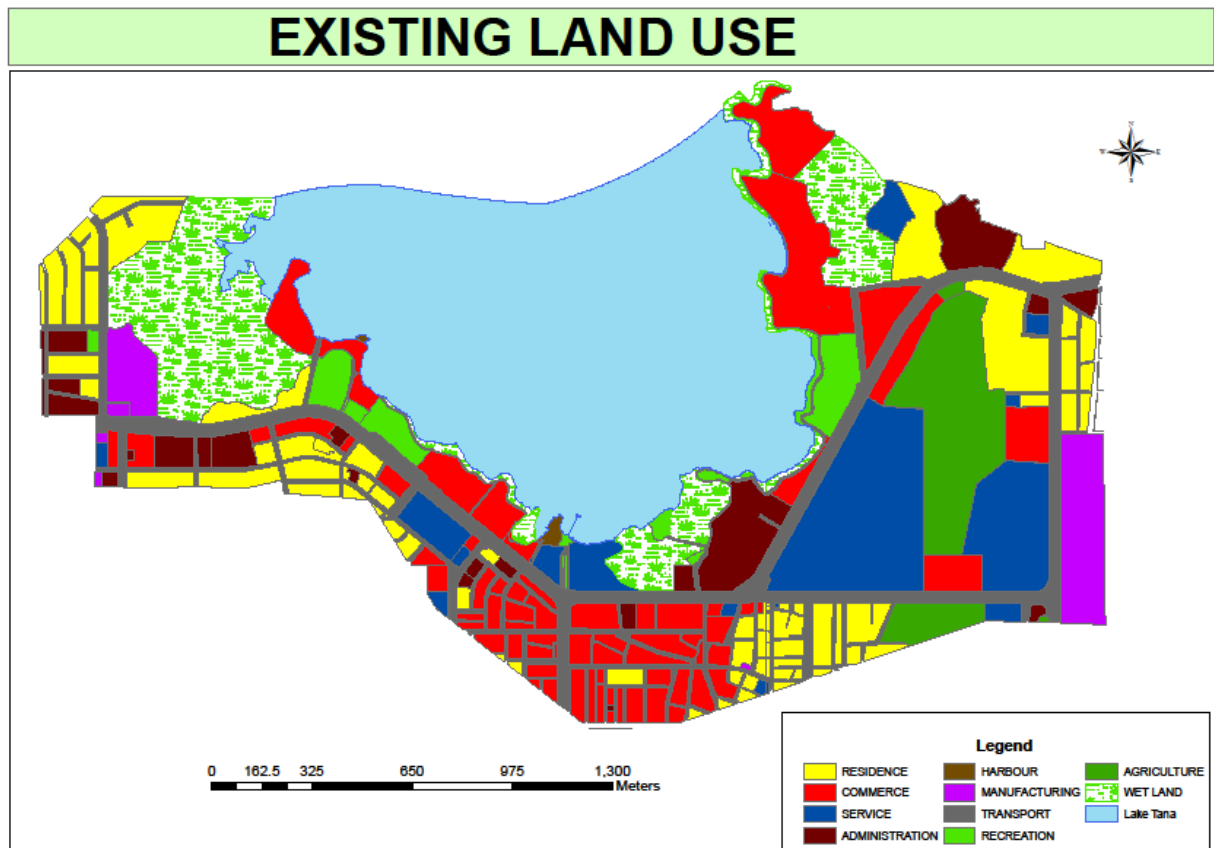


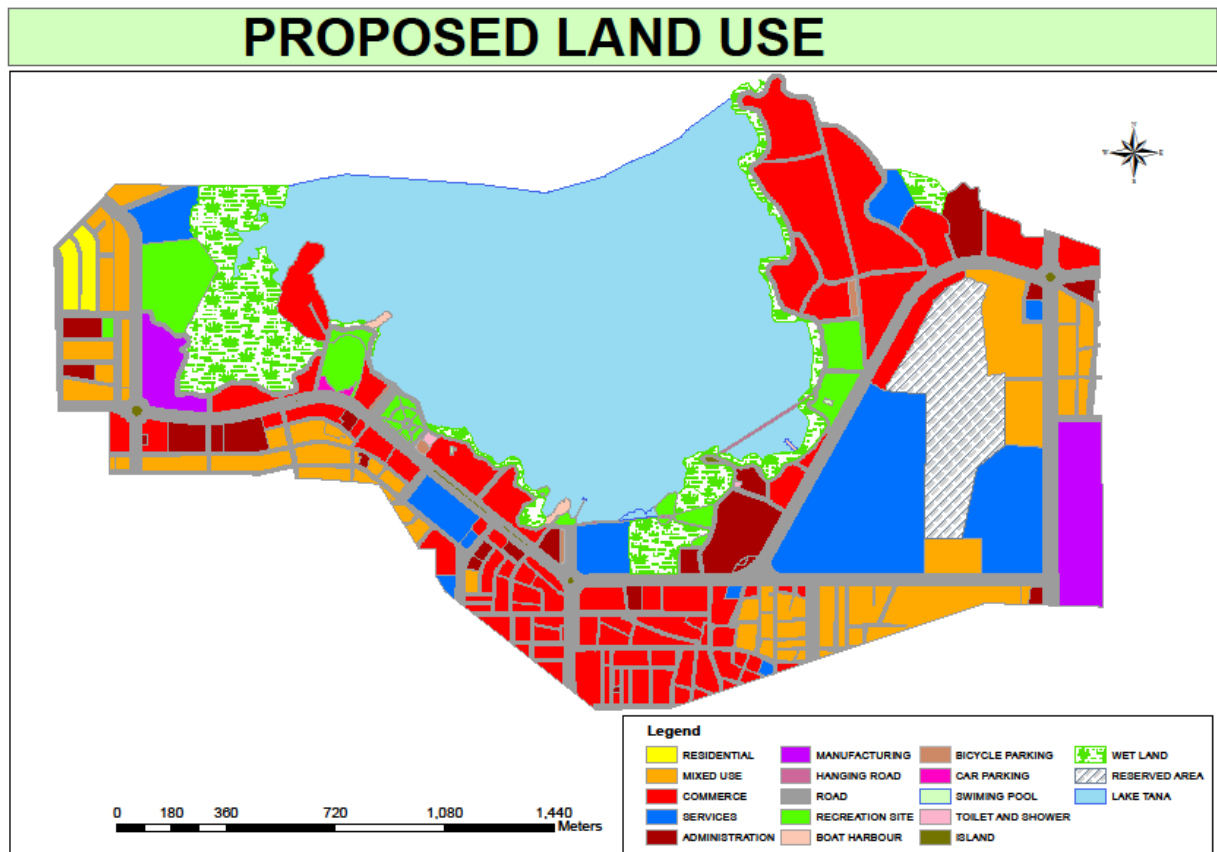
Fig. 32 Concept Map of the Design Proposal

