




# Resilience, Spatiality, and the Planning of Tourism

## A Literature Review

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### Abstract

This paper seeks to unravel the effects of tourism across the world, with specific reference to spatial planning. The tourism sector and spatial planning are two distinct entities, with spatial planning being a major aspect of urban planning and tourism functioning as an industry under its governing ministry. However, these discrete sectors often collide, as tourism is directly and indirectly affected by spatial planning. The synergy between tourism and spatial planning cannot be denied. Tourism is inherently a spatial issue, yet its disconnection from urban planning is increasingly becoming problematic. For years, spatial planning and tourism have been treated as two separate disciplines, despite their significant interrelation. Tourism activities occur in specific spaces or localities, which indicates their spatial character. There is an untapped gap in understanding the nexus that exists between tourism and spatial planning. The focus of this paper is therefore to clearly articulate that tourism is a spatial issue that needs to be integrated with urban planning. Data were obtained from document reviews and analyses of secondary data. The paper reveals that there is little to no substantial literature that indicates that tourism is a spatial issue. Case study areas were selected randomly. The significance of the spatiality of tourism, particularly its relationship to places and their meanings for people, has been



recognised in the past decade. Due to this relationship, there are overlaps of interest between tourism development and policy and spatial planning, which led to the emergence of systematic literature. As a result, it is imperative to examine tourism resilience through a planning lens. The study determines how spatial planning and tourism can be integrated and fused to promote sustainable tourism development. It recommends the best ways to adopt technologies to achieve sustainable and resilient smart cities that attract both local and foreign tourists.

**Keywords:** Tourism development, resilience, spatial planning, sustainable tourism, economy.

## Introduction

It has become evident that the increase and expansion of the tourism industry highlight the importance of spatiality in tourism. The growth of tourism worldwide has had significant effects on the economy, including impacts on cultural identity and the physical environment. Managing tourism growth is a pressing issue that must be prioritised in the coming years. This can be achieved by recognising tourism as a spatial entity. On a global level, it is essential to manage the spatiality and resilience of tourism by establishing a relationship between tourism and urban planning. The aim of this paper is to present the importance of spatiality in tourism planning. There is a need to consider tourism spatial planning, as it is becoming increasingly prominent in discussions and strategies to expand tourism at both regional and international levels (Lugonja et al., 2017). The role of spatial planning is to promote territorial cohesion through more balanced economic and social development of tourism regions.

Spatial relations are vital as tourism locations are a subject of spatial planning. Spatial planning is a tool for organising tourism activities to facilitate the integration of this sector with other sectors and areas in a locality or region (United Nations [UN], 2008, 2014; Dear & Scott, 2018). The processes of regionalisation and globalisation beyond national boundaries have also influenced the role of spatial planning. Mukoroverwa

and Chiutsi (2018) state that spatial planning achieves its environmental, social, and economic aims by securing community benefits from development through promoting the prudent use of land and natural resources. The methods employed are largely public initiatives that aim to influence the future distribution of activities in space. The role of spatial planning is therefore to promote sustainable development and to improve the quality of life (Dede & Ayten, 2012; Chigudu & Chavunduka, 2021). In terms of tourism planning, spatial planning involves the organisation of land use and spatial relations to achieve balanced development and environmental protection in order to meet socio-economic objectives.

Globally, there are specific planning systems, and spatial planning is divided into national and transnational planning, urban planning, and regional planning (UN, 2008). Spatial planning plays an important role in the development of the tourism sector and other sectors. It is therefore vital to understand the significance of planning to tourism growth. In the absence of planning efforts, adverse impacts related to tourism may arise, as it is a complex activity that encompasses various sectors of the economy and dynamic social interaction processes. The literature suggests that tourism is heavily based on private sector entrepreneurship, which means that spatial planning serves as an intervention mechanism for the evolution and development of tourism for environmental and public benefit (Dunets, 2007; Zhou, 2018). This paper provides an overview and background on the spatiality and planning of tourism and presents a conceptual framework on the related issues that underpin spatial planning and tourism.

## **Methodology**

Data were obtained from secondary sources through a literature and document review. Journals, books, papers, and government publications constituted the literature reviewed for this study. Regarding the document review, reference is made to publications, reports, Internet resources, and policy documents. The obtained data were analysed using content analysis. The literature was reviewed, and the results are presented based

on the findings. The article also presents conclusions and recommendations on how best to integrate tourism planning into spatial and urban planning.

