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URBAN DEVELOPMENT INTEGRATION OR DEVELOPMENT CONTROL LAXITY? INVESTIGATING THE INSTITUTIONALISATION OF MASVINGO CITY.

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THIS DISSERTATION IS SUBMITTED IN PARTIAL FULFILLMENT OF BACHELOR OF SOCIAL SCIENCE SPECIAL HONOURS DEGREE IN URBAN MANAGEMENT STUDIES AT LUPANE STATE UNIVERSITY.

DECEMBER 2014
ABSTRACT
Great Zimbabwe University in Masvingo City has developed a multi-campus university system in the city centre, industrial and residential areas. There is also multi-location of campuses within the city centre and industrial area, making the university a buzz word in Masvingo City as a new phenomenon but unique development. There are a lot of dissenting voices from the business community of commercial and industrial enterprises, and to some extent, the generality of Masvingo populace over the manner the university is doing the establishment from within the core of commerce and taking or altering the only industrial area in the city. About 7 campuses have been established in the city centre while two major campuses have been established in the industrial zone, being the Julias Nyerere school of Social Science and the Robert Mugabe school of Education, with the later currently being extensively restructured.

Through primary and secondary data, the former gathered through both qualitative and quantitative research designs, it can be concluded that, much as GZU has revolutionized higher and tertiary education in Masvingo city and regenerated the depressed local economy of the city, the multi-campus approach to university developments in the city has been heavily criticized. The multi-location and concomitant flagrant disregard of clear provisions of existing land uses provided by the master and other plans of the city were chief reasons. As a result the University and its existing neighbor land uses, particularly the industrial and commercial uses are incompatible but juxtaposed. Masvingo City Council and relevant Government Departments have not helped the establishment processes either as they did not enforce or direct the development appropriately. Based on the overwhelming evidence of this research, it is argued that the spatial distribution in and around the city of university campuses should stop in favors of the preferred integrated city campus system on the verges of the city. City camp system should complement and not exterminate the core and founding land uses for the city and the long established and ordered principles of urban planning, lest we be in the trap of city chaos and high disorder characteristic of the area before town planning was introduced!