

The Challenges Facing Urbanisation Processes in Kampala

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Published online: 28 May 2017

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Abstract This paper analyses the dynamics responsible for changing Kampala city and the implications of these dynamics for an alternative urban policy framework. The paper is motivated by the paucity of information on the social–economic and political dynamics that contribute to Kampala’s urbanisation and the resultant lack of an appropriate policy framework to guide the development trajectory in the Ugandan capital. It argues that the conditions that have allowed the situation to exist have serious policy implications, which require the need for an integrated policy framework that can be used to effectively prevent Kampala’s unplanned urbanisation while promoting planned urbanisation. This paper, therefore, focuses on the informal dynamics explaining Kampala’s urbanisation from 1990 to 2013 and their policy implications. The sample consisted of 24 purposively selected key informants and 720 city residents selected using multistage sampling. Data was collected using interviews, focus group discussions and questionnaires. Qualitative data was analysed using narrative and thematic techniques, complemented by the descriptive method. Factor analysis was used to analyse quantitative data. The findings explain Kampala’s unplanned urbanisation during the period 1990–2013 including unofficial administrative dynamics; unofficial political influence; political unrest caused by internal and regional civil wars; the city’s attractiveness to jobseekers, jobmakers and migrants from war-ravaged areas; and rural–urban migration and underdevelopment.

Keywords Kampala city · Uganda · Urban policy · Unplanned urbanisation · Informal dynamics

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Research Problem Statement

This study is motivated by the lack of reliable information on the socio-economic and political dynamics that contributed to the urbanisation of Kampala and the resultant lack of an appropriate policy framework to guide the development trajectory in the Ugandan capital. This article, therefore, focuses on the informal dynamics explaining Kampala's urbanisation from 1990 to 2013 and their policy implications. This understanding is needed because it provides a holistic insight into not only the nature of all the dynamics that explain Kampala's urbanisation but also the policy solutions needed to curtail the dynamics that derail this process, while encouraging those that promote planned urbanisation (UN-Habitat 2008). It is also specifically needed because a careful perusal of the available literature reveals that information about the dynamics of Kampala's urbanisation is still very scanty and scattered. Indeed, the populations' poverty, market, legal and political dynamics cited in literature in relation to Kampala's urbanisation are not exhaustive enough to provide a holistic view, especially when compared to the dynamics that need to be understood as per the list outlined by Nyakaana (2013). This list is considered important because it provides empirical information required to design strategies for improving the management of Kampala's urbanisation, service delivery, livelihood and urban governance (Moir et al. 2014). Moreover, the policy solutions to Kampala's unplanned urbanisation are not discussed. Therefore, as Kampala develops, at an increasing rate between 5.2 and 16% per annum (Amayo 2013; MLHUD 2013a), it occurs in a disorderly manner (Lwasa, 2014; Ogwang 2013). Mukwaya et al. (2010) observe that its policy implications are not comprehensively clear. This urban disorderliness has caused a serious concern because Kampala serves not only as Uganda's capital city but also as the nucleus of Uganda's socio-economic progress (Lwasa 2004). The concern is particularly expressed by Kampala's urban policy planners, implementers and scholars such as Jiboye (2011), Hove et al. (2010), Pieterse (2010), Van Dijk and Fransen (2008) and Landau (2007).

The thematic analysis of the available scholarly work reveals that the population profile, poverty levels, market dynamics, legal issues defining land tenure systems and rights, and political dynamics are seemingly not clearly understood and taken into consideration vis-à-vis Kampala's urbanisation processes. Moreover, most completed research on Kampala points out the dynamics without analysing their implications for the future of Kampala's urbanisation processes. Consequently, this provides the background and rationale for this article. Nonetheless, this scenario leads to posing the following question: what informal dynamics are responsible for the manner in which Kampala city has been urbanising from 1990 to 2013?