Fig.33 Existing Land Use along Lake Tana at the City Center



Source: Edited and Modified from the IDP of Bahir Dar 2006

Fig.34 Proposed Accesses and Pedestrian Walkway



Source: Edited and Modified from the IDP of Bahir Dar 2006

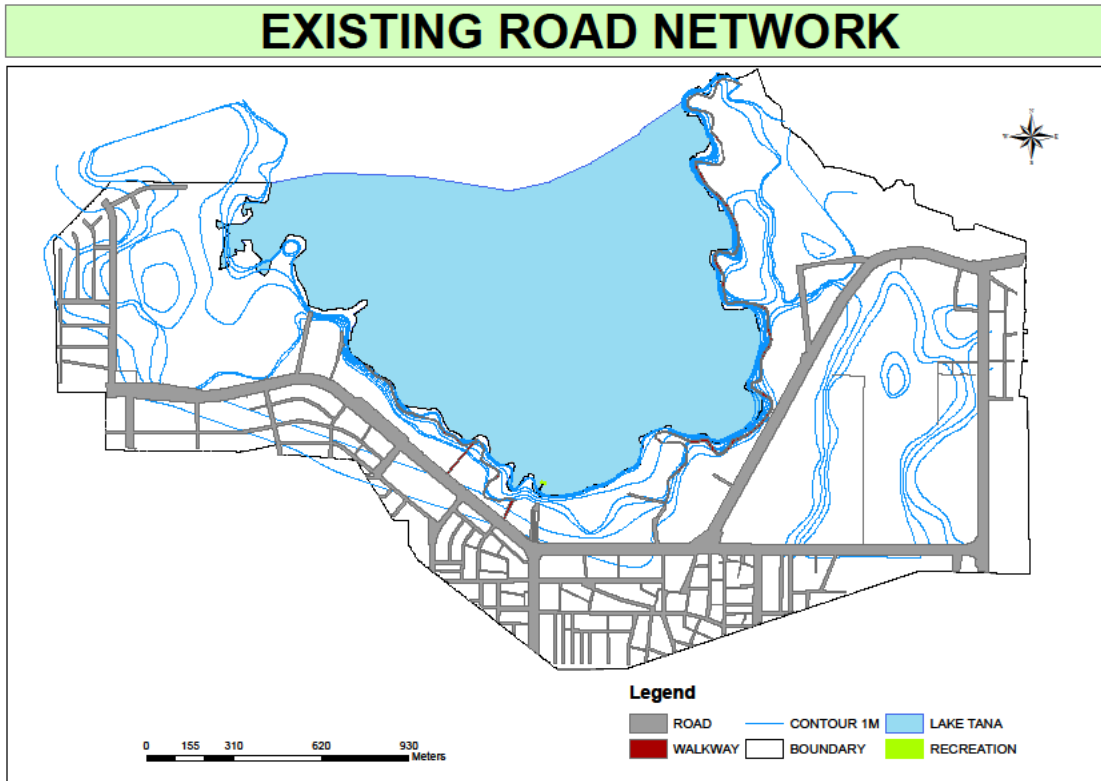


Fig.35. Existing road net work (Source: Edited and Modified from the IDP of Bahir Dar 2006)