## **Background to Spatial Planning and Tourism**

Globally, tourism has become a significant industry with high potential, and the trend seems to continue (Polyakova et al., 2018). It has increased cultural interaction between countries and cities while making substantial contributions to their respective economies. Rogerson (2015) points out that there has been widespread growth in informal markets, traffic volume, and small businesses, which altered the traditionally mono-functionally zoned urban form. This change has manifested through a myriad of factors, including denser space utilisation, mixed-use patterns, and the encroachment of traffic into public spaces. Historically, most Southern African cities were established by European colonialists, and their development was guided by “modernist town planning” principles, which emphasised functionality, efficiency, and the representation of public interest by the state (Putra, 2019).

Chirisa and Dumba (2012) argue that the planning framework in precolonial Zimbabwe was primarily designed to serve the selfish and capitalist interests of the settler community, maximising the productive capacity of space utilisation at the expense of local communities, which did not necessarily represent the public interest. This gap is still felt today, as the planning system struggles to cope with the manifestations of rapid urbanisation. According to the United Nations Human Settlements Programme (UN-Habitat, 2009), there is growing international and local concern that planning practices and frameworks that are reactive, strategic, and communicative may fail to address rapid change and might also fail to meet the universally accepted development goals for cities, which are guided by principles of sustainability, inclusivity, productivity, and good governance (Berrisford, 2013; Boraine et al., 2006). Furthermore, criticisms have been directed at the planning system in Zimbabwe, which highlight that the use of outdated data-collection and -analysis techniques, as

well as outdated maps, rendered the planning process time-consuming. Urban developments are occurring unabated during the lengthy period of plan preparation, which defeats the purpose of the entire exercise.

Spatial planning should introduce new planning perspectives and practices to address developments. Global challenges such as energy supply, climate change, demographic changes, and globalisation increasingly impact societal development. The effects of globalisation processes are often seen as producing disjointed communities that are detached from space and place, while global capital movements typically intensify local place-making activities (Mukoroverwa & Chiutsi, 2018; Zhou, 2018). Spatial planning must therefore implement new practices to address regional development. This approach is effective for area-based policies, where spatial planning must enhance governance strategies to reconcile diverse and evolving demands for space. It requires integration and coordination across scales, sectors, timeframes, and administrative levels that lead to changes in land use practices. All these adjustments depend on the resilience of the spatial planning system, which encompasses the planning framework.

Resilience is rapidly gaining traction in the urban sustainability literature. The frequency of recent incidents, including natural disasters such as tsunamis, earthquakes, and hurricanes, as well as challenges posed by economic downturns, has underscored the vulnerability of human settlements. This makes the careful consideration of resilience in planning for the future of urban areas vitally significance (Lew, 2013). Given the current developments in cities, an assessment framework for evaluating the resilience of urban areas can effectively incorporate resilience-related issues into the urban planning process, where spatial planning for tourism cannot be isolated.

## **Theoretical Framework**

Resilience planning has emerged in recent years as an alternative to the sustainable development paradigm, offering a new perspective on community development and socio-

ecological adjustments in a rapidly changing world. The literature has been somewhat slow to adopt recent conceptual ideas related to community resilience. Most research on resilience focuses on major disasters and crises (Mehmood, 2016). The new frameworks that encompass slow-changing variables provide a more comprehensive view of resilience. The theoretical perspective surrounding social resilience is centred on the evolution of the concept in biological disciplines. However, there has been a shift from a purely biological perspective to other theoretical frameworks, such as social, economic, and environmental resilience. Mehmood (2016) argues that the resilience of a place is not only associated with its level of vulnerability to security or environmental factors, but also involves understanding the capacity of society to adapt to change.

Resilience has been associated with the formulation of immediate responses and reactions to crisis incidents such as floods, earthquakes, and other disasters; however, it should also consider long-term adaptation and mitigation strategies that address economic, environmental, and social challenges (Mehmood, 2016). The changes taking place in cities can be attributed to economic, social, political, and environmental shifts, as well as technological advancements. Various theories and models help to explain the concept of resilience, including postmodern theory, the resilient city transition model, and the panarchy model of adaptive cycle and scale. This section focuses on these theoretical perspectives of resilience and spatial planning for tourism. These theories all examine unpredictable outcomes and allow for a departure from conventional planning methods that rely solely on existing systems.