Introduction to Urban Dynamics in General with Special Reference to Kampala

Understanding any city's urbanisation requires consideration of the growth dynamics of urban systems (Hassan 2011: 1251). This is also true for the capital of Uganda, Kampala. Mohan et al. (2011) note that categories such as economic, political, rural-urban migration and others are often used to categorise dynamics underlying the urbanisation of most cities. However, this does not mean that the nature of the dynamics is the same

for all cities as contextual dynamics are specific to a particular city. Dynamics tend to differ from one city to another and thus need to be analysed and understood, particularly their specific socio-economic dynamics and development (Mohan et al. 2011). Understanding urban dynamics is very important for public policy actors since it is their mandate to ensure orderly urbanisation of cities (World Bank 2012; Madanipour 2006). UN-Habitat (2008:20) underscores the need to understand these dynamics by observing that, “Understanding the nature of the dynamics of the growth or decline of cities like Kampala helps planners to support the processes that lead to harmonious urban development and to deal with the negative consequences of urban growth”

Clarifying the informal and formal categories of urbanisation in cities would thus be important to understand if an effective urban policy is to be developed. The need for such clarification is highlighted in studies such as those of Jiboye (2011), Hove et al. (2010), Van Dijk and Fransen (2008) and Landau (2007). These authors indicate that informal dynamics are considered as the main cause of unplanned urbanisation (Hassan 2011).

Theories Explaining the Dynamics of Urbanisation

The rationale for planned urbanisation is based on the hypothesis that theories which have been developed to underpin urbanisation provide explanations regarding why and how urbanisation occurs (Peng et al. 2000). In so doing, they also proffer a theoretical basis that can help elucidate the dynamics that underlie such processes as they occur in Kampala. This assumption is based on the argument that the dynamics of urbanisation do not influence Kampala city alone, but also surrounding areas of the capital of Uganda. More importantly, perhaps, such informal urbanisation processes occur in cities throughout the world (Peng et al. 2000). It is, seemingly, only the nature of these dynamics that changes from one city to another (Mohan et al. 2011). Based on this argument, this study reviews a number of urbanisation theories, since each theory approaches urbanisation differently, thereby specifying different dynamics with a view to understanding their relevance to the empirical realities of Kampala's urbanisation processes. The theories that were reviewed include demographic transition theory, endogenous urbanisation theory, neoclassical theory, new economic theory, general theory, theory of capitalist urbanisation and modernisation theory.

Here, it is theorized that each theory specifies dynamics which contextually explain the urbanisation of different cities (in terms of their own specific historical development). This means that the dynamics that are responsible for the manner in which a city such as Kampala urbanises are multifaceted. A close examination of the theories reveals that no single theory exhausts all the dynamics of urbanisation. This implies that a study seeking to analyse the dynamics of the urbanisation of a city such as Kampala is rationally safe when its theoretical grounding is hinged on the combined rationale of all the theories.

Dynamics of Urbanisation

Studies show that, at regional and international levels, the dynamics of urbanisation have received considerable scholarly attention (see, for instance, Assoko, undated;

Peng et al. 2000; McGranahan 2014; Naab et al. 2013; Ruhiiga 2013; Awumbila 2012; Jedwab 2012; Xuemei et al. 2012; Hassan 2011; Kundu 2011; Mohan et al. 2011; Owusu 2011; Zhang and Seto 2011; Kahn 2006; Pacione 2005; Lucas 2004; Nattrass 1983). Extant literature reveals that the dynamics of population, economic, political, administrative, legislative, technological, social, cultural, and other issues trigger urbanisation. However, much of the literature does not show which dynamics are informal, which ones are formal and which ones define residents' satisfaction. In this light, the dynamics are explained in a fragmented manner which does not give a comprehensive picture, and the available literature does not delve into their implications. Pacione (2005) argues that informal dynamics responsible for urbanisation are the people's belief that the standards of living are much better in urban areas than in rural areas. This author also mentions that a belief that cities and towns provide employment and income opportunities in casual or informal work, as well as better health facilities, education, water supply and electricity, is also drawing people to cities. Pacione (2005) also contends that these beliefs cause people to move from rural areas to urban areas where they start to live, thereby increasing the population size in cities and towns and building settlements.

Peng et al. (2000) discuss natural population increase (higher births than deaths) as a significant dynamic responsible for changing cities and towns, especially in developing countries. They (ibid) observe that this increase results from improved medical care, better sanitation and improved food supplies because all these services reduce deaths. In support, Fischer et al. (2012) and Kingo'ori (2007) note that natural population growth increases the size of urban population, which leads to increased provision of necessary services, especially when the capacity to provide the services is in tandem with the population growth rate.