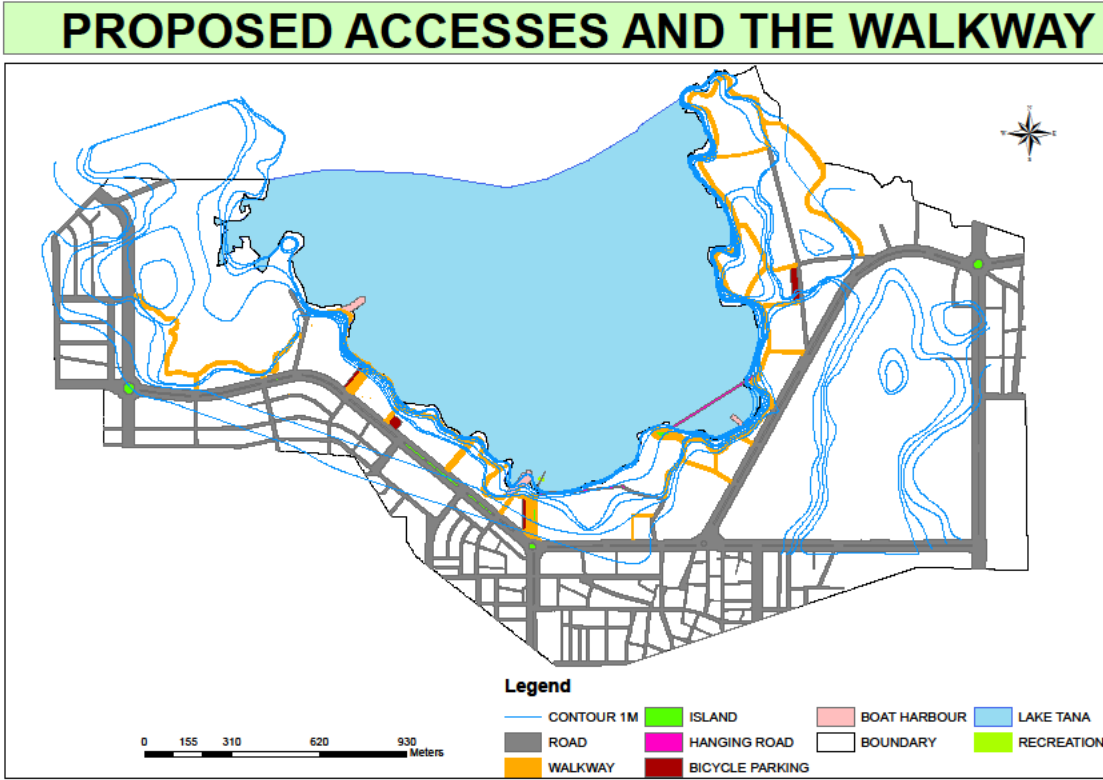


Fig.36. Proposed Pedestrian Accesses towards Lake Tana. (Source: Edited and Modified from the IDP of Bahir Dar 2006)

Fig.37 Different details of the design proposal and three dimensional views around Dippo

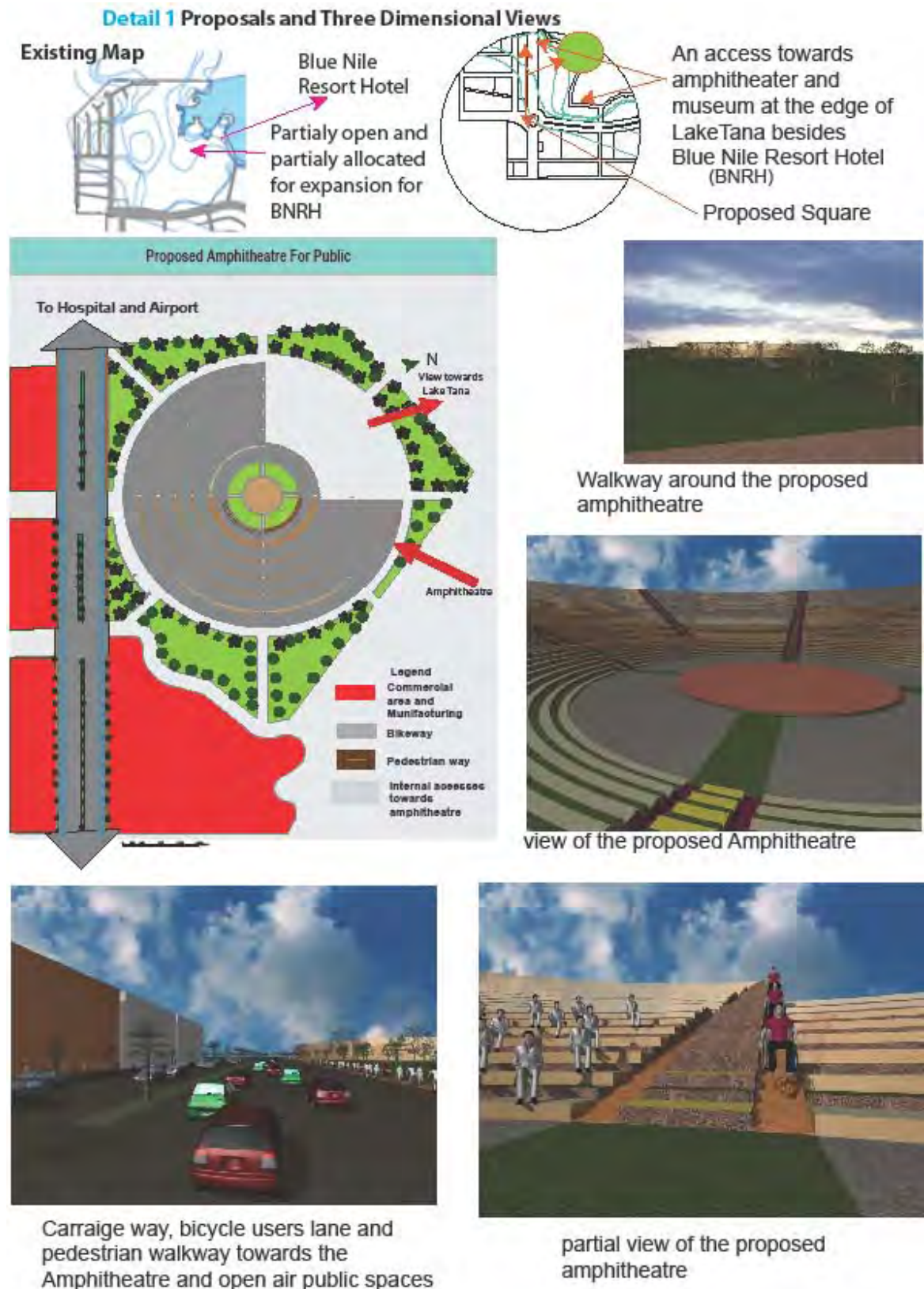


Fig.38 Different details of the design proposal and three dimensional views around the old Stadium