### **Postmodern Theory**

Postmodern theory, proposed by Beauregard and Haila in 2000, emerged from the need to define a societal system in terms of its structure, which fulfils various societal needs. According to Beauregard and Haila (2000), contemporary cities increasingly face the emergence of new spatial forms and urban structures. The postmodern theory depicts a city as fragmented, precarious,

and partitioned, shaped by patterns and global forces. These forces significantly influence spatial form, and their outcomes are not easily predictable. One reason for this unpredictability is that new processes occur simultaneously, which affect urban spaces when the design and planning cannot adapt to these global forces. Another reason is that stakeholders and actors operate on various scales, which makes it difficult to integrate their roles. The spatial form is connected to several social, political, and economic structures in society, with influences on cities evident at both higher and local spatial levels (Beauregard & Haila, 2000).

The spatial form of cities appears to change at a slower rate compared to social changes, such as economic practices, social relations, and political aims. Beauregard and Haila (2000) argue that the relationship between spatial investment and the identification of urban spaces is often difficult to alter. The underlying idea of postmodern theory is that it is essential to incorporate multiple time dimensions when regenerating and developing urban space. Consequently, the experiences, present challenges, and future goals, along with social commitments, investments, and past trends, affect the pace of spatial change, which makes it increasingly important to address the challenges of spatial planning. When a disturbance occurs, society is affected in various ways. Humans are often attached to tourist developments. Individuals generally have a sense of belonging, whether the space is permanent or temporary (Lefebvre, 2008). They claim ownership of spaces and establish relationships with both the space and its components. If tourism regions are not vigilant, they may miss out on important opportunities. Over time, this theory has been linked to sustainability, which the UN (2015) defines as a development process capable of meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are various principles of sustainability, and one of these, resilience, relates to the integration, action, and understanding of the existing interconnections between the economy, environment, and society. If the economy is affected, the environment and society

are also impacted. Tourism is a significant aspect that has implications for all areas, including various sectors.

### **Resilient City Transition Model**

The resilient city transition model was developed by Jabareen in 2013 to explain how outdated urban planning has been and how it is high time that it responded to changing conditions. It proposes that urban planning should move beyond traditional and established approaches, becoming uncertainty-oriented and adaptive. The challenges that cities are facing undermine current planning practices, which tend to focus more on known problems and past trends rather than addressing uncertainties. Jabareen (2013) argues that resilience planning must adapt contemporary methods and broaden its dimensions beyond physical planning (Chelleri, 2012; Jabareen, 2013). This is particularly relevant for spatial planning and tourism; as cities evolve, tourism development should be able to withstand potential changes and effectively manage shocks and stresses.

The model includes three significant aspects, namely spatial planning, sustainable urban form, and adaptation. It posits that there are two types of adaptation management that planners can utilise, namely ex-ante management and ex-post management. Ex-post management focuses on recovery following a disturbance, disaster, or disruption, while ex-ante management centres on risk reduction and prevention (Chelleri, 2012; Jabareen, 2013). In the context of urban uncertainty planning, both types of management are essential for preparing for change. The model assumes that urban planning is viewed as the provision for an uncertain future, with the aim to enhance resilience in physical security approaches, the built environment, and socio-spatial and environmental policymaking.

### **Panarchy Model of Adaptive Cycle**

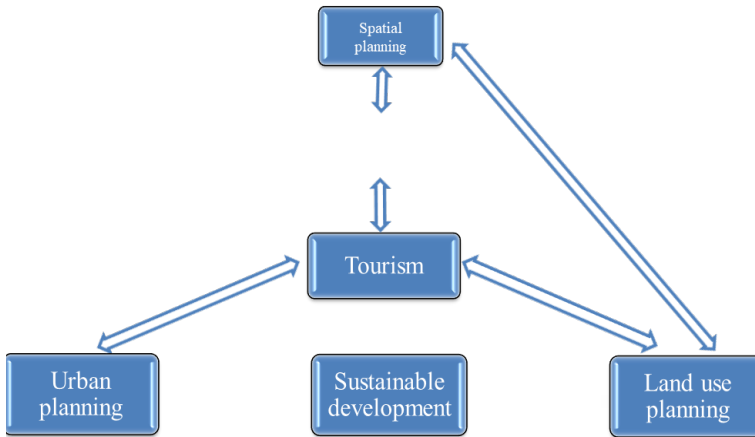
To further the study of resilience in cities, Gunderson and Holling (2002) explain the concept in four phases. These phases represent changes in the function and structure of a system in a city. The evolution of resilience, in this context, is illustrated