Fischer et al. (2012) added that, as the population of cities and towns increases naturally, neighbouring land areas initially reserved for purposes of environmental protection, climatic control and peri-urban agriculture are turned into residential or non-agricultural commercial or industrial land areas. According to Ward (2010), as these changes go on, they alter the spatial and environmental quality as well as the economic patterns of the affected cities. These dynamics are, for instance, cited as significantly responsible for the spatial and settlement changes in cities such as Lagos in Nigeria, Johannesburg in South Africa, Harare in Zimbabwe, Addis Ababa in Ethiopia, Nairobi in Kenya and Cairo in Egypt (Potts 2012a, 2012b; Chirisa 2008). Clearly, Kampala city is not listed among these cities. This leaves one questioning whether the same dynamics underlie the spatial and settlement changes in this city.

Owuor (2012) analyses trends and patterns of urbanisation as the process of city formation and growth and population dynamics such as internal natural growth, immigration and the spatial expansion of settlements needed to accommodate the increasing populations. Owuor (2012) observes that these dynamics play a significant role in accelerating Africa's urbanisation. Owuor (2012) indicates that it is due to these dynamics that this least urbanised continent is urbanising at the highest average annual rate of 3.3%, with most of its cities moving towards the chaotic situation. Owuor (2012) concludes by noting that this situation is not desirable. There should be policy frameworks to guide these cities to develop in a sustainable planned manner characterised by capacity to accommodate the increasing population in terms of economic investment, security, governance and human development.

Research Methodology

A mixed methods research design was used in the study to facilitate the collection and analysis of both qualitative and quantitative data that were needed to analyse as well as understand the dynamics of Kampala's urbanisation and their policy implications. Quantitative design was operationalised in the form of a descriptive survey that involved the collection of data from city residents. Data were collected from selected Kampala city residents using a survey and interviews guided by a focus group discussion interview guide. Primary qualitative data were collected using interviews undertaken with key informants who included officials in charge of planning and administration of Kampala city. Secondary qualitative data was collected using documents related to Kampala's urban development (Fischler 2014). Data were analysed using the thematic procedure of the content method of qualitative analysis. The themes were developed according to the context of the variables of the study. The details given for each specified dynamic were analysed using a triangulation of thematic and descriptive techniques aided by the Excel programme. The themes were then coded and then entered into the SPSS for analysis.

This approach was used because it facilitates the collection of comprehensive and consistent data from many respondents (Neuman, 2011). The combined rationale was needed in this study because understanding the dynamics of Kampala's urbanisation and their policy implications required collection of both qualitative and quantitative data.

The sample size of households who participated in the study comprises the total number of 720 out of whom 210 were migrants and is distributed per division as shown in Table 1.

The multistage sampling technique was used to select participants. In terms of demographic, residential, economic and political characteristics, the selected sample is distributed as explained below. It should be noted that in all the figures used to explain these characteristics, *N* represents the number of respondents. The considered demographic attributes include the gender, age, marital status, nationality, tribe and race of the respondents. As far as respondents' sex is concerned, the sample is distributed as shown in Fig. 1.

Generally, Fig. 1 indicates that 75% of the selected heads of households were male and 25% female by gender. This sample reflects the realities concerning household characteristics in Kampala, since they are male-dominated.

Table 1 Proportional distribution of selected household heads by divisions in Kampala city

Divisions	Number of participant households
Central	54
Kawempe	162
Makindye	185
Nakawa	139
Rubaga	180
Total	720

Source of population size: Uganda Bureau of Statistics 2010

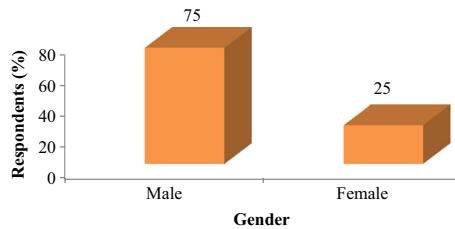


Fig. 1 Distribution of residents by gender in relation to the dynamics of urbanisation in Kampala

In terms of age, most of the selected heads of households (62.3%) are between 31 and 43 years of age. The average age is almost 30 years (mean = 29.9). This suggests that the majority of the residents of Kampala city are of the age that development psychologists refer to as the ‘industrious age’ (Field 2005; Lwasa, 2006). The aim and objective of the study were to analyse the dynamics responsible for changes taking place in Kampala city since 1990, those defining the official responses taken to counteract the unacceptable dynamics, those characterising city residents’ satisfaction with changes from the official responses, and the implications of those dynamics for an alternative urban policy framework.