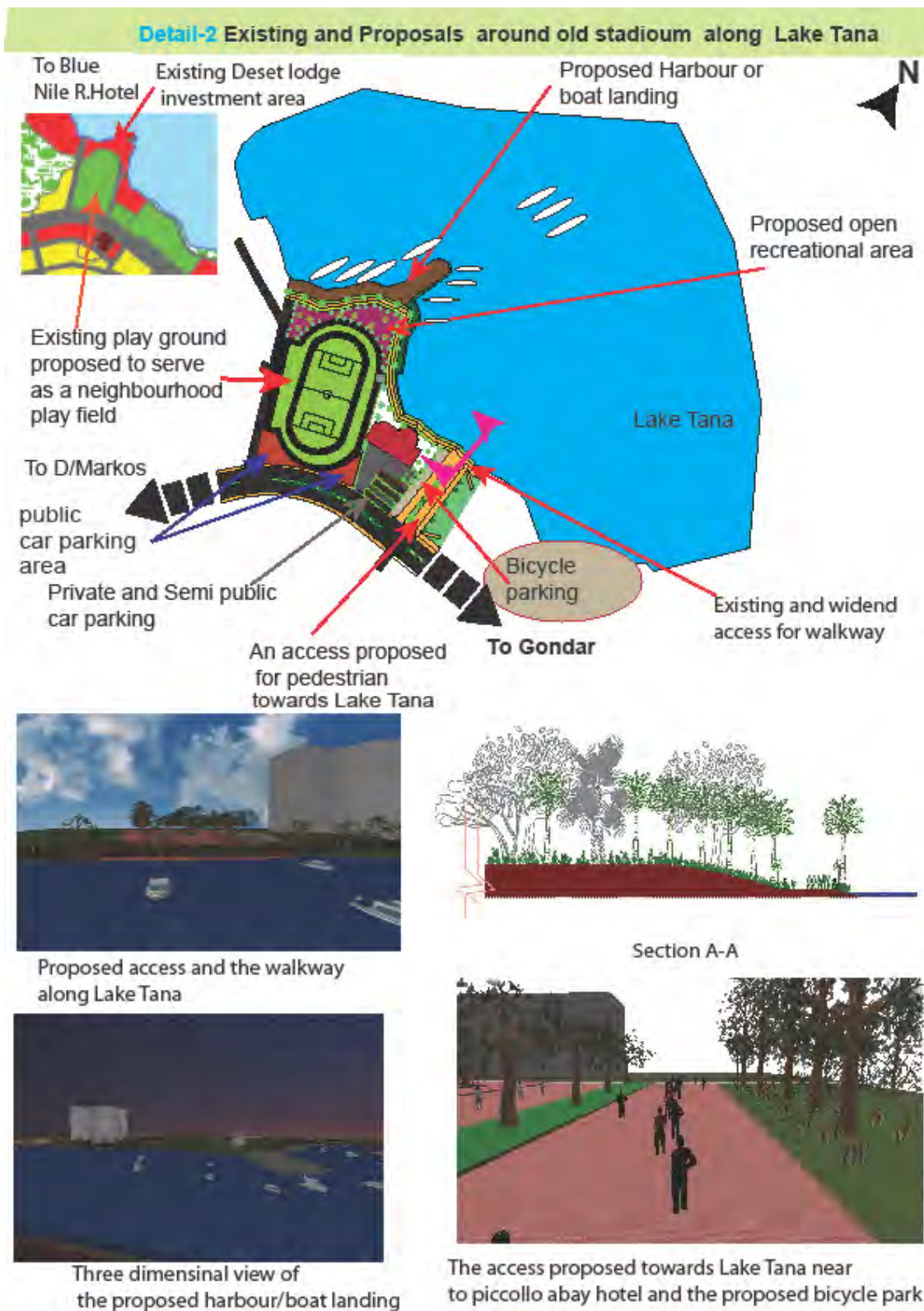


Fig.39 Different details of the design proposal and three dimensional views around Hidar11 Park