by an allegory of the adaptive cycle. The phases are growth and conservation, creative destruction, and reorganisation (Gunderson & Holling, 2002; Davoudi et al., 2012). According to Davoudi et al. (2012, p. 303), “the first loop of the cycle relates to the emergence, development, and stabilisation of systems’ structure and functions, while the second loop relates to their eventual rigidification and decline, and at the same time the opening up of new and unpredictable possibilities”. It is assumed that as systems mature, their resilience diminishes, which leads to eventualities that occur as accidents, and when the system collapses, new opportunities for alternative solutions to disturbances are discovered (Gunderson & Holling, 2002). The creative destruction phase is denoted by the “omega” symbol to represent the end phase, which is followed by the alpha phase of reorganisation and renewal. The omega phase is a period of high resilience, which is characterised by significant uncertainty, transformation, and innovation, during which a shock can be turned into an opportunity. Turning a crisis into an opportunity requires preparedness, which is determined by the capacity to forecast. Consequently, spatial planning must embrace innovation to navigate the uncertainty that arises in cities.

## **Conceptual Framework**

Spatial planning helps to avoid the duplication of efforts by actors such as government departments, commercial developers, communities, and individuals. It is a public sector activity at all levels; a clear distribution of responsibilities is therefore needed between the different levels of administration. Nationally, the government is responsible for the development of a framework of policies that guide and initiate the decision-making process by setting the conditions for the operation of effective planning at local and regional levels (Dede & Ayten, 2012; Chigudu, 2021). Issues related to the establishment of effective frameworks, legislation, and coordination with other sectors and between cities in the country, as well as the monitoring of the implementation of guidelines and principles at regional and

local levels, and the identification of bottlenecks in planning and implementation, are significant in spatial planning.



**Figure 1:** Conceptual Framework. Source: Dede and Ayten (2012)

Local-level spatial planning takes into account policies formulated at both the national and regional levels. Local plans are particularly important because they involve and affect the end users. The impacts associated with tourism planning mainly affect local users. Local governments should prepare regulatory planning instruments, establish priorities for action, facilitate the development of local spatial plans, coordinate planning with neighbourhood authorities, engage with the community using participatory planning techniques, take proactive measures to encourage development, and monitor the implementation of policies and proposals (Rezaee & Charrahi, 2020). This can be achieved by adhering to specific planning legislation. Participation is vital in the development of areas, especially when planning for tourism. Tourist attractions have significant implications for the local area, which can be both positive and negative. Risteski et al. (2012) postulate that when development is embraced by the users, it receives their blessing, and the support from the community contributes to the project's success.

Of late, a number of countries have made fundamental reforms to their planning laws to enable changes in the operation of their planning systems. However, not every country has managed to cope with the pace of spatial development. While legislation may exist, it is often no longer relevant. It is therefore not usually a lack of legislation that is the issue, but rather that reform in planning has not been given high priority. Rezaee and Charrahi (2020) argue that effective spatial development may not have been implemented at all levels, resulting in a lack of a legal basis to facilitate the planning process. Sectoral interests are significant in ensuring consistency in the decision-making process in spatial planning. In cases where planning reform has taken place, it generally aims to shift the focus from physical land use regulation to an integrative spatial planning approach. The COVID-19 pandemic exposed several loopholes in spatial planning, especially in the tourism sector. Tourism operators were trying to adapt to the “new normal”, and what was observed was the increased use of sanitisers and thermometers for temperature checks. The future of tourism during this pandemic was at risk, as places designed and planned to accommodate large numbers were being discouraged. This raises questions about the role of spatial planning in tourism during disaster risk occurrences.

In addition, clear legislation, funding policies, and improved organisational infrastructure are critical, as experience has shown that these issues are often more complex to resolve than technical challenges. Developing these plans requires high-level support to ensure the effectiveness of the policies when implemented and regulated at the local level. The engagement and participation of stakeholders are essential. For the planning process to be more socially inclusive, it is often necessary to redress the balance of public involvement to hear the views of groups and individuals that have been traditionally under-represented.

## **Sustainable Development and Resilience Planning**

Resilience planning has emerged in recent years as an alternative to the sustainable development paradigm. It offers

new perspectives on community development and socio-ecological adjustments to a rapidly changing world. The difference between sustainability and resilience is noted by the fact that sustainability prevents or mitigates change by maintaining resources above a normative safe level, while resilience adapts to changes by building capacity to return to a desired state following both anticipated and unanticipated disruptions. The field of tourism has been somewhat slow to adopt recent conceptual ideas related to community resilience. Furthermore, in tourism, the concept of resilience has largely focused on economic resilience, rather than on cultural, institutional, or infrastructure resilience. Most tourism-related resilience research has concentrated on case studies rather than advancing theoretical constructs.