Results

Informal Dynamics of Kampala’s Urbanisation and Their Policy Implications

Analysing Kampala’s urban dynamics and policy implications is based on the premise that, as forces or processes occur without formal sanctioning, they play a critical role in the way cities urbanise. Owusu (2011) attributes urban dynamics to population growth, rural–urban migration and the spatial expansion of settlements needed to accommodate the increasing population. Moreover, he examines such dynamics as push and pull factors. He also observes that urbanisation in cities such as Kampala is mostly because of pull factors, given that most of Uganda’s socio-economic activities are situated in Kampala. Pacione (2005) contends that a situation like this occurs because of the push forces related to economic opportunities which make cities attractive to people. Accordingly, Owusu (ibid) argues that African cities like Kampala, for example, urbanise in a manner that runs counter to people’s beliefs that urbanisation provides greater access to jobs, basic services and social safety nets. Furthermore, the Ministry of Lands, Housing, and Urban Development (2013a), Mabode (2012), and Lwasa (2002) specify that political influence and issues related to administration or urban management are other dynamics attributed to Kampala’s urbanisation.

Understanding these dynamics involves, first, identifying resident descriptions of indicators related to Kampala’s urban dynamics.

Features in Table 2 show findings from thematic and descriptive analyses of responses from city residents.

Indicators presented in Table 2 reveal that political influence of high-ranking government officials and politicking of opposition politicians negatively affect Kampala’s urbanisation, particularly the implementation of policies regarding planned urbanisation.

Table 2 City residents' description of indicators of the informal dynamics explaining Kampala's urbanisation

Informal dynamics	Strong indicators	Description			
		Min	Max	Mean	Std.
Unofficial political dynamics	The politicking in which opposition politicians engage is responsible for the manner in which the city has been urbanising since 1990	1	5	4.34	.931
	High-ranking government officials have since 1990 put up developments in Kampala based on their unofficial political influence	1	5	4.64	.278
Unofficial administrative dynamics	It has since 1990 been easy to establish business structures/buildings in Kampala after bribing the concerned city authorities	1	5	4.84	.810
Harsh conditions	I know of a person who came to live in Kampala after 1990 as a way of running away from political unrest that was going on in his/her area	1	5	4.89	.370
Personal beliefs	I decided to reside in Kampala so my family members and I could have easy access to employment opportunities offered in the city	1	5	4.74	.870
Kampala's attractiveness	I reside in Kampala because, compared to a rural area, this city makes it easier to start an informal business that makes money, mainly after 1990	1	5	4.79	.409
Unofficial land utilisation	I would have developed or sold land to developers who have been interested in it since 1990, but cannot do either even when I am willing to because it is family land	1	5	4.76	.342
Surplus capital	Kampala has been urbanising since 1990 as a result of rich individuals converting their surplus money into replacing old structures with better physical developments	1	5	4.66	.065
Population dynamics	Kampala's population has since 1990 grown because of reduced deaths	1	5	4.51	.066

Source: Bidandi 2015

In contrast, one of the key informants had this to say:

Officials in central government bribe KCCA officials to authorise the so-called foreign investors to establish business developments such as supermarkets, arcades, petrol stations, etc. in wrong locations as per Kampala's master plan. I call them 'so-called' because many of the individuals who put up these developments are the high-ranking government officials who masquerade as foreign investors. They use lots of money siphoned from government coffers. When you move around the city, you see that most of the green belt has been turned into supermarkets, factories, and office buildings, and with impunity. When we talk, they do not listen. Instead, they say that we are politicking. We are actually not politicking. All we are saying is what should be done in a planned manner. Kampala is becoming a disorganised city because central government and KCCA officials are paying a deaf ear to the voices of reason and strategic urban planning. In addition, most of the reorganisation and

redevelopments carried out in Kampala do not pay attention to the plight of the ordinary people. There is no social justice at all ... the ordinary citizens feel chased away without any compensation or even any alternative. This explains the increasing discontent, involvement in demonstration, and increasing crime

The political analysis of the narrative above suggests, however, that the difference in the opinion was due to the political inclination of the respondents, but not on issues underlying Kampala's urbanisation. It should be recalled that the findings from city policy makers/implementers as well as residents revealed that the politicking of opposition politicians had a perceivably weak influence on Kampala's urbanisation. This suggests that even when this politicking was a factor in the city's urbanisation, it does not change much of what those in the ruling party wanted to do as far as the manner in which the city urbanised was concerned.