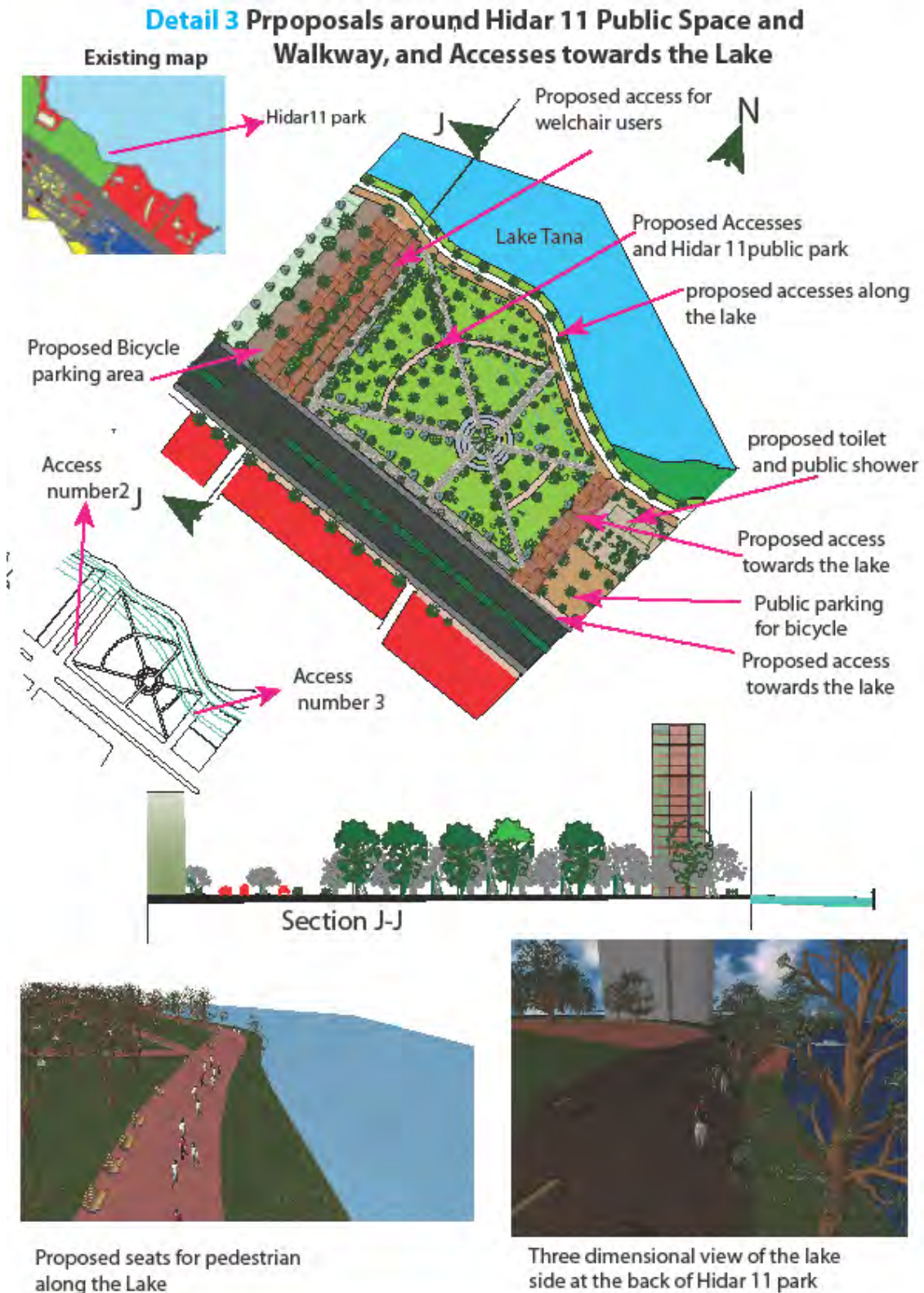


Fig.40 Different details of the design proposal around St.Gorge Church

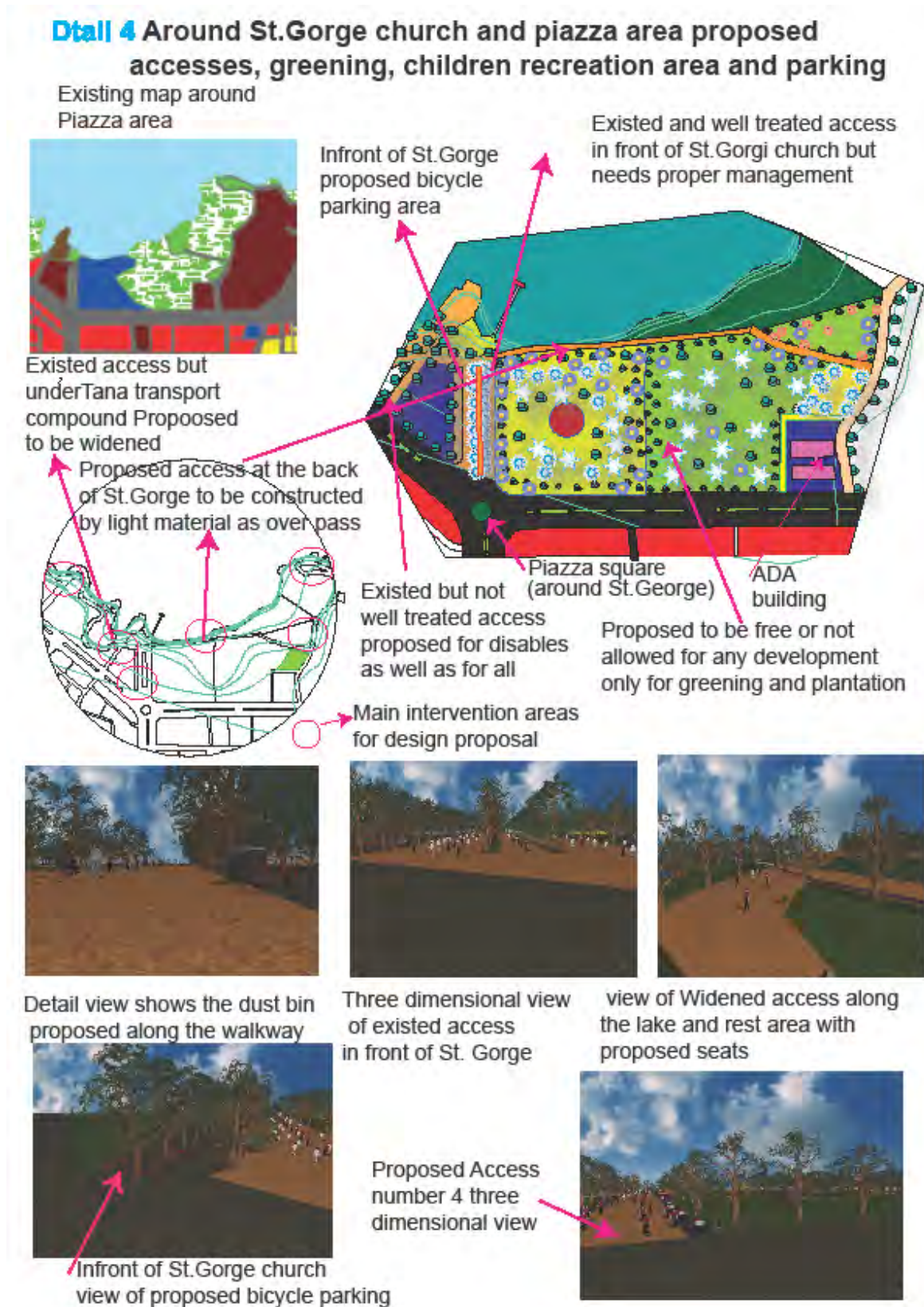
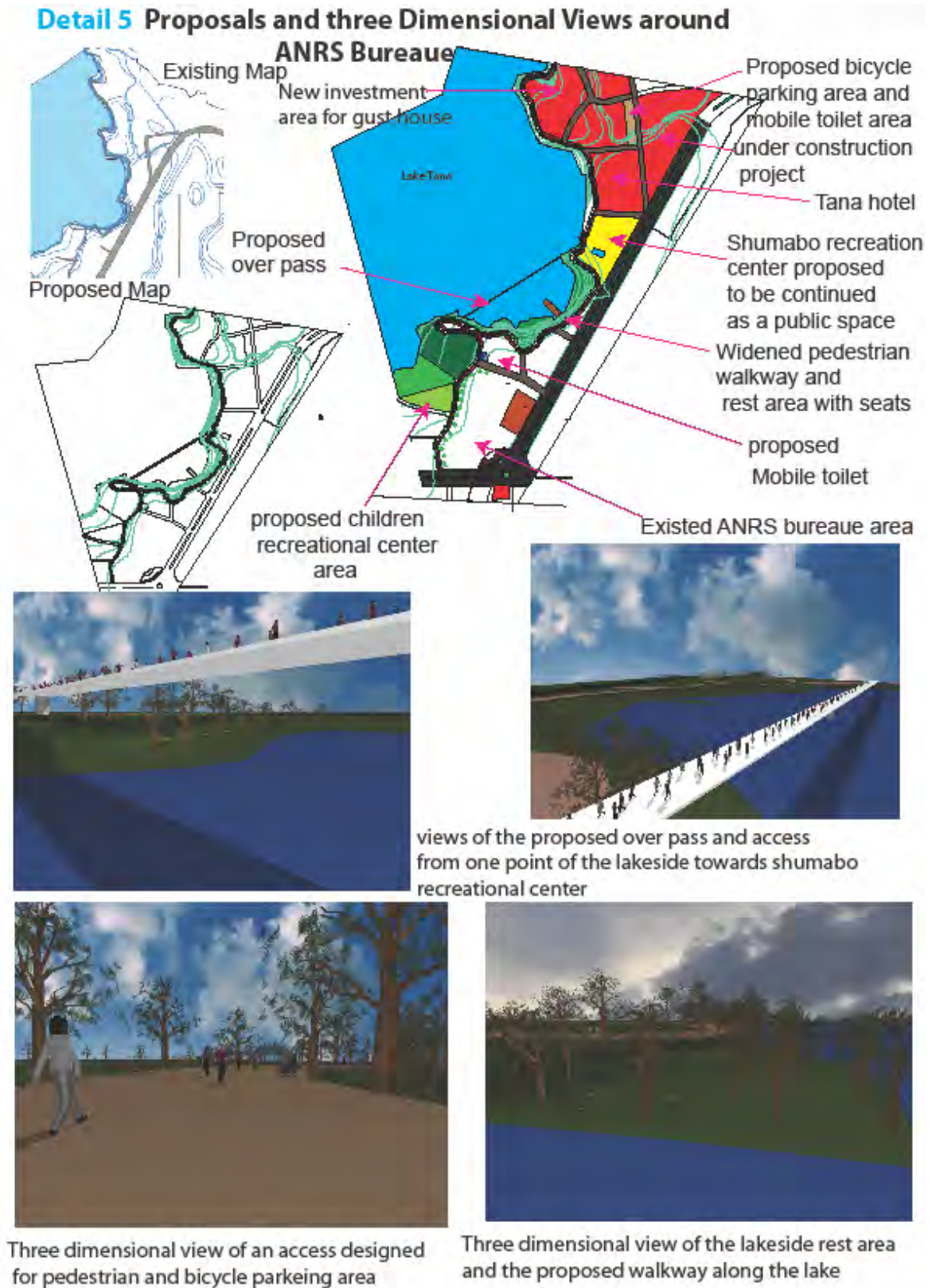