In addition, due to the seeming irrevocability of environmental and social change, resilience planning has recently emerged as a more effective approach to community planning and development than the sustainability paradigm. The tourism sector cannot function without considering the aspects of sustainability and resilience. Spatial planning should yield sustainable developments, and these should be resilient. Adaptation and adoption define the responses that occur when changes take place in cities. Some cities are prone to disasters, and when such events occur, they often destroy infrastructure. This results in an uneven distribution of development across tourism sectors. The ability to devise strategies to address this uneven distribution reflects the level of resilience that an area possesses. Laws, regulations, and policies should not be rigid; they should respond to the changes that occur in cities. The developments taking place in cities should align with the policies and standards in place; updating these policies is therefore critical.

### **Attempts at Tourism Planning in South Africa**

South Africa is one of the African countries with an active tourism sector; however, it is characterised by uneven development. Tourism is identified as one of the key industries that is driving change on the African continent, including

South Africa (Economic Development Department, 2011). The expansion of recreational and tourism activities has had positive impacts on local economies by generating social and economic development in some marginal regions and rural areas of South Africa. Several researchers have highlighted the spatial imbalances of the tourism sector in the country (McKelly et al., 2017). It has been described as highly concentrated spatially in terms of its distribution and its potential local impacts across the country. Some of the gaps and shortcomings are attributed to municipalities. There is a lack of comparative sector data at the municipal level, which may have hindered the widespread use of geographically comparative analysis of the various dimensions of tourism in municipalities across South Africa.

### **Attempts at Tourism Planning in Botswana**

In an attempt to promote tourism planning and development, Botswana developed the National Ecotourism Strategy that views ecotourism as an enhanced travel package to Botswana's historical, cultural, and natural environments, with the aim of enjoyment and learning (Leechor, 2017; Mbaiwa et al., 2007). This strategy seeks to promote the financial development of local host communities while sustaining the natural environment and developing the tourist industry. As such, the Department of Tourism perceives ecotourism as a means of minimising the risks and disagreements caused by the complex interactions between the tourism industry, the environment, visitors, and local communities. One of the objectives of the strategy is to ensure that the planning, development, and management of tourism in Botswana are consistent with the concept of sustainability and the equitable spatial distribution of tourism as a land use. The strategy is supported by the Tourism Act of 1992 and other related legislation, including planning laws. The tourism development framework in Botswana addresses a range of issues and includes innovative, long-term proposals to expand tourism in the country's most underdeveloped areas.

## Results

The resilience and development of tourism are influenced by spatial planning, even though tourism is a standalone industry and spatial planning falls within the rural and urban planning frameworks. Conflicts often arise when the planning frameworks and policies clash with the tourism sector. For instance, there has been a proposed planning framework between Zimbabwe and Zambia, which seeks to build infrastructure (a golf course, lodges, and a hydroelectric dam) along the mighty Victoria Falls. As noble as this endeavour may sound, the World Heritage Outlook, in its online publication dated 1 December 2020, states that the UN, through the United Nations Educational, Scientific and Cultural Organization (UNESCO), which awarded Victoria Falls its World Heritage status, advises that this title could be revoked due to excessive human interference if the project were to commence (Chigudu, 2021).

The tourism sector is primarily governed by the Tourism Act, but there is no national spatial planning legislation to regulate the spatial aspects of the tourism industry. Tanzania has made strides in creating a clearer pathway for a land use policy that facilitates spatial planning. This has enabled the expansion of tourism along its rich coasts while also allowing people to live in coastal areas and generate income through farming (Tanzania Coastal Management Partnerships). In developing nations such as Zambia, the planning system is still influenced by the former colonial era. The continued renewal of planning systems, in consultation with the tourism sector, is therefore vital in order to foster resilience in tourism. It is essential to identify, analyse, and consider factors in tourism planning, as this is the most important task for ensuring sustainable tourism development. For instance, Zambia inherited a dual spatial structure known as the two-tier system, created by the British. Many of the challenges the country faces have their origins in a century of British domination. According to Chirisa and Dumba (2012), Zimbabwe was under British colonial rule for many years. The spatial planning policies that were implemented were suitable for the British environment. Since Zimbabwe gained its independence, little has been done to

revise and update the old master plans that continue to govern planning practices, which has led to various spatial challenges in urban planning.