The narrative above suggests that what those in the ruling party perceived as politicking is actually intended to ensure that Kampala urbanised in a planned manner. Ignoring it as just mere politicking is therefore one of the reasons Kampala urbanised in a haphazard manner through the period 1990–2013. The policy implication of this whole scenario is that the urbanisation of Kampala needs to transcend political affiliations. Although the politicking is identified as one of the dynamics, it does not have much influence on the manner in which Kampala is urbanising, but it is significant enough to deserve policy attention.

Similarly, administrative dynamics that account for Kampala's urbanisation are mostly explained in terms of the easiness to establish business structures or buildings in Kampala after bribing city authorities. Findings further indicate that the harsh conditions responsible for Kampala's urbanisation are mostly explained in the form of political unrest that causes people to migrate from their places of origin to cities (Sengendo, 2004).

Another indicator is that personal beliefs that are mostly responsible for urbanisation are in terms of people thinking that residing in Kampala would make it easy for them and their families to have access to employment opportunities offered in the city. Owusu (2011) and Pacione (2005) identify personal beliefs and the attractiveness of cities as dynamics that account for their urbanisation. Kampala's attractiveness is mainly explained by the fact that, compared to a rural area, the city makes it easier to start an informal business or employment of some sort.

The land utilisation dynamics that accounted for Kampala's urbanisation are mostly explained by the fact that people who would have developed or sold land to interested developers could not do so because it is family land, thus hampering proper development of the city in a planned manner. Surplus capital that accounted for Kampala's urbanisation is largely explained in the form of rich individuals converting their surplus money into replacing old structures with better physical developments which does not, in other words, translate into proper planning. The thematic and descriptive analyses of the residents' description of the dynamics responsible for Kampala's urbanisation since 1990 led to findings shown in Fig. 2.

Figure 2 shows that lack of patriotism, corruption, poor urban culture and lack of knowledge about how to live in the city are dynamic factors contributing to Kampala's haphazard urbanisation. The negativity with which these dynamics are reported suggests that the city government in Kampala needs to

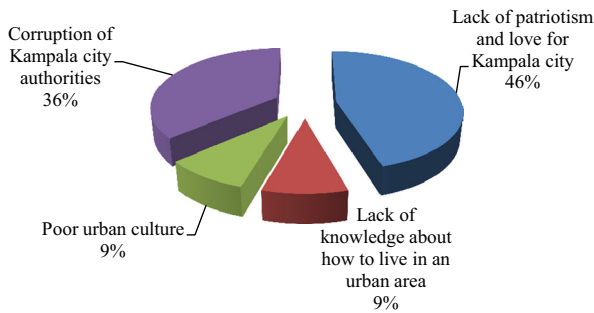


Fig. 2 The dynamics responsible for Kampala's urbanisation since 1990. Source: Bidandi 2015

have dialogue with urban dwellers to forge a way forward, possibly through policy recommendations.

To recapitulate the findings in Table 2, eight forms of informal dynamics significantly explain the urbanisation that Kampala registered between 1990 and 2013. However, the policy implications of such findings are presented next as obtained from key informants.

Informal Dynamics Explaining Kampala's Urbanisation as Reported by Key Informants (Policy Makers and Implementers)

According to key informants, Kampala's urbanisation between 1990 and 2013 was informed by natural population increase and attractiveness to jobseekers and makers as well as socio-economic transformation experienced in the country. In addition, the majority of these respondents (95.8%) identified government's modernisation agenda as another major dynamic that has influenced Kampala's urbanisation. Other dynamics specified by most of the key informants included: internal and regional civil wars and conflicts (95.8%), excessive politicking by opposition politicians (83.3%), weak urban policy (75%), excessive rural–urban migration and underdevelopment (75%) and excessive political influence by high-ranking government officials (70.8%). Other specified dynamics included government tactical intervention (58.3%), private ownership of/laxity in KCCA monitoring (50%), bribery and corruption (50%) and lack of love and care for Kampala (50%). In essence, these findings largely substantiate many of the dynamics revealed by city residents and reveal other dynamics as well.