Fig.41 Different details of the design proposal around ANRS Head Office and Tana Hotel



CHAPTER SIX

6. Conclusion and Recommendations

6.1 Conclusion

Bahir Dar is one of the recent rapidly growing cities in Ethiopia and Amhara region. Its growth made the demand of land to grow simultaneously. The increment of demands for land in the city of Bahir Dar is mainly associated with its location advantage for tourism. The presence of tourist attracting natural and manmade resources in the nearby areas like Tana and Tis Abay fall increases the number of tourists in the city. Following the increment of tourists from time to time the local government of the city has a responsibility to accommodate the interests of guests who come to visit the city. The increment of tourists and the government's inviting policy for investment make investors motivated to build hotels and recreational centers to be benefitted from the tourism industry along Lake Tana. At the same time the local government invited those investors who are engaged in tourist attractive service delivery sectors like hotels, cafeterias and lodges.

Land allocation in Bahir Dar is done by the local government through lease based on the proclamations draw to serve for big cities of Ethiopia and ANRS. Lease system was adopted by the city administrator during 1995 EC following the lease proclamation of the regional government of Amhara. The lakefront land of Bahir Dar was allocated through negotiation in the year 1998 and 1999 EC. The local government allocated the prime land for private investors for those who are engaged in constructing standardized hotels, lodges and other tourist attraction activities.

The allocation of land for investment done by the city administration has not considered equitability or publicness of the natural resource. Most of the lakeside is by now fenced up by investors since they already have a Title Deed in their hand prepared by the municipality just to the edge of the lake. Moreover the public spaces left out of the allocated land are being asked for expansion by the investors and the city administration has permitted some expansion demands from the public spaces left now.

In addition the access towards the lake for public is blocked due to the investors' interest and the local government weak rules and regulations on implementation of the plan. Besides the city administration did not develop building regulations and other block size and parcel size standards yet, rather the land was allocated only by considering the

projects effect on the economic development of the city. The municipality is trying to create accesses for public by constructing walkway along the lake which is supported by the residents. However the walkway as a public space has various problems due to different factors affecting it. These are: allowing a “tunnel” like structure to be built at the back of Kuiriftu, lack of connectivity at different places and to the main street, lack of sanitation etc are the challenges which was not considered by the city administration on the walkway.

Moreover, the lakeside land in Bahir Dar city is not allocated as per the detail plan made by private consultant namely known as Devecon. Currently the city administrators are trying to prepare lakeside detail plan to be studied by consultants. It is not clear that what made the local government violate the plan made 13 years ago and take now an initiative to prepare another plan after developments are allowed and projects along the lakeside are constructed and under construction.

In general the land allocation along Lake Tana is not addressing the issue of publicness, did not allow comfortable access for all and the local government does not yet clearly understand the concept of “publicness”.