Tourism development is influenced by many factors. The identification, analysis, and consideration of these factors in tourism planning is the most important task in ensuring sustainable tourism development. It has been noted that there is a lack of comparative data at the municipal level, which may have inhibited the widespread use of geographically comparative analyses of the contribution of various dimensions of tourism in municipalities across the country. Shaw and Williams (2004) note that the process of spatial development is complex due to the influence of physical and socio-economic factors. The elements of tourist infrastructure therefore require constant creation and updating. To develop tourism in a region, an optimal combination of two groups of factors is necessary: the basic factors (natural, socio-cultural, economic, and political) and additional factors (such as entrepreneurship and the information factor, without which tourism cannot develop effectively) (Shaw & Williams, 2004; Dunets, 2007). Since the spatial development of tourism involves the creation of a model and concept for the territorial planning structure of tourism planning and development, it is essential to understand the generic and environmental differentiation of tourist flows. Environmental differentiation refers to the situational location in relation to the tourist infrastructure, while the generic aspect relates to the development of the model of territorial tourism (Polyakova et al., 2018). A number of challenges for spatial planning have been identified in Zimbabwe that affect all sectors, including tourism planning. These challenges include globalisation, demographic changes, sustainable development, and integration and market economy reforms. These factors pose significant challenges to spatial planning and the development of new spatial planning systems.

### **Globalisation**

Of late, the outlook for economic, political, and social development has been changed by a number of trends

in globalisation. These include the liberalisation of trade and international capital flows, as well as the increasingly widespread acceptance of democratic institutions and market-based economic systems (Marinakos, 2019). These trends can profoundly affect community structures. Their contribution can increase the internationalisation of metropolitan regions in the form of capital and labour, alter the distribution of responsibilities between the private and public sectors, strengthen the roles of major cities in countries, and reduce the polarisation of economic and social standards in cities. For example, in Europe, large cities are attracting labour resources and reorganising economic activities. Those that respond to changes, particularly technological changes, are thus favoured as centres of service and serve as gateways to international markets. This can provide valuable lessons for the African context in terms of tourism planning.

### **Demographic Change**

Urbanisation is growing and is expected to continue increasing. Cities are expanding and facing rising demands in terms of existing infrastructure and land use. In rural areas, local public services are being withdrawn due to a low population that cannot support the increased costs of provision. The increase in population results in high demand for services. However, most tourist attractions are located either in peri-urban or rural areas. These areas are not highly populated; rather, people travel to them. The development or establishment of, for example, a resort area influences the development of the surrounding region. Over time, the population increases due to agglomeration economies. However, demographics not only refer to an increase in population but also to changes in age. Young people tend to travel more than older individuals. The spatial location of services should therefore be designed to ensure easy access for both age groups.

### **Minimal Support From the State**

Most African nations receive minimal support from their government treasuries to develop tourism infrastructure.

The private sector typically assumes the role of financing development in this sector. With a focus on profit maximisation and less stringent enforcement of laws and regulations, the private sector may treat it as merely a business venture. In other countries, any development in an area is expected to benefit the community (Leechor, 2017). Therefore, when developing an area, particularly for business, it is essential to either employ local residents or physically develop the entire area. This approach ensures that both parties benefit from the activities taking place in their respective locales. Governments should also take part financially and establish more of their own tourism destinations, where the returns benefit the state rather than the private sector. Overall, in terms of spatial development, it is important to recognise that tourism can provide an economic base for a region whose only development options are its cultural and natural resources (Putra, 2019). The government's primary role in tourism should be to develop a strategy for the sustainable growth of the sector, formulate policy, create conditions for public investment, and provide an enabling business environment to complement private sector activity.

### **Lack of Financial Support**

Ministries in tourism are often underfunded, and initiating tourism requires a significant commitment of resources. Investments needed to launch tourism or expand it to the next development stage include tourism master plans; training for hotels, restaurants, and tourism services; technical assistance for institutional strengthening and strategy formulation; the provision of water and sewage treatment plants; improved healthcare and sanitation training, particularly in local communities serving tourism; and upgraded transport access to tourism destinations. An example of this is in Tunisia, where the government identified several sites for tourism development and invited the World Bank to support the development of infrastructure and site planning. Securing financial support facilitates effective spatial planning for tourism.