The findings show that the attractiveness of Kampala to jobseekers and jobmakers is indeed one of the dynamics accounting for its urbanisation. The study reveals that all key informants (100%) showed that Kampala's attractiveness explained its urbanisation by pulling an influx of jobseekers and makers, including foreigners who believe that the market for their products is readily available in the city. The attracted jobmakers include not only market vendors and traders who either establish kiosks, even in road reserves, as all (100%) of the respondents reported. Other attracted jobmakers are hawkers as reported by 87.5% of the respondents. Kampala also attracts jobseekers as 100% of the respondents indicated.

Turning to internal and regional civil wars, findings indicated that civil wars that occurred in Sudan, Rwanda, Somalia and the Democratic Republic of Congo lead to the influx of people into Kampala city. According to key informants, the ways also included the influx of people into Kampala slums, which resulted from the internal civil wars which took place in the Luweero Triangle and northern Uganda. According to Lwasa et al. (2007) and Omeje and Hepner (2013), the civil wars waged inside and in the neighbourhood of Uganda causing people to migrate and increase the population of peaceful areas, which included Kampala city. This suggests that a policy is needed to guide how people who migrate because of conflicts can go back and contribute to lessening the population pressure experienced in Kampala. The study findings reveal how excessive politicking by opposition politicians is a dynamic against government programmes that are intended not only to encourage urban–rural migration so as to reduce population pressure in Kampala city but also to reorganise and redevelop Kampala city in an orderly manner. Other key informants (66.7%) argue that some of the opposition politicians masquerade as environmentalists to oppose the genuine and orderly development of Kampala city.

A close examination of the preceding urbanisation reveals that rural poverty and underdevelopment led to Kampala city experiencing a population increase due to rural–urban migration. These findings are consistent with Peng et al. (2000) who argued that rural poverty and underdevelopment constitute dynamics push factors that cause people to migrate to cities, leading to an increase in the urban population. Therefore, the policy implications that these dynamics portray point to the adoption of a balanced development model by which the provision of social services and amenities is provided at local levels.

This implies that the developments need to be compliant with the kind of urbanisation that is administratively and technically deemed appropriate for Kampala city. The political influence behind such illegal developments, for example, is exercised with such impunity that even when KCCA interferes or makes efforts to stop them, they are threatened with military action or thwarted by powerful government officials. This influence raises serious policy matters. As a policy matter, Kampala cannot urbanise in a planned way when this influence is not minimised.

As far as bribery and corruption are concerned, findings reveal that some developers give kickbacks to unethical or corruptible (Kampala) city officials to authorise the construction of their developments. The preceding results suggest that bribery and corruption are dynamics viewed to have had a dual effect on Kampala's urbanisation, especially authorising the construction of illegal developments not in line with the city's standard procedures.

Discussion of the Research Results

The study findings reveal that Kampala's urbanisation is significantly explained by the following informal dynamics that appear to make the city attractive: it provides jobseekers and jobmakers with easy access to employment and market opportunities for microenterprise activities, rural–urban migration and underdevelopment; and harsh conditions that are taking place in the form of internal and regional civil wars. By

revealing these different forms of dynamics, the findings correspond to observations made by different scholars, including Peng et al. (2000), UN-Habitat (2003), Kurtzleben (2014), MarketWatch (2013), Sankin (2012), Misselhorn (2008), Muzzini and Lindeboom (2008), Diao et al. (2007), Pacione (2005), Anh et al. (2004), Tacoli (2004), Bah et al. (2003) and Diaz (2003).

Study findings further reveal that the informal dynamics of Kampala's urbanisation are linked to each other, implying that their implications for an alternative urban policy for Kampala are also linked. In particular, Kampala's attractiveness based on the belief that it provides jobseekers and jobmakers with easy access to employment and market opportunities is linked to excessive rural poverty and underdevelopment. As Peng et al. (2000) argue, this belief does not represent the reality in Kampala but rather points to the fact that the opportunities that jobseekers and jobmakers seek are lacking in the areas from where they migrate. The attractiveness of Kampala is also linked to the harsh conditions that were caused by political unrest that occurred in many parts of Uganda and in the neighbouring countries. The generally peaceful condition that prevails in Kampala makes it attractive to many people who are running away from the war-ravaged areas. Findings indicate that these people did not want to go back because the socio-economic opportunities that Kampala provides are far better than those they have left in the places from where they have migrated.