6.2 Recommendations

The result of this study reveals that the land allocation is not keeping equity and the public spaces found along Lake Tana are not properly managed, not well connected to the nearest main street, lack of access, lack of sanitation; have security treat etc. The lakeside is blocked by the private investors and they don't allow the public in their compound to pass towards the lake. Publicness is not generally understood by the local government particularly from the perspective of access for all. So to solve the problems the study outlined the following recommendations.

It is advisable for city administration to enter immediately to work as they plan to prepare lakefront detail plan before further developments are allowed by the local government. Preparing detail plan alone is not enough unless proper implementation strategies are set. As this study identified the problem along Lake Tana is not the availability of detail plan rather it is lack of commitment or deliberately abusing the plan. So the city administration should protect the plan and monitor the municipality how the plan is prepared and implemented.

Genuine participation of the stakeholders is required especially sensitive issues like allocating lakeside land before any decision is conducted by the local government. The Municipality and the city administration therefore should make discussions with the whole residents or with their representatives before any land allocation activity has been done.

The local government of the city should not allocate the prime land found in front of Lake Tana particularly at the city center unless Social Impact Assessment should be conducted. Social Impact Assessment is highly required before allowing lakeside development. As assessed in this study some investors closed the access and in addition they applied for further expansion towards the lake. If such kind of expansion interest will be accepted by the local governments the society will be affected since they may not be afford the cost levied for service by the private investors as per the standards of the projects or investment

The city administrator should develop rules and regulations especially building height block size, and building facade to guide the development interests along Lake Tana and strategies should be outlined to monitor and evaluate implementations of the rules and regulations.

The municipality of the city should redesign the walkway and should widen it to accommodate more people at a time and to allow accessibility for all. In addition the municipality should preserve and develop strategies to properly manage the lakefront park (Hidar 11 park) and the walkway. Moreover it should build mobile toilets along the lakefront or communicate with investors to give toilet service by opening their fence at the lakefront since the result of the study found out that sanitation problems make the pedestrians discomfort and causes health problem. Besides, the local government should construct additional wide access in front of Bahir Dar University towards the lake and additional accesses as presented in the design proposals presented in chapter five of this study.

Although the “tunnel” is one of the accesses found along Lake Tana constructed by Kuiriftu; the result of this study shows that, it causes security problem. The “tunnel” is blocked in summer as the water level of Lake Tana increases and it is visually and physically massive and doesn't enhance sense of place. So the city administrator should demolish the Kuiriftu “tunnel” found at the edge of Lake Tana by giving compensation for the investor or the local government should negotiate with the investor to demolish it.

The city administrator or the municipality should discuss with investors on how to give access for the public. Access is not only to mean that providing walkway in a certain area but also it is to mean that having Visual, Physical, Spatial, Temporal access. As the findings found out, the buildings are giving their back to the lake and blocked by fence the pedestrians are facing no life along the lake when they are walking at the back of the fenced projects. The people who use the walkway along the lake is only allowed to walk at day time only since it is blocked at different points and no light available there, it may cause unexpected problem. On the other hand visually the lake side fences constructed by the investors are nearer to the lake and if a person who is interested to attend what is going on or to buy something like fresh food or other commodities or to get an immediate service inside the fenced projects or investments is very difficult. In this regard, it is possible to generalize that if an access is not composed of the Visual, Temporal, Physical and Spatial indicators there is no life there.

So the local government should communicate with the investors to avoid their fence and to give access for public particularly at the edge of the lake.

The city administration should protect the lakeshore through providing detail plan along the lakefront. Land use planning and buffering regulation should be adopted. As far as the municipality develop commitments to protect the plan and considered it as a law, the regulations may protect those investors who expand towards the lake by filling the water body with soil and stone for further provisions of services for their customers.

The local government should not allow further expansion demands raised by the investors particularly along the lake and/or part of the lake. As the study identified not only the lakeside but also some parts of the lake at different points are applied for expansion by private investors. If some parts of the lake area will be permitted by the local government for expansion, the natural resource become under the control of the private investors and it affects the equitability of the resource.

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Annexes

Part One-Questionnaires for the Keble residents (Shimbit, Fasilo, Sefene Selam, and Shumabo, Gishe Abay)

1. Respondents Kebele A) shimbit B) Fasilo C) Sefene Selam D)Shumabo E) Gishe abay
2. Age-----A)15-29 B)30-64 C)>65
3. sex M F
4. Educational statuses A) illiterate B) read and write C) high school D) diploma E) degree F) above degree.
5. Staying in Bahir Dar A) less than a year B) 1-5 year C) > five year
6. Where is your favorite recreation area? (Please select the one among the options it seems an answer for you ? A) Along the lake and lake shore - B) Cinema hall - C) Cafeteria -D) other-----
7. When do you go to the lake side? (Please select the one among the options it seems an answer for you? A) At any time - B) Weekend - C) always afternoon - D) Sometimes - E) other—
8. How often do you go to the lake? A) once a day b/once a week C) 2-3 times a week D) once in a month E) once in a year F) not at all G) if other
9. What is your perception about the current lake side development or investment?
A) Good_____ B) Not good_____
- /If your answer is good, why? _____
- If your answer is not good, why? _____
10. Do you think the local government is correct on the land allocation for investment along the lake side? A) Yes, B) No If
yes why? _____
- If no Why? _____
11. Do you think that the public space left for people out of the land allocated for investment along the lake side is enough for the people? A) YES, B) NO
If your answer is Yes, Why? _____
- If your answer is No, Why? _____
12. Do you enjoy along the lake side by walking or other? A) YES, B) NO
If yes why? _____
13. What are the problems you noticed on the walk way or on the public recreation place along the lake side? A) the walkway is enough for walking B)the walkway is narrow C)The walkway is properly constructed according to the people D) Sanitation problem of the walkway side
14. Which kind of problem is specifically seen along the Lake Tana shore / walk way and public recreation area/? A) The dimension of the walkway is not enough, B) pavement of the wake way/safety is not good/, C) Lack of continuity along the lake side and not very accessible to the nearest street, D) Discontinuity of the walkway, E) nearness to the development or private investment, F) if other mention-----