## **Sustainable Development**

It is the wish of every city or country to promote sustainable development. The conservation of natural and built tourist resources for future generations against environmental damage leads to long-term tourism development. The spatial planning of tourism should be linked to other sectors of the economy to stimulate production in industry and agriculture, thus fostering a more balanced economy. The disintegration of these aspects results in isolated sectors that operate as monopolies. Abuharris and Ruddock (2005) point out that proper land development is essential for the sustainable expansion of tourism, which involves the participation of local communities in the planning process. Sustainable development in tourism planning can only be achieved when communities recognise the economic benefits of tourism development and can perceive positive changes in their surroundings. These aspects should encompass improvements in living standards, recreational facilities, and the preservation of public amenities.

In addressing issues related to tourism and tourism planning, Zimbabwe developed the National Tourism Master Plan (NTMP) in 2016. The vision for implementing the NTMP is to create an inclusive, robust, and vibrant tourism economy in Zimbabwe. The country is ranked among the top five direct competitors in the Southern African Development Community. The general objective of the NTMP is to establish an overarching guide for the development of tourism in Zimbabwe, focusing on direct product development and diversification, culture and heritage, community participation, nature preservation, and infrastructure development. Zimbabwe's approach aims to achieve holistic and integrated developmental aspirations, particularly for poor and marginalised communities, while harmonising and balancing environmental, social, and economic aspects. According to the NTMP (2016), the development strategy outlined is spatially transcribed into a structure based on interrelated elements: gateways, which serve as points of access to the country; corridors, which are sections of national transport systems strategically designated for the in-country circulation of tourists; and Tourism Development Zones,

which are strategically identified in various areas across the country. The identification of potential product development opportunities is therefore essential for generating small to medium investments, as well as larger, more ambitious projects aimed at diversifying the product and spreading the benefits more equitably. Additionally, the spatial aspects and planning of tourism have been influenced not only by spatial and urban planning guidelines, policies, and laws, but also by significant national roles. The planning of tourism has been shaped by the publication and circulation of several key strategic government documents that highlight the need for direction, supported by broader private sector industry participation and a well-planned “road map” for implementation.

### **Developing Sustainable Tourism**

In the past, tourism development insufficiently considered the limitations of natural resources, the impact on wildlife, and the threat to various cultures. Consequently, environmental and social development received little attention. If there is a desire to achieve sustainable development, it is therefore essential to improve the local lifestyle to provide a better future. A number of factors influence tourism planning, and the identification, analysis, and consideration of these factors are the most significant tasks in ensuring sustainable development. The following groups of factors should be identified: ethno-social factors, the history of tourism development, government actions, geopolitical factors, economic factors, administrative boundaries, special education and human resources, and domestic and international tourism infrastructure demand. McKelly et al. (2017) argue that authorities and planners often consider tourism and recreation in general in spatial planning documents while neglecting the opinions of residents, who are a crucial aspect of recreational activity and a condition for the functioning of tourism. According to Risteski et al. (2012), public engagement enhances sustainable development in tourism. The conservation of resources begins at the local level, and if the public is distanced from any development, there is a high risk of negligence.

## Discussion

There has been a shift in the primary use of land over the years. The evolution of tourism can be traced back to the Grand Tour that took place in the 17<sup>th</sup> century. Since then, tourism has become a significant standalone industry that primarily depends on land as its major resource. Postmodern theory draws attention to the built environment, as well as the theory and practice of planning. Following the focus of postmodern theory, there is a need to include tourism in the spatial planning sector to eradicate conflicts that arise due to unclear planning frameworks and policies regarding the tourism sector. It is essential to establish a clear land use policy that allows spatial planning strategies to cater to the resilience and expansion of the tourism sector. A land use policy must promote the modern expansion of tourism. For instance, there has been a high demand for artificial beaches across the globe. Initially, tourism focused on buildings and recreational places such as parks, rather than on new emerging tourism strategies. This indicates that tourism is an ever-changing sector and therefore requires extensive planning for it to be sustainable.

The conjoining of the tourism and planning sectors is vital, as it allows for proper planning that can foster resilience and growth in tourism. Conflicts between the industries have negative impacts on the tourism sector, compromising its potential for expansion. Having clear policies that cater to tourism in the planning sector facilitates its propagation and growth. While these may seem like small changes, the scale, change, and resilience in tourism theory suggests that the rate at which changes occur influences how people manage and perceive slow changes in the environment, society, and culture, compared to sudden major shocks to the system. Moreover, if there is a desire to achieve sustainable tourism, it must primarily focus on improving local lifestyles, protecting the environment and public health, and offering a better future. From the literature reviewed, it can be noted that tourism development is occurring across all regions and cities, although some are more active than others. According to the NTMP, some areas are more developed than others, and as the capital city, Harare should

be leading in this regard. Tourism opens opportunities and strengthens the capabilities of local communities, which means that tourism development should be spatially distributed.