Accordingly, these dynamics point to the need to adopt a socio-economic development model in order to stimulate job creation and improve market opportunities so that people migrating to Kampala can find employment opportunities. Market opportunities can be created by reviving village-based primary cooperative societies that can buy people's products and look for the markets as collective entities.

Nonetheless, research findings indicate that what KCCA officials who are politically affiliated to the ruling party called 'politicking' is genuine concern voiced by opposition officials against senior government officials who are using unofficial political influence to convert the excessive money siphoned from government coffers into establishing illegal business developments in wrong locations not in line with Kampala's master plan. Since opposition politicking has a weak influence as per findings from city residents, the construction of illegal developments goes on being fuelled by the unofficial administrative dynamics exercised by bribing of corrupt officials in Kampala city, thereby leading to unplanned urbanisation in the city.

Moreover, most of these developments are established without paying attention to social justice as stipulated in the national objectives and directive principles of state policy prescribed by the 1995 Constitution of Uganda. They therefore infringe on what Harvey (1985b) refers to as people's right to the city, thereby leading to increased chaos and crime in the city. The fact that these influences have resulted in haphazard urbanisation of Kampala alludes to the need for a policy that can regulate them so as to avoid the consequences which, according to Harvey (2008, 2009), occurred to the bourgeoisie in Paris, France. What needs to be done is to rid KCCA of corrupt officials, ensure that the KCCA officials affiliated to the ruling party and those in the opposition work together without involving politics and avoid the influence of senior government officials by stopping siphoning of government funds and empowering KCCA to work independently.

Summary

The results of this study revealed that the different informal dynamics that explained Kampala's urbanisation include unofficial administrative dynamics; unofficial political influence; political unrest caused by internal and regional civil wars; the city's attractiveness to jobseekers, jobmakers and migrants from war-ravaged areas; and excessive rural poverty and underdevelopment. Other informal dynamics include rich people converting surplus capital into a built environment; politicking; population increase; poor urban culture; lack of patriotism, love and care for Kampala; and lack of knowledge about how to live in an urban area. These dynamics are revealed in such a way that they all contribute to Kampala's unplanned urbanisation.

From the above analysis, it is clear that an integrated policy framework is critical to counter Kampala's uneven and informal dynamics, including the establishment of a fund for adequate compensation of all residents who are not able to develop the land they own in Kampala.

Policy Recommendations with Regard to the Research

Since there is no comprehensive urban policy to guide Kampala's urbanisation in a systematic manner as revealed by the findings, the city government can develop a policy by adopting the following recommendations. Hence, the informal dynamics that cause Kampala to urbanise in an unplanned manner should be minimised as follows:

- (a) The government of Uganda should establish a special fund for compensating all private owners of land in Kampala who cannot develop it so as to develop the city in a planned and even manner. This fund should be established and operationalised in accordance with Articles 26 and 237 (2a) of the 1995 Constitution of the Republic of Uganda.
- (b) The government of Uganda should promote community skilling and sensitization, effective rural agricultural and non-agricultural development and efficient decentralised service delivery.
- (c) The government of Uganda should increase the financial and non-financial motivation of KCCA officials to reduce their laxity and vulnerability to bribery.
- (d) The Parliament of Uganda should revisit the KCCA Act of 2010 and give the technical wing a stronger mandate than the political wing of KCCA.
- (e) The government of Uganda should promote high density, high-rise housing that can improve the residential conditions of slum areas and ensure that less acreage is used to accommodate more people.
- (f) KCCA technical and political wings should work harmoniously together without involving themselves in matters to do with political differences.
- (g) KCCA should provide city residents with knowledge about how to live in an urban area by sensitising them about how to love and care for Kampala.
- (h) The government of Uganda should work collectively with civil society organisations both local and international in areas of policy formulation and planning so as to effectively address Kampala's urban dynamics.

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