15. Do tunnel like access constructed at the lake shore at the back of “Kuriftu” investment good for movement to the people along the lake side? A) YES, B) NO
C) no answer

If yes, why? _____
If no, why? _____

16. How do you perceive the land allocation for investment along the lake side of Tana from the perspectives of enjoying equality of the resource on assuring publicness?
A) it keeps equity B) it doesn't keep equity C) no
answer If your answer is "it keeps equity" How? _____

If your answer is "doesn't keep equity" why? _____

17. Are the investors voluntary to give access for the people towards the lake side for recreation?
A) YES, B) NO
C) no answer If your answer is yes. How? _____

If no, why? _____

18. Who do you think are the most beneficiaries on the lake side recreation area? A) youths B) elders C) investors D) Tourists E) the poor E)all mention your reason for your choice for question number 18 _____

19. What kind of development do you think is good to assure publicness along the lake side according to your perception?
A) low rising buildings B)high raising buildings C)cultural tukuls and lodges D) open space recreational centers

Give your reason for your choice for question no19

Part two

Questionnaires for foreign tourists

1/ How often do you come to Ethiopia particularly to Bahir Dar?

- A) For the first time B) two times in a year C) once a year D) once in the last five
E) other

2/ Do you enjoy along Lake Tana? A) Yes, B) No

If yes what do you feel about the recent lake side development and the access left for public along the lake side?

3/ Do you think the land allocation for investment along the lake side and the publicness of the lake keeps equity? A) Yes B) NO

If yes, why

If No, why?

4/ what do you think about the increments of tourists for the future and the protection of lakeside area to be sustainable?

5) Do you know the same kind of lakeside development in your locality or other country? A) Yes B) No

if "yes" mention the similarity specially with respect to the land use, building height and other regulatory frameworks you know

Part three

Questionnaires for Local Tourists (Ethiopian)

1/ Do you enjoy along the lake side? A) YES, B) NO

2/ what do you observe on the lake side currently?

- A) New development
- B) Not different from the previous

3/ what do you feel about the allocated land for investment along the lake side

- A) Encroachment to the lake
- B) Encroachment to the main street
- C) Good allocation of land with respect to the access to the lake

4/ what do you feel about the space, the people, and the lake side as a whole?

- A) The space left in the lake shore is enough for recreation
- B) The space left in the lake shore is not enough for recreation

If your answer is "A" or "B" mention your reason

5/Do you think the land allocated for investment and the access left for the public towards the lake is enough? A) Enough B) not enough

If your answer is enough, why? _____

If your answer is not enough, why? _____

6/ how many weeks do you staying here in Bahir Dar?

- A) less than a week B)2-3 weeks C) 3-5 weeks D)5-10 weeks E) a day

7/ for what purpose do you use the lake?

- A) For recreation B) for fishing C) for fishing and recreation D) for washing and for watering plants E) for transportation to historic monsters F) for all described activities of the choice
-

8/ What do you feel the recent development along the lake side is it good for all or not?

- A) Yes B) No

If yes, why?

If no, why

Part four

Questionnaires for Government Officials and Municipality Land Administration and Planning Sectors and Department Heads for In-depth Interview

1/ what is your educational status?

2/ What is your professional duty in your office?

3/ What is your responsibility?

4/ how is the lake side urban land allocated for investment and other activities?

- A) Through lease B) through negotiations C) Through merit D) according to the type and dimension of the investment activities
-

5/ Are there policies regarding the use of common good like the use of Lake side area for publicness? A) Yes, B) No

If yes, how?

If No, Why?

6/ Are there local development plan (LDP) prepared for lake side development? A)Yes , B) No

7/if yes, is there a mismatch between what is being done along the lake side and the development plan of the town? A) YES, B) NO

If yes, why?

If no, why?

8/ are the government officials interested in keeping of equity on the common good of Lake Tana? A) Yes, B) NO

If yes, How?

If no, why?

9/ Are there building height, parcel size, block size regulations along the lake side development? A) Yes, B) No

If yes, mention

If no, why

10/ Do you think the block size and the plot of land allotted for investment is according to the standard to give access for the public? A) YES B)No

11/ are the people pleased on the recent development? A) YES, B) NO

If yes, how do you check it?

If no, Why?

12/ what are the mechanisms set for allowing development along the lake side?

13/ Do you think the public space left out of the allocated land is enough for the people along the lake side? A) Yes, B) No

If yes, why?

If no, why?

14/what are the strategies out lined for the lake side development to protect the lake side area environmental degradation?

15/ Do you think that the lake side development assured sustainability? A) yes B) no

If yes how? Economically, socially, economically

If no, Why?

16) Do residences discussed on the lakeside development and reached to consensus? A) yes B) no If no, why?

Part five

Questionnaires for Investors for Interview

1/ How do you take the parcel of land for your investment?

2/ for what purpose you took the land?

3/ How many hectare or square meter of land you took from the municipality?

4/ are the people of the town interested on your investment along with the common resource of the lake? A) Yes, B) NO

If your answer is yes, Why?

If your answer is no, Why?

5/ Do you think the land allocation along the lake side for investment and other activities by now are good for keeping the equity of the people from the natural resource of Lake Tana? A) Good, B) Not Good

If your answer is good

Why?_____

If your answer is not good

Why?_____

6/ How do you make access for the people with respect to your investment and the common good of the Lake Tana area?

7/ who are your most prevalent customers from the investment you build?

A) Foreigners B) local tourists C) gusts D) residents of the town e/all kind of people
mention your reason for your answer for question number 7

8/ what problems do you feel on the recent lake side development and future land allocation on keeping the potentials of Lake Tana for public uses.

9) Any comment you have_____