Planning for tourism should be futuristic in nature; sustainability aspects thus come into play. The conservation of natural and built tourist resources for future generations against any environmental damage leads to long-term tourism development. The development and planning of tourism must be linked to other sectors of the economy to stimulate production in industry and agriculture, thereby contributing to a more balanced economy. Sustainable expansion of tourism requires proper land development. It is important to note that to establish sustainable development, people should be involved in the planning process. The sustainability of land uses, especially people-oriented uses, is somewhat promoted by the public. According to Abuharris and Ruddock (2005), it is up to individual communities to determine how they want to balance the status quo with the benefits of growth, and how effective they will be in mitigating the negative effects they wish to avoid.

The study highlighted key aspects such as the spatiality of tourism, public participation, and sustainable tourism planning and development. Although some progress has been made across the country, the tourism sector has been adversely affected over the past few years due to the COVID-19 pandemic. The pandemic can be defined as a disaster. The effects of the COVID-19 pandemic are not confined to geographic boundaries or the characteristics of specific areas. This implies that the planning system needs to adapt to these changes and develop strategies that are sensitive and resilient to such disasters. Globally, not much has been done, which means there is little or nothing to adopt or replicate. This indicates that planning authorities worldwide have a duty to formulate plans or strategies that are both responsive and resilient.

The demographic changes that occur globally influence tourism planning. However, the pace of these changes is rapid, particularly in the case of urbanisation. People are moving

from one place to another, which has spatial implications for planning. A good example of this is densification, where planning authorities are encouraging vertical growth to address the issues caused by urbanisation. On the other hand, rapid urbanisation has stimulated tourism planning in urban areas due to increased demand. While this can be seen as a positive outcome, it has also led to an uneven distribution of land uses across the country. As a result, some urban areas are lagging behind in terms of development in all aspects.

## **Conclusion and Recommendations**

The spatial development of tourism is associated with implementing initiatives across regions and local areas. The spatial distribution of tourism zones highlights the significance of the tourism space. The NTMP is inclusive, and comparative analyses of tourism spending in relation to population and the economic output of municipalities illustrate the significant role of tourism in areas that are not necessarily seen as prime tourist destinations. Therefore, identifying appropriate land use in an area is crucial. However, spatial planning has not significantly contributed to development; instead, areas identified during the pre-independence era remain the leading tourist attractions in selected African countries. Laws that govern resource conservation are limited to those that cannot manipulate regulations. Issues related to corruption and abuse of power have crippled the planning system in the country, as evidenced by developments being implemented in areas that are not zoned for recreational activities.

As such, it is recommended that tourism priorities be incorporated as a strategic input into the preparation of local master plans and sectoral master plans, such as the National Tourism Master Plan. This will facilitate planning at local levels by integrating with surrounding and existing land uses. It is also advisable to address the current constraints on tourism and consider examples from other countries that illustrate solutions to issues related to land availability, taxes on tourism investments, low levels of tourism skills, and fair distribution of resources.

Assessing the scale of development appropriate to the country's assets and management resources, as well as determining where and when development will occur, is also advisable. This reduces over-concentration on some land uses while neglecting other relevant, albeit vital, uses, thus enhancing sustainable development. It is important to note the four pillars of sustainability for tourism, namely financial, economic, social, and environmental, all of which are essential for sustained tourism growth.

The most significant aspect of tourism planning is land. Ensuring that both private and public land is available for tourism development is essential, but it often involves conflicting economic, political, legal, technical, and institutional interests. The existence of common land rights and common pool resources complicates the issue further. Serious opposition can arise from local people who have traditional rights to the land but lack legal titles. Questions regarding who owns the land, who owns the resources on it, and how rights are transferred are central to tourism development. The land must be available on a long-term basis, either through ownership or lease, and free of legal and other claims. Development control is therefore vital in tourism development. Red tape and bureaucracy have crippled planning systems in Africa. Planning for and regulating tourism development are crucial to sustainability; however, excessive regulation and unpredictable behaviour by governments and other stakeholders inhibit growth and ultimately make tourism less sustainable.